

FOR LEASE >

Braemar Business Center

7610-7664 W 78th Street | Bloomington, MN 55439

7700-7768 W 78th Street | Bloomington, MN 55439



Accelerating success.



SITE INFORMATION

Location

South Bldg: 7610-7664 W 78th St |
Bloomington, MN

North Bldg: 7700-7768 W 78th St |
Bloomington, MN

Description Industrial

Building Size 108,209 SF

Clear Height 14'

2017 CAM/TAX:

Taxes: \$2.01 psf

CAM: \$1.85 psf

Total: \$3.86 psf

RATES:

\$9.50 per square foot Office

\$4.50 per square foot Warehouse

AVAILABILITY

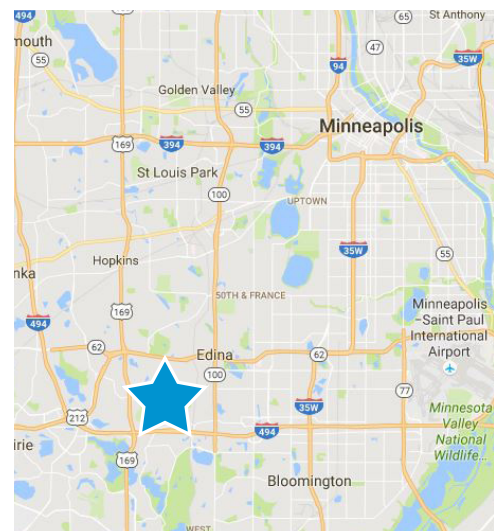
SUITE 7736:

2,855 SF Office

5,348 SF Warehouse

8,203 SF Total

- Two (2) dock doors



CONTACT US

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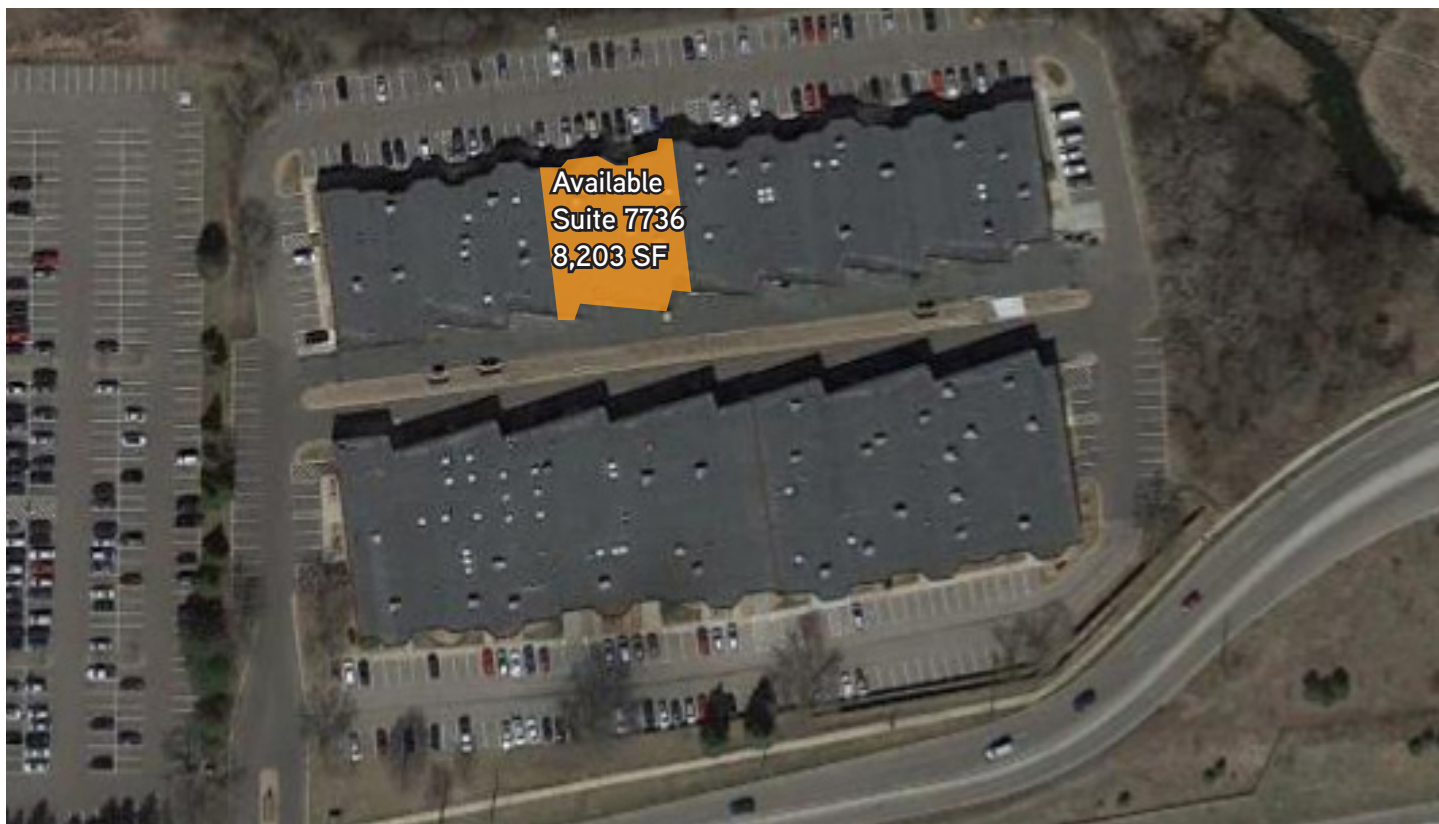
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BRAEMAR BUSINESS CENTER › SITE AERIAL



