

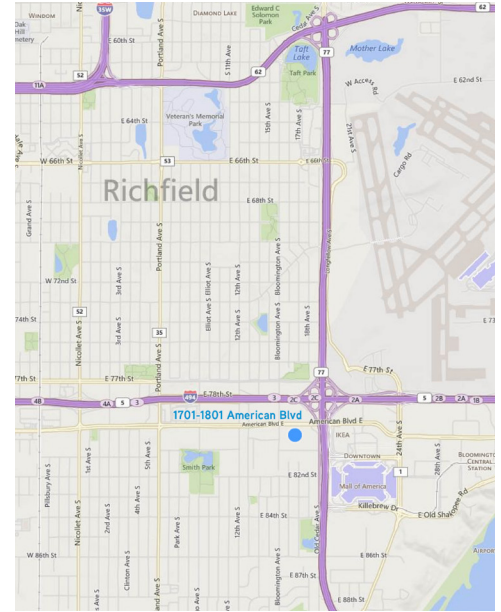
OFFICE/SHOWROOM SPACE FOR LEASE >

# Cedar Business Center

1701-1801 American Blvd E | Bloomington, MN 55426



Accelerating success.



## SPACE FOR LEASE > OFFICE/SHOWROOM

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 >

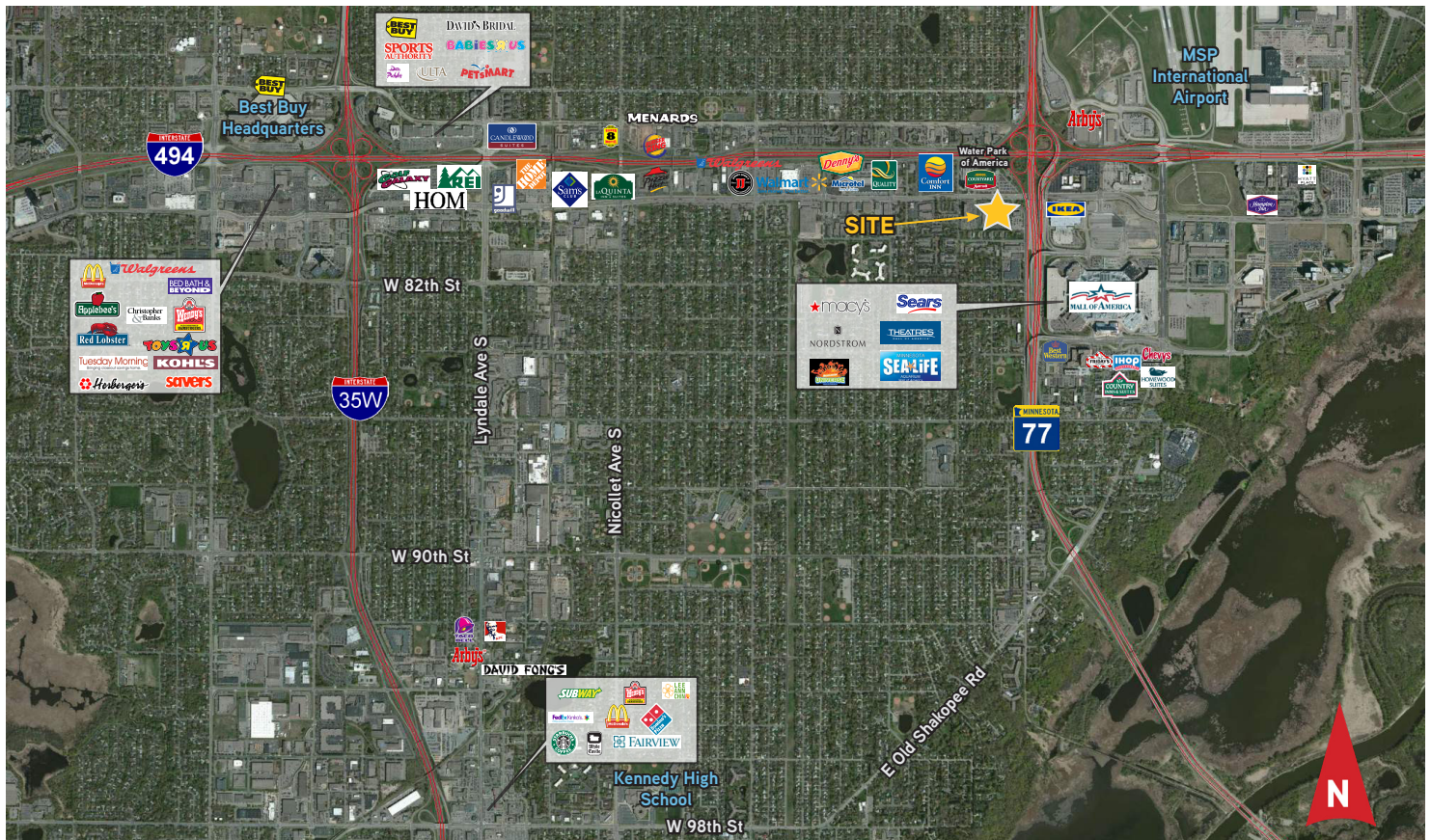
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**Alidade**  
Capital



# Cedar Business Center > Aerials



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# CEDAR BUSINESS CENTER >

Property Fact Sheet | 1701-1801 American Blvd E | Bloomington, MN



Accelerating success.

Alidade<sup>®</sup>  
Capital

## 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 #15:

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

\*Ability to combine suites  
for up to 18,000 SF



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# CEDAR BUSINESS CENTER > 1701 BUILDING PLAN

1701-1801 American Blvd E | Bloomington, MN

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Capital



 **LEASED**

 **AVAILABLE**

