

FOR LEASE

7801 East Bush Lake Rd.

7801 East Bush Lake Rd., Bloomington, MN 55438



PROPERTY HIGHLIGHTS

- Major lobby and common area renovations scheduled to be completed - April 2017
- Exceptional visibility and access from 494 at East Bush Lake Road in Bloomington
- New state-of-the art training center and break room
- Very attractive leasing rates
- Professional on-site leasing and property management
- Heated and secure garage parking available

FOR MORE
INFORMATION CONTACT:

Main Office

952-884-4888

info@kendallcommercial.com

Tom Kendall

952.220.4756

tkendall@kendallcommercial.com

Kari Kendall

952.220.5024

kkendall@kendallcommercial.com

www.kendallcommercial.com

COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road



Building Information

Building Size:	52,722/SF
General Use:	Office
Year Built:	1979
Building Class:	B
Floors:	4
Parking Spaces:	210

Leasing Information

Lease Rate:	\$11.00-13.00/SF
Lease Type:	Net
Estimated 2017 Operating Expenses and	
Property Tax:	\$8.00/SF



COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road



Suite Available

Square Footage

Suite 100	3,641
Suite 120	1,830
Suite 130	2,510
Suite 150	672
Suite 230	2,140
Suite 238	833
Suite 240	1,442
Suite 300/340	5,848
Suite 400	2,991
Suite 490	2,841

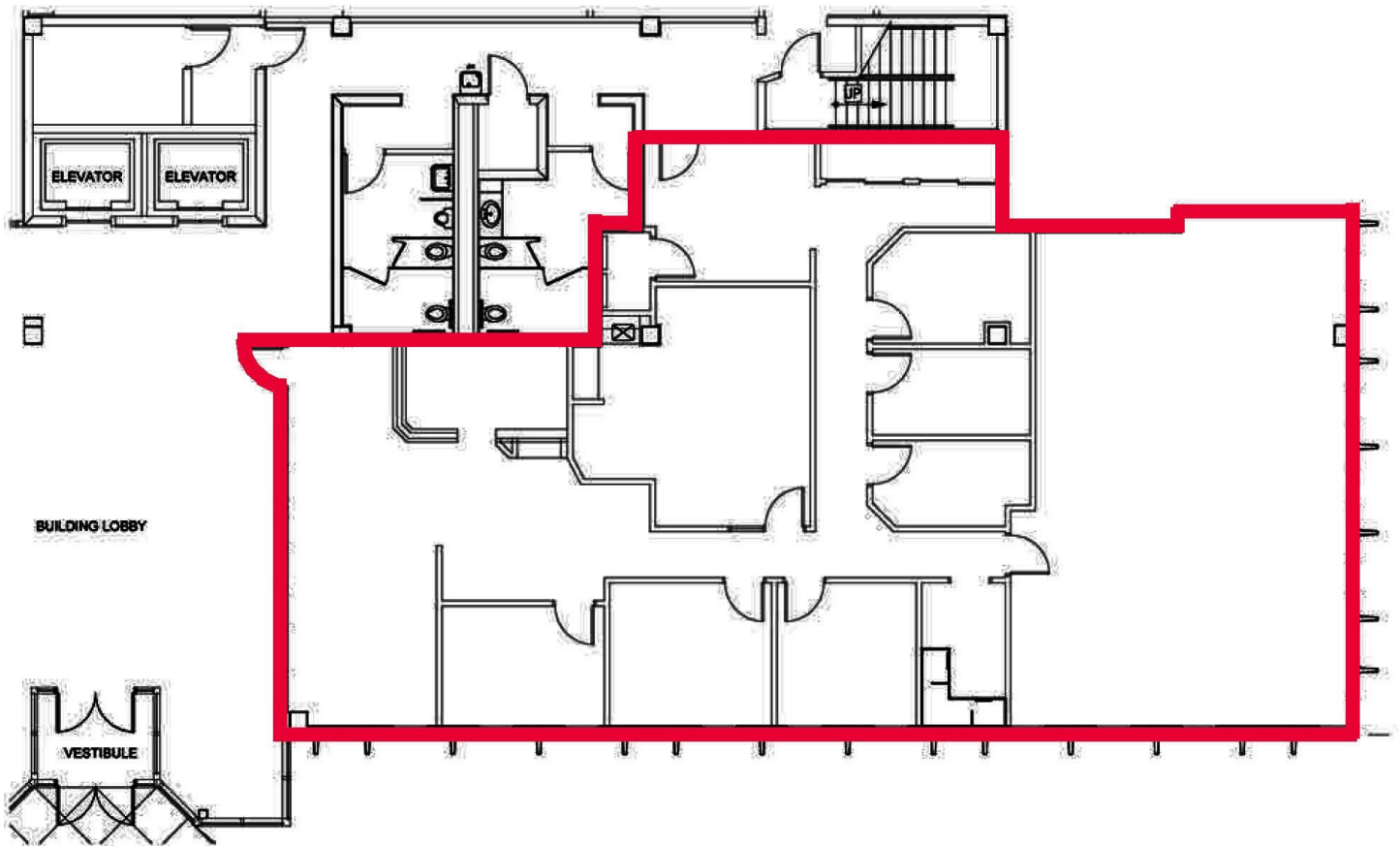
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #100



