FOR LEASE > OFFICE/SHOWROOM SPACE

Cedar Business Center

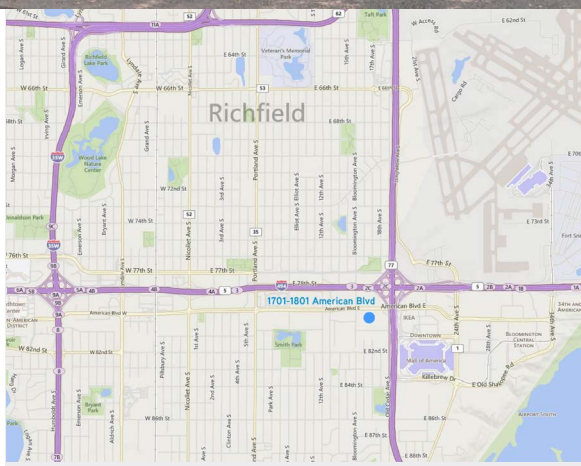
1701-1801 AMERICAN BLVD E, BLOOMINGTON, MN 55425

Office/Showroom Space Available

Under new ownership! 119,242 square foot office / showroom building for lease. Many space configurations and types available for all sizes.

Building Amenities

- Two building; 119,242 total square foot office/showroom
- Excellent corporate image with visibility on American Blvd
- Brick facade with ribbon glass
- Docks and drive-ins available
- Monument signage available on American Blvd
- Easy freeway access to I-35W, I-494, & Hwy 77
- Numerous area amenities and close proximity to Mall of America and Minneapolis-St. Paul International Airport

