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**FOR LEASE** | 5600 American Boulevard West | Bloomington, MN 55437

## Norman Pointe II Class A Leasing Opportunity

Norman Pointe II is a 331,447 square foot, Class A building located in Bloomington, Minnesota at I-494 and Highway 100. Highlights include a centralized southwest suburban location with easy access and full on-site amenity package.



## OFFICE LEASING OPPORTUNITIES



With suite sizes up to 44,100 square feet and excellent accessibility, Norman Pointe II has the ideal space to fit your company's needs.

- Suite sizes available up to 44,100 SF
- Great location with visibility to I-494
- Traffic counts of 234,000 vehicles per day
- Easy drives to local amenities, downtown Minneapolis and the MSP International Airport
- Building and monument signage opportunities
- Large, efficient floorplates and ample glass line
- Centralized southwest suburban location
- LEED Certified and Energy Star Rated

# Norman Pointe II offers exceptional Class A amenities, designed to fit employee lifestyles and needs.



Ramp Parking



Building Cafe



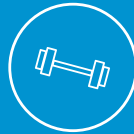
Public Transit



Free Common Area Wi-Fi



Daycare Center



Fitness Facility



Security Access



I-494 & Hwy. 100



Conference/ Training Room

## THE AREA

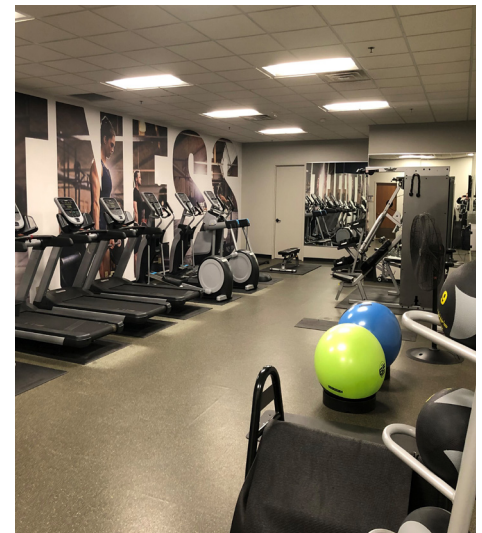
Norman Pointe II is located at I-494 and Hwy 100. Just ten miles from the MSP International Airport, Norman Pointe II offers quick access to restaurants, retail and recreation. From Southdale Shopping Center to Mall of America, Norman Pointe II is the ultimate destination for your business.

## THE BUILDING

Norman Pointe II features a Class A recently renovated atrium. The impressive multi-story lobby provides tenants and visitors with natural light, semi private seating, and a green space to bring the outside indoors. This building also offers on-site day care and preschool, a cafe, and a fitness center complete with showers and locker rooms.

## THE SPACE

With suite sizes ranging from 2,000-44,100 square feet, Norman Pointe II has the ideal space to fit your company needs. This LEED certified and Energy Star Rated building has large, efficient floorplates and ample glass lines.



## WELL CONNECTED



### Norman Pointe II combines a prime work environment with lifestyle amenities including:

- Located near nationally known hotels, offering more than 1,000 guest rooms plus conference, meeting and catering facilities
- Over 50 restaurants within the Southwest suburbs, from white tablecloth to delis, presenting a variety of dining options
- Abundant parking and Metro-Transit bus stop within the campus
- 10 miles to Minneapolis-St. Paul International Airport
- Local area amenities include Southdale Shopping Center, 50th & France, Highland Hills Ski Area, Braemar Golf Course, numerous hotels, Mall of America and MSP International Airport



Glass building with stone accents located within prime business district along American Boulevard West.

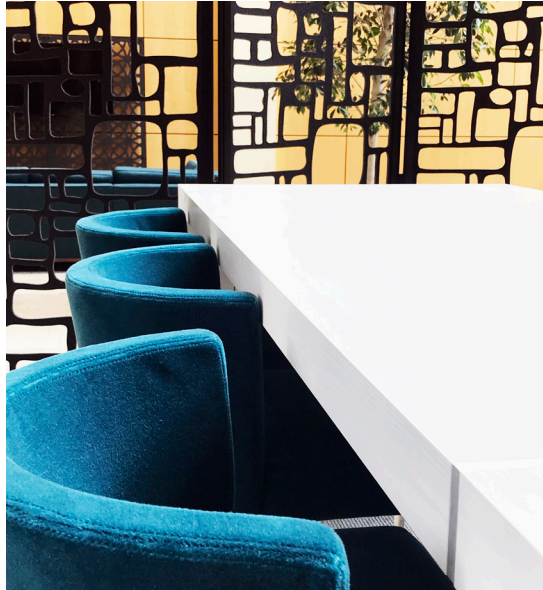
Norman Pointe II features nature views with a water feature and covered parking.



Norman Pointe II is a class A building located at I-494 and Highway 100.

Highlights include a centralized southwest suburban location with easy access and full on-site amenity package.

The Lobby at Norman Pointe II has been recently renovated to create a shared community space and tenant lounge area. The new space includes semi private seating, soft seating, contemporary design and state-of-the-art fixture upgrades.





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