Suite 100
3,641 Square Feet

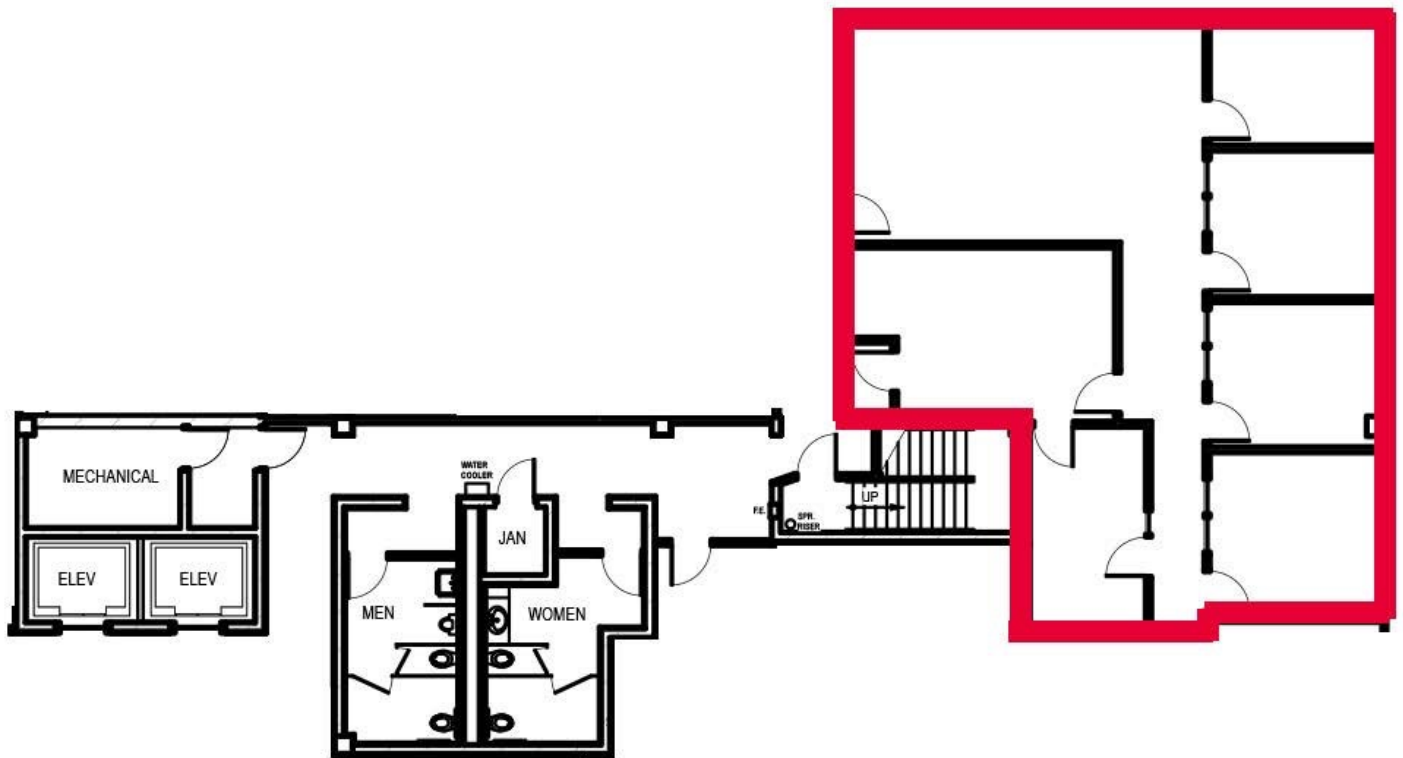
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #120