BUILDING AMENITIES

- › High image office showroom property
- › Flexible floor plans
- › 16' Clear height
- › Dock door loading
- › Excellent access to I-494

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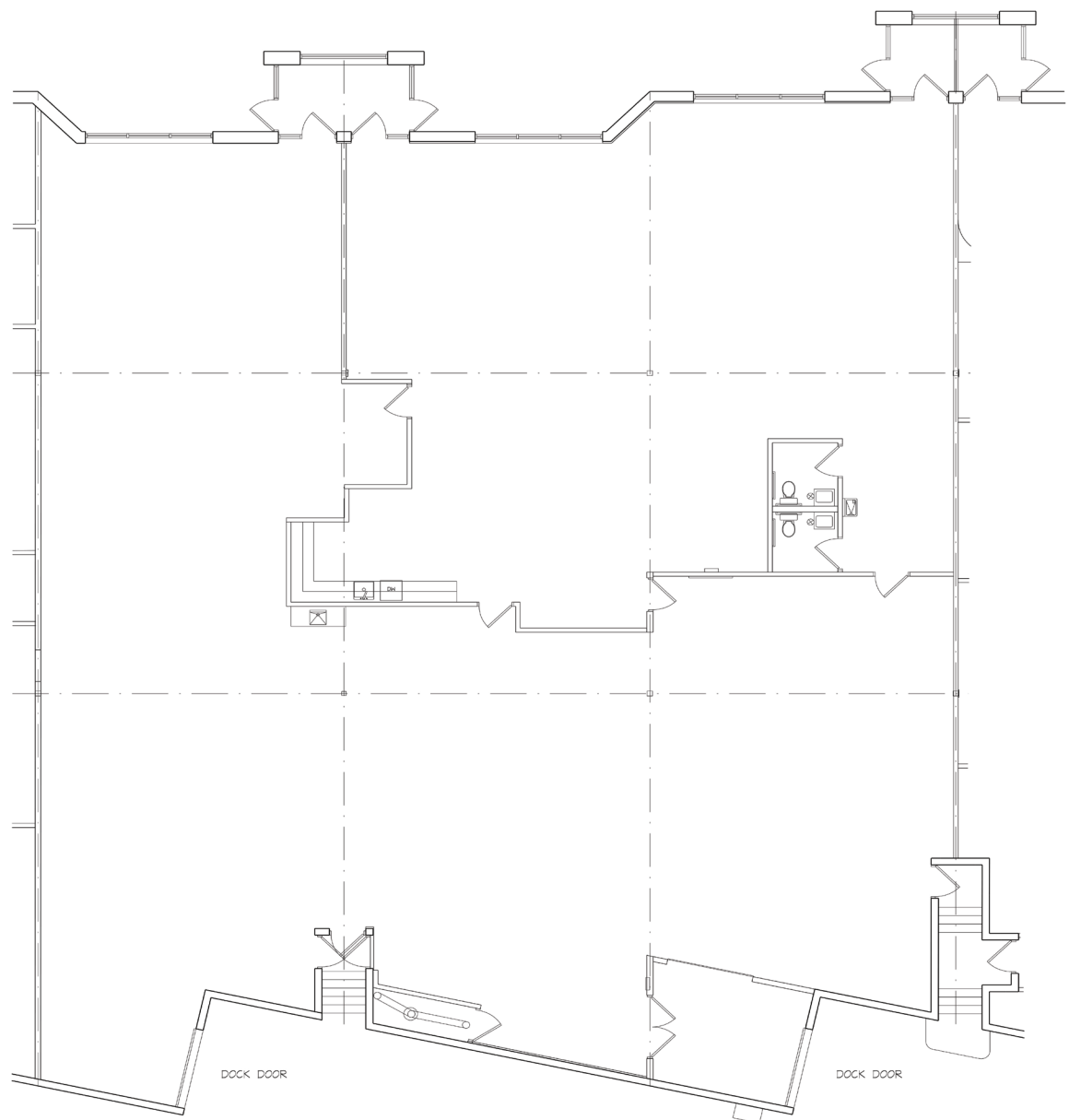
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SITE PLANS



BUILDING DATA	
TOTAL BUILDING AREA	46,745 SF
TOTAL PARKING	122
TYPICAL STRUCTURAL BAY	28' x 32'
CLEAR HEIGHT	16'
TENANT DOCK DOORS	2
TENANT DRIVE IN DOORS	0
GROUND FLOOR OFFICE AREA	2,855 SF
GROUND FLOOR WAREHOUSE AREA	5,348 SF
TOTAL TENANT AREA	8,203 SF

