



**AVISON
YOUNG**

OFFICE FOR LEASE

5001

AMERICAN BLVD W
Bloomington, MN

Partnership. Performance.

Opportunity

Southgate Office Plaza is a ten-story office building located in the heart of Bloomington at the intersection of Highway 100 and I-494. The building has availabilities ranging from small suites to full-floor opportunities.



Office building for lease

5001 American Blvd W



leasing Information

Total Available:	132,693 SF
Dividable:	400 - 20,022 SF
Lease Rates:	\$11.00 PSF
Tax/Opex:	\$8.23 PSF

Building Information

Total Building:	207,415 SF
Occupancy %	41.9%
Tenancy	Multiple
Number of Floors	10
Average Floor Size	20,746 SF
Year Built	1970
Parking:	Surface and underground

Property Highlights

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Matt Angleson

Colin Olson

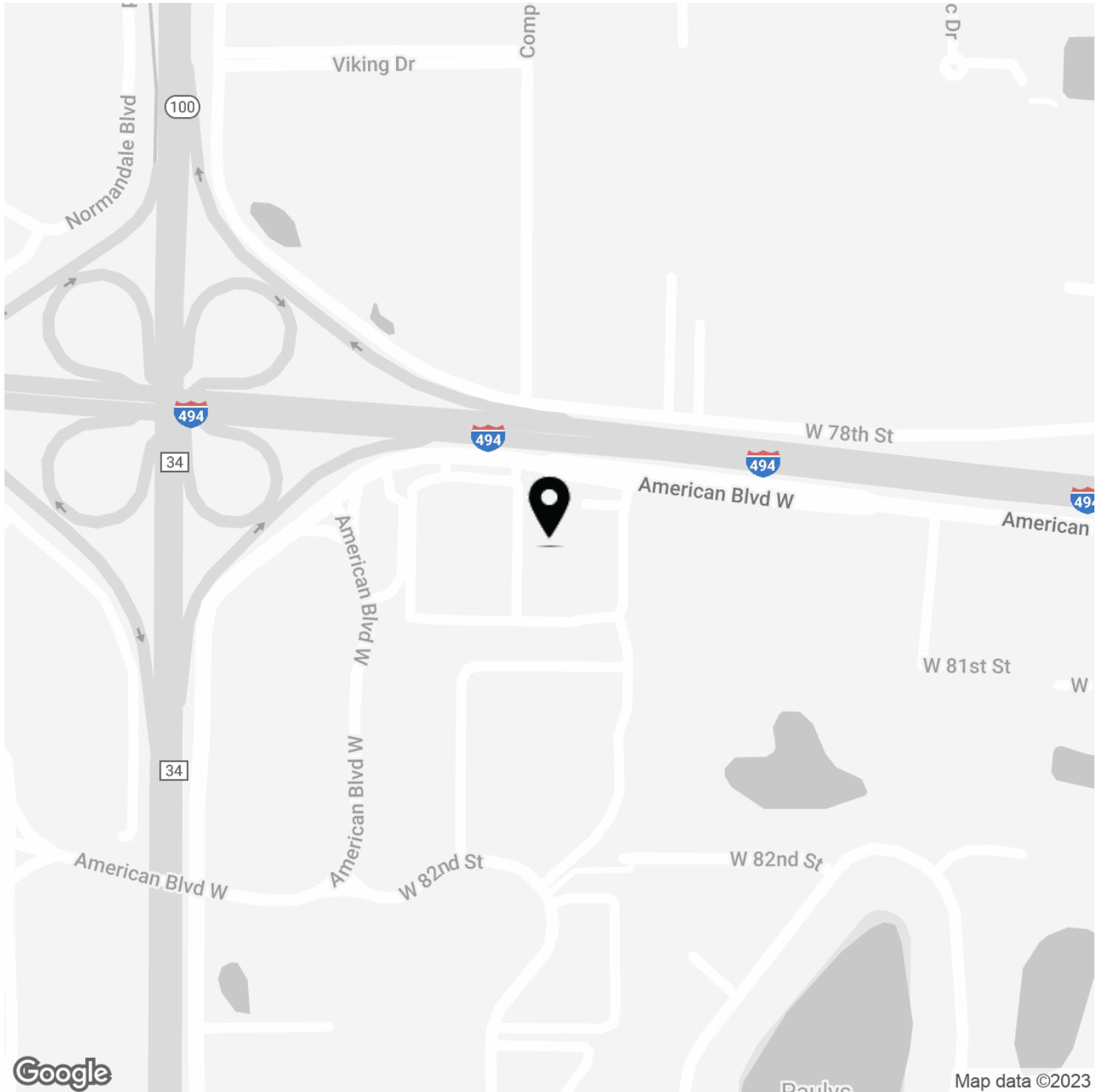
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