Suite 120
1,830 Square Feet

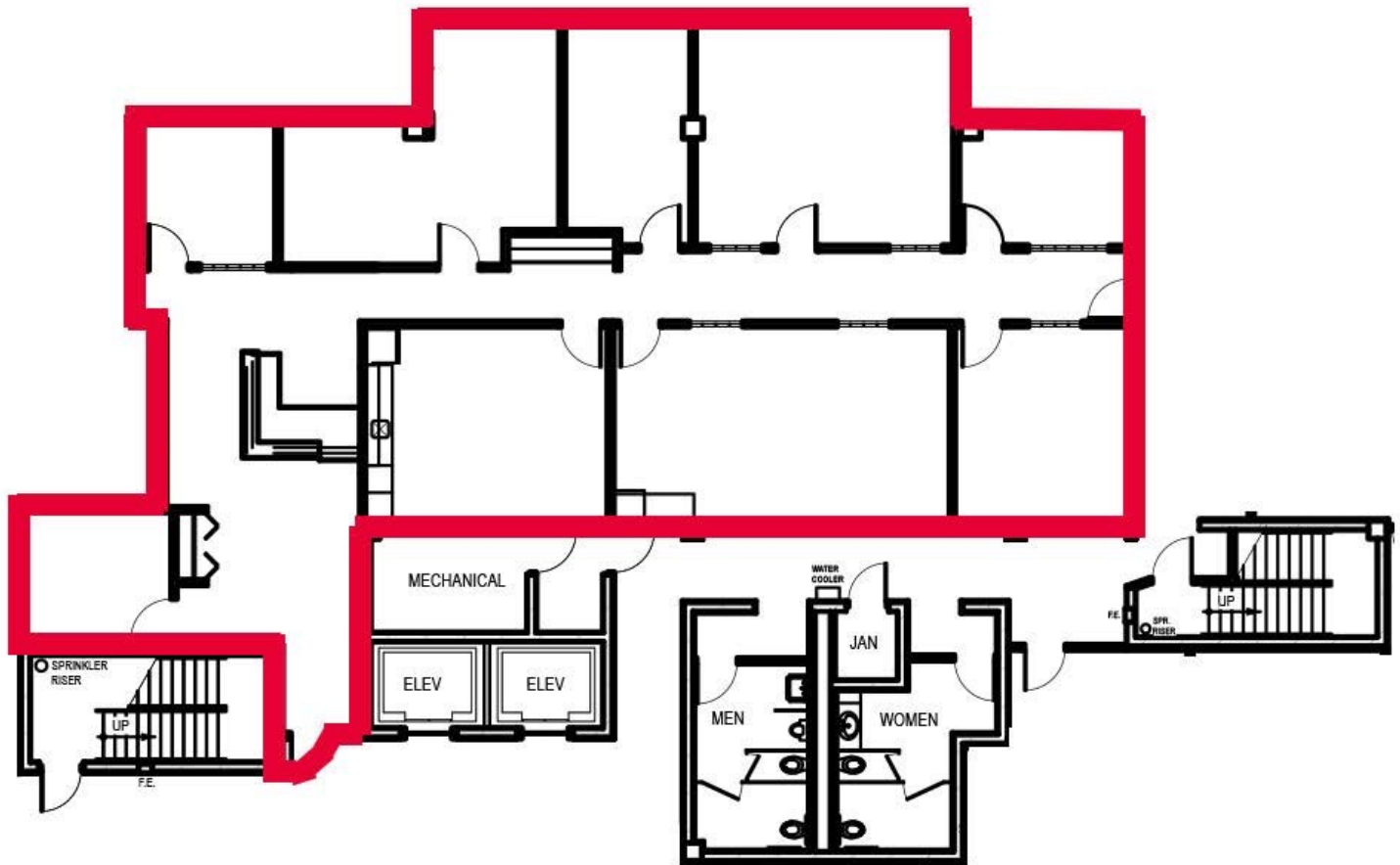
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #130