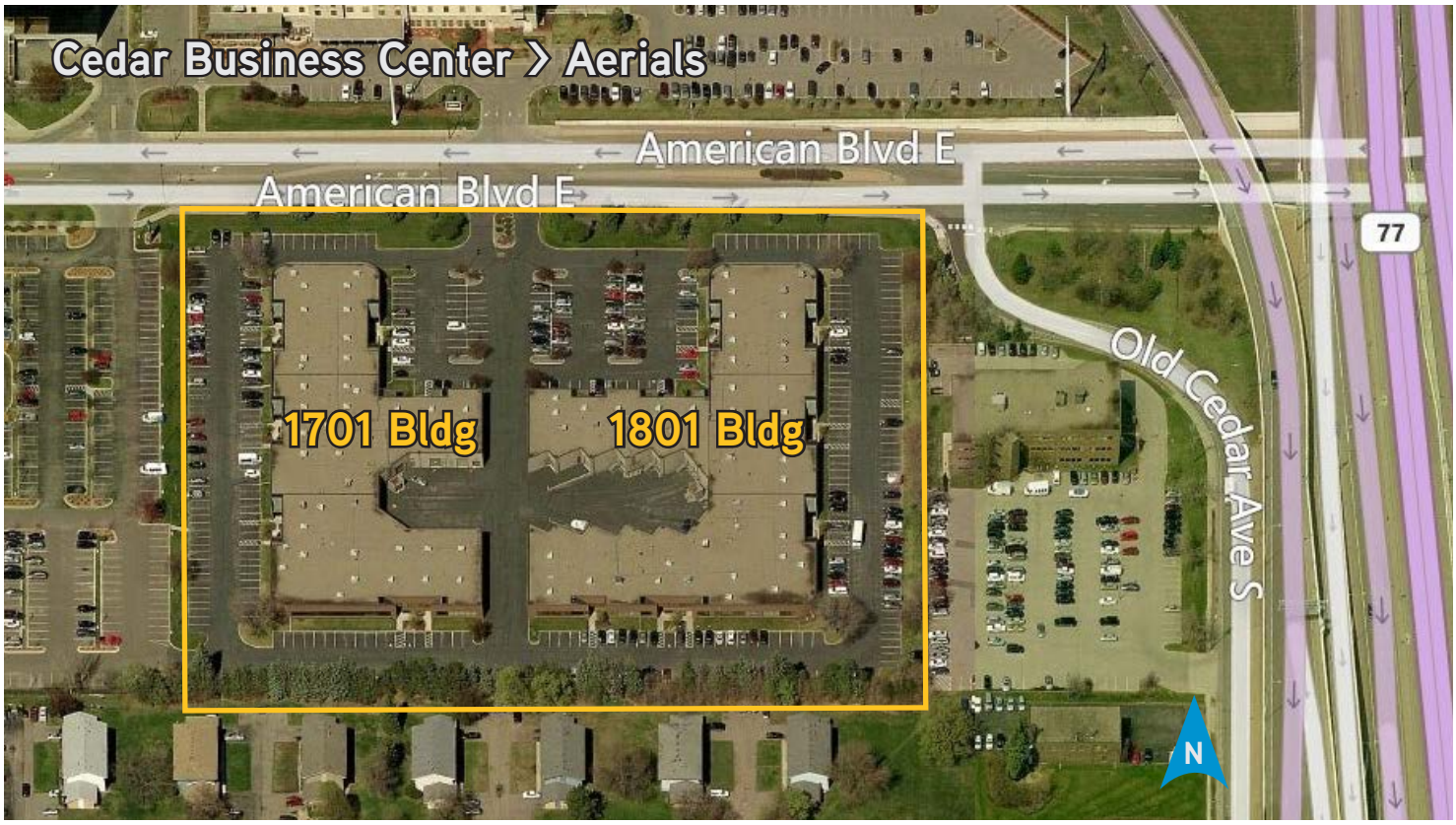


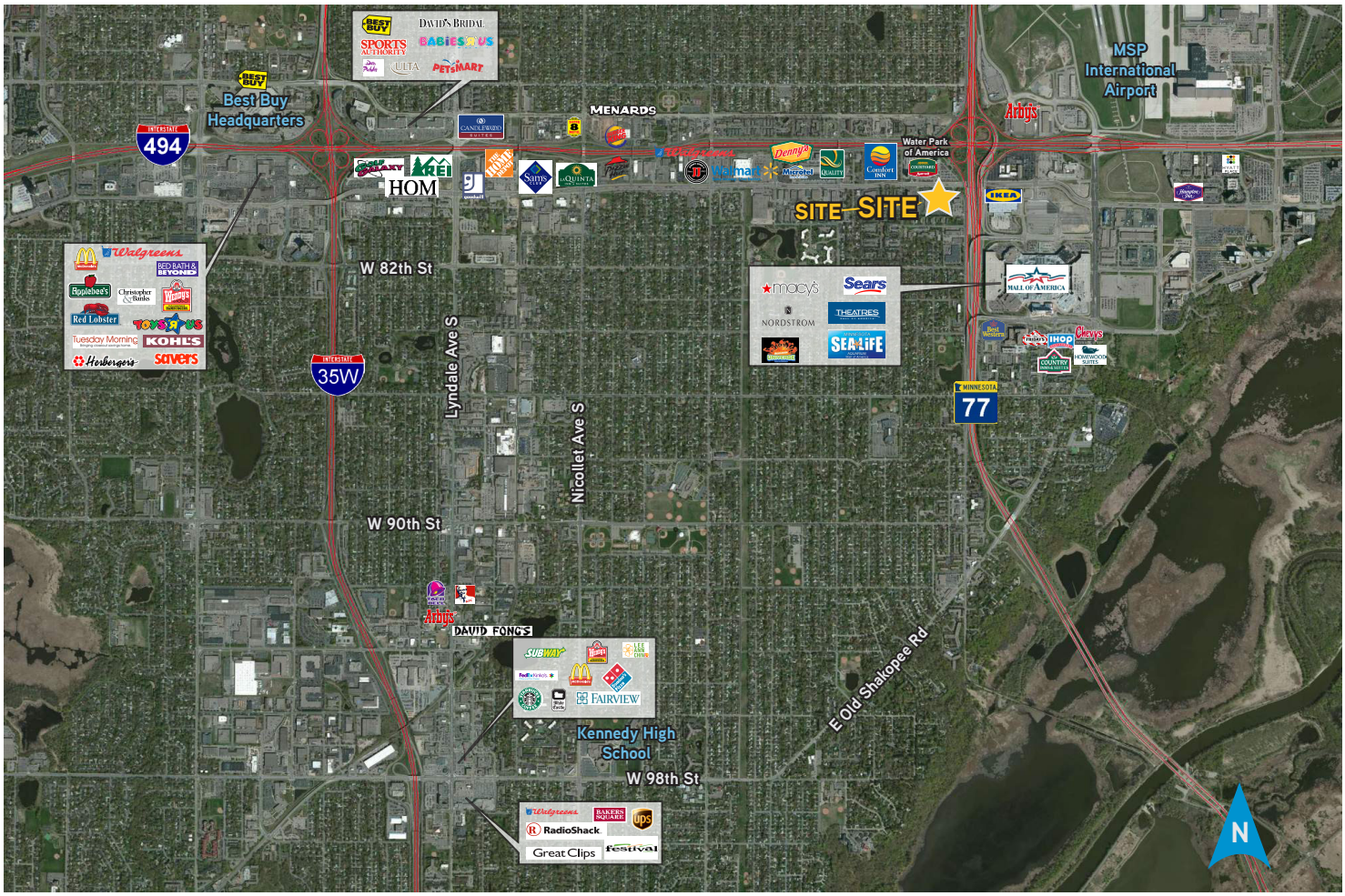
Contact Us

ERIC ROSSBACH
952 897 7872
MINNETONKA, MN
eric.rossbach@colliers.com

RYAN KRZMARZICK, CCIM, SIOR
952 897 7746
MINNETONKA, MN
ryan.k@colliers.com

Owned by Alidade Capital





ERIC ROSSBACH
952 897 7872
MINNETONKA, MN
eric.rossbach@colliers.com

RYAN KRZMARZICK, CCIM, SIOR
952 897 7746
MINNETONKA, MN
ryan.k@colliers.com

Colliers INTERNATIONAL

PROPERTY FACT SHEET

Cedar Business Center

1701-1801 AMERICAN BLVD E, BLOOMINGTON, MN 55425

PROPERTY ADDRESS:
1701-1801 American Blvd E
Bloomington, MN 55425

BUILDING SQUARE FEET:
119,242 SF Total (2 Bldgs)
65,484 SF 1801 Bldg
53,758 SF 1701 Bldg

YEAR BUILT:
1984

NET RENTAL RATES:
$9.50 psf office
$4.50 psf warehouse

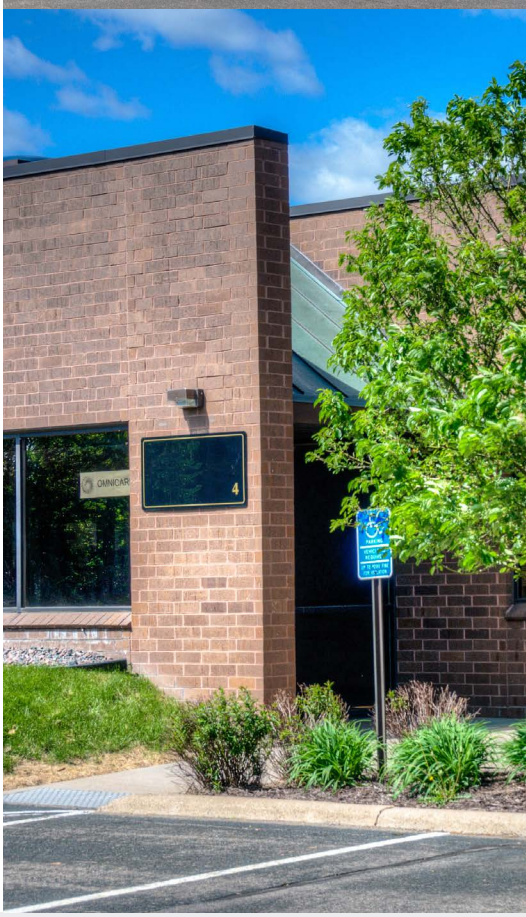
2018 EST. CAM & RE TAX:
$ 2.22 psf CAM
$ 2.46 psf Real Estate Taxes
$ 4.68 psf Total

CLEAR HEIGHT:
12'

PARKING
Ratio of 3.69/1,000

ZONING:
FD-1: Freeway
Development District

AMENITIES:
Easy freeway access to
