

OFFICE SPACE FOR LEASE

SOUTHGATE OFFICE PLAZA

5001 AMERICAN BOULEVARD, BLOOMINGTON, MN 55437

OFFICE SPACE FOR LEASE

SOUTHGATE OFFICE PLAZA

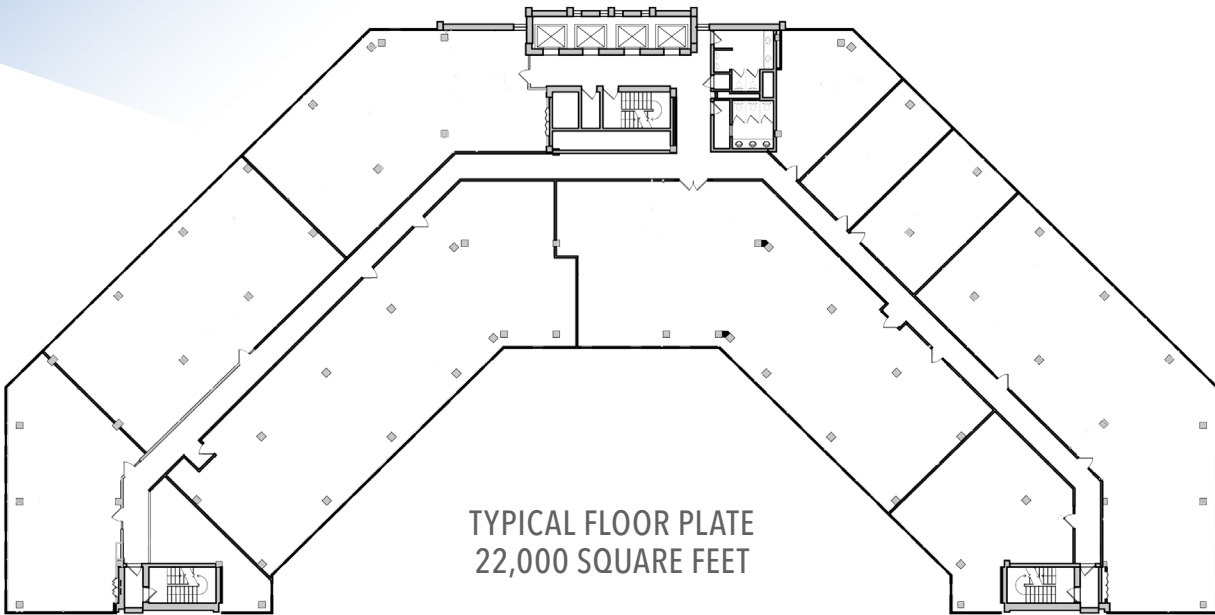
5001 AMERICAN BOULEVARD, BLOOMINGTON, MN 55437



706 2ND AVENUE SOUTH | SUITE 100 | MINNEAPOLIS, MINNESOTA 55402
T: 612.343.4200 | F: 612.343.4201 | WWW.TRANSWESTERN.COM

 **TRANSWESTERN®**

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.



BUILDING SPECIFICATIONS

- Building Size: 207,456 square feet
- Floors: 10
- Type: Class B Office
- Availabilities:
Range from 500 - 11,000 square feet
- Parking: 4.3/1,000 surface & underground parking
- Year Built: 1970
- Year Renovated: 2012
- Net Rates: \$11.00 per square foot per year
- Tax & Operating Expenses:
\$8.23 per SF total (2019 Estimate)

SOUTHGATE'S COMPETITIVE ADVANTAGE

- Building signage available
- Suites: "Plug and Play," Spec Suites, Quick TI's
- Leasing Office: Staffed leasing office on-site during regular business hours
- Lease Agreement: Standardized Lease Agreement available upon request

BUILDING AMENITIES

- Conveniently located near the intersection of Highway 100 and I-494
- Prominent visibility from I-494
- Building conference rooms equipped with Wi-Fi and projection
- Vended lunchroom
- On-site management and security staff
- Numerous retail, hotel, and restaurant amenities within a 2 mile radius
- Garage parking
- El Loro Mexican restaurant and bar on-site
- Dedicated Building Website:
<http://southgateofficeplaza.buildingengines.com/>

LEASING INFORMATION

Martin Wolfe
612.359.1650
marty.wolfe@transwestern.com



706 2ND AVENUE SOUTH | SUITE 100 | MINNEAPOLIS, MINNESOTA 55402
T: 612.343.4200 | F: 612.343.4201 | WWW.TRANSWESTERN.COM