OFFICE SPACE FOR LEASE

SOUTHGATE OFFICE PLAZA

5001 AMERICAN BOULEVARD, BLOOMINGTON, MN 55437

TT TRANSWESTERN®

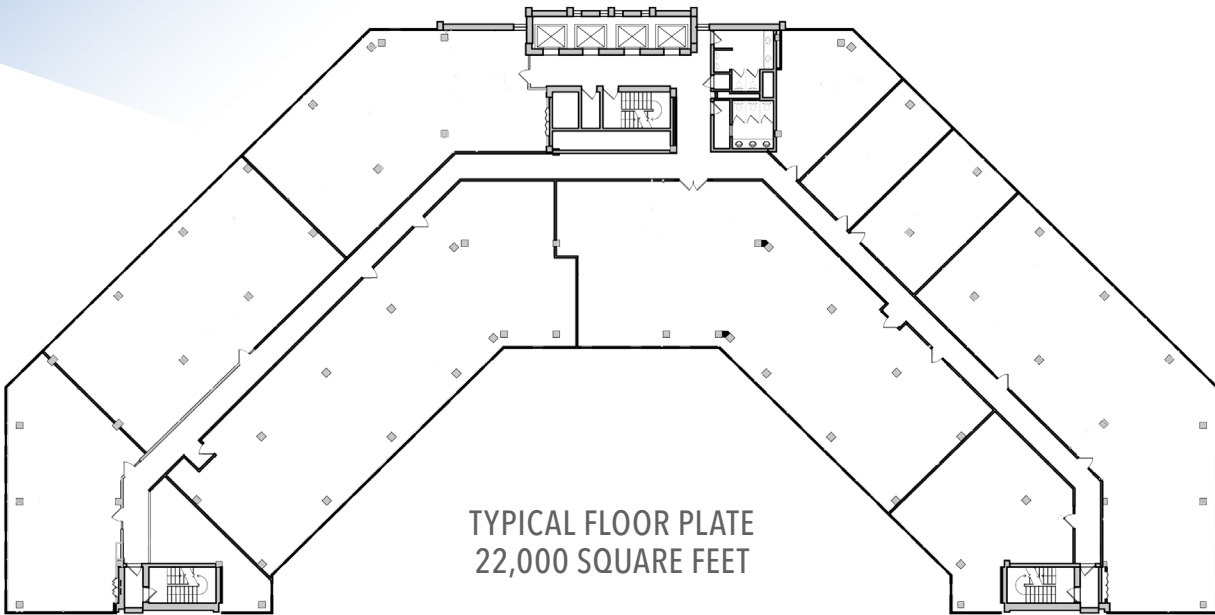# SOUTHGATE OFFICE PLAZA

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

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TYPICAL FLOOR PLATE
22,000 SQUARE FEET

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

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