Property Fact Sheet

PROPERTY ADDRESS:
5600 American Blvd West
Bloomington, MN 55437

FLOORS:
Ten

BUILDING SIZE:
322,511 rentable square feet

YEAR CONSTRUCTED:
2007

PARKING:
1,343 stalls in enclosed parking ramp (55 reserved) plus 19 surface stalls

STRUCTURE:
Steel-framed

EXTERIOR WALLS:
Class curtainwall, Precast concrete

WINDOWS:
Brushed finish aluminium curtain wall system with double-pane tinted glass in aluminum frames

ROOF:
Single-ply EPDM with metal deck

SECURITY:
Security alarm systems including video cameras, motion sensor and door sensors

NET RENTAL RATES:
$16.00 - $17.00 per square foot

2018 EST. CAM & REAL ESTATE TAX:
$6.03 per square foot operating
$5.64 per square foot taxes
$11.67 per square foot total

HVAC:
Central Plant, Cooling Tower, Two Boilers Energy Star rated

ELECTRICAL:
8,000 ampere, 277/480-volt, three-phase, four-wire AC.
Building Generator: 500kW Caterpillar

ELEVATORS:
Five 3,500 pound capacity passenger elevators and one 5,000 pound capacity freight elevator in office building. Two 3,500 pound capacity elevators in parking ramp.

LOADING:
Three loading dock spaces in enclosed area

FIRE/LIFE SAFETY:
Wet-type sprinkler system throughout building, as well as smoke detectors, lighted exit signs, emergency lighting, alarm pull boxes, and audible and visual alarms. Dry pipe standpipe system in parking garage

AMENITIES:
LEED Certified, five story glass atrium lobby with interior courtyard, eight story parking deck with enclosed connection, decorative ponds, walking paths, building conference room, fitness center with locker room and showers, café, on-site daycare
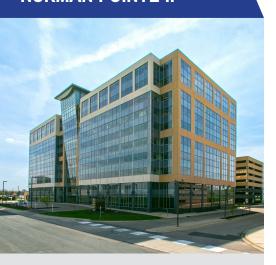
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