I-35W, I-494, & Hwy 77
Excellent corporate image
Visibility on American Blvd



AVAILABLE 1701 BUILDING:

SUITE #4:
2,265 sf total office

SUITE #6:
1,836 sf total office

SUITE #7:
3,221 sf total office

SUITE #8A:
2,156 sf total office
*Available in 30 days

SUITES #4-6:
4,101 sf total office

SUITES #4-6 & 8A:
6,257 sf total office

SUITES #4-8A:
9,478 sf total office

SUITES #4-8A & 15:
13,985 sf office
4,064 sf warehouse
18,049 sf total

SUITES #6-7:
5,057 sf total office

SUITES #6-8A:
7,213 sf total office

SUITES #6-8A & 15:
11,720 sf office
4,064 sf warehouse
15,784 sf total

SUITES #7-8A:
5,377 sf total office

SUITES #7 & 15:
7,728 sf total office
4,064 sf warehouse
11,792 sf total

SUITES 7-8A & 15:
9,884 sf office
4,064 sf warehouse
13,948 sf total

SUITE #11:
1,655 sf office
737 sf warehouse
2,392 sf total
• One (1) drive-in

SUITE #12:
1,137 sf office
1,034 sf warehouse
2,171 sf total
• One (1) drive-in

SUITE #11-12:
2,792 sf office
1,771 sf warehouse
4,563 sf total
• Two (2) drive-ins

SUITE #15:
4,507 sf office
4,064 sf warehouse
8,571 sf total
• One (1) drive-in

SUITE #16A SUBLEASE:
3,984 sf total office

SUITE #4-8A & 15-16A:
17,969 sf total office
4,064 sf warehouse
22,033 sf total

SUITE #15-16A:
8,491 sf office
4,064 sf warehouse
12,555 sf total

*Ability to combine suites for up to 22,033 SF

For Leasing Information Contact:

ERIC ROSSBACH
952 897 7872
eric.rossbach@colliers.com

RYAN KRZMARZICK, CCIM, SIOR
952 897 7746
ryan.k@colliers.com

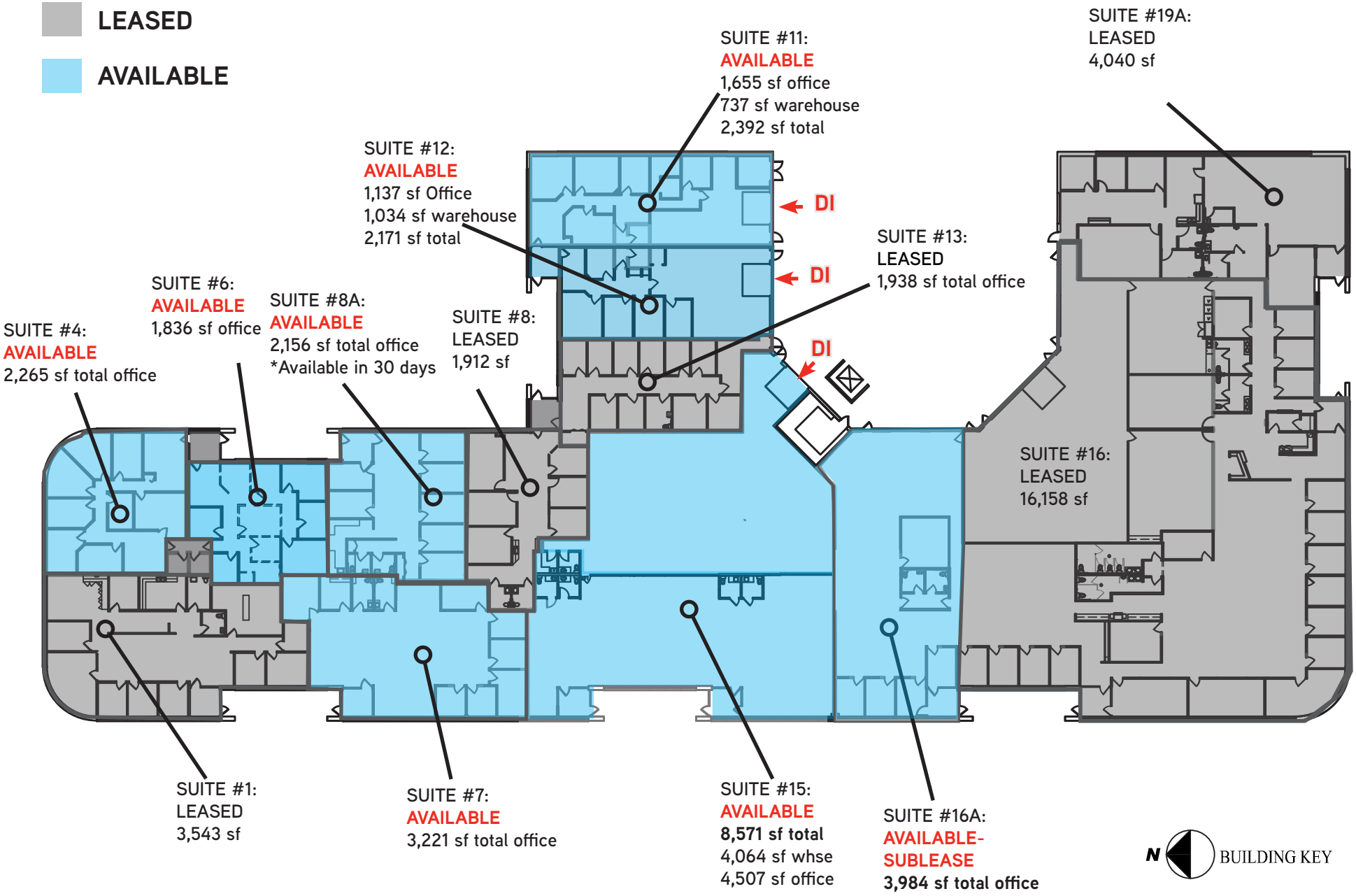
COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Cedar Business Center - 1701 Building Plan

1701-1801 AMERICAN BLVD E, BLOOMINGTON, MN 55425

Owned by Alidade Capital

Colliers INTERNATIONAL

LEASED

AVAILABLE