Suite 130
2,510 Square Feet

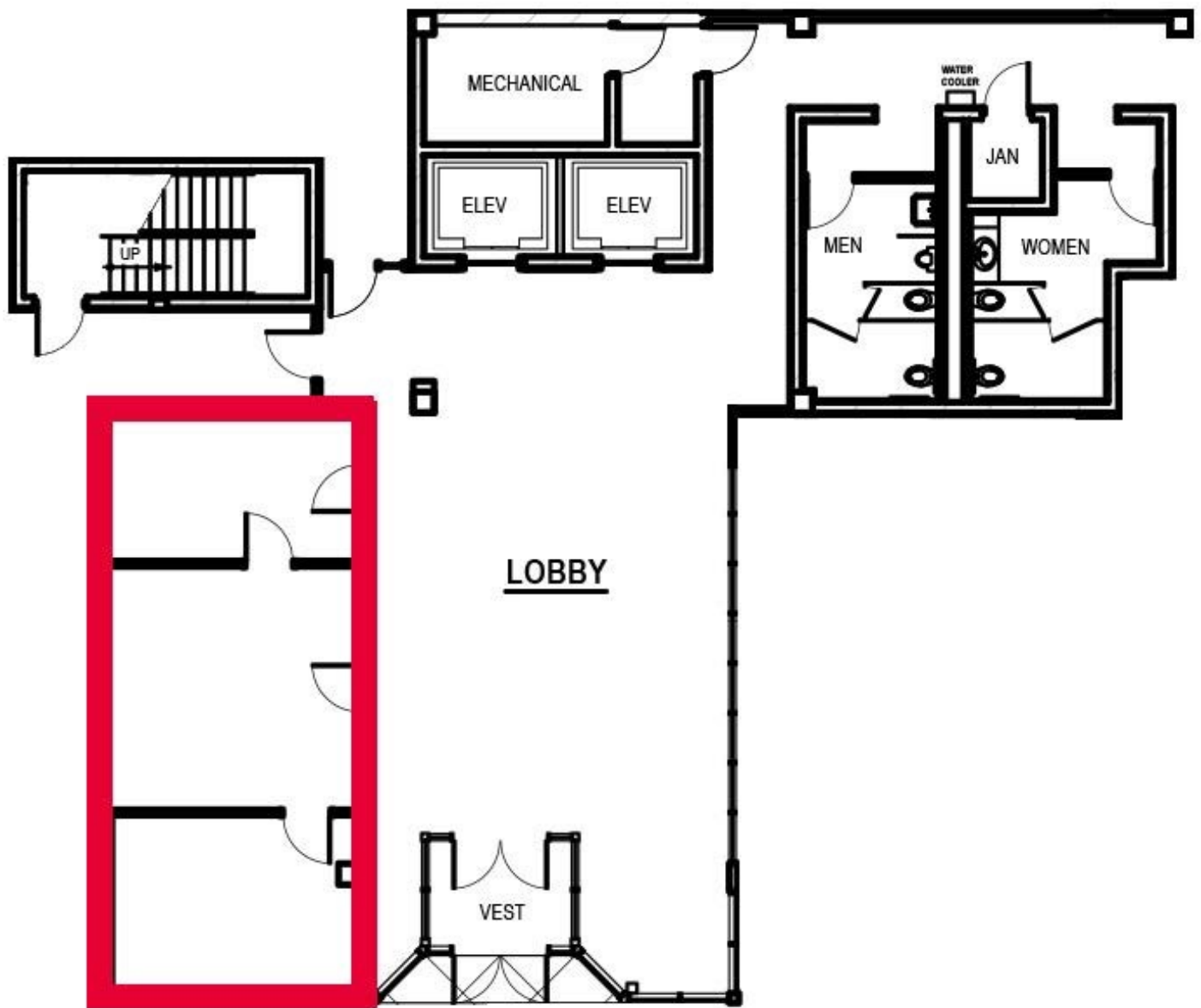
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #150



Suite 150
672 Square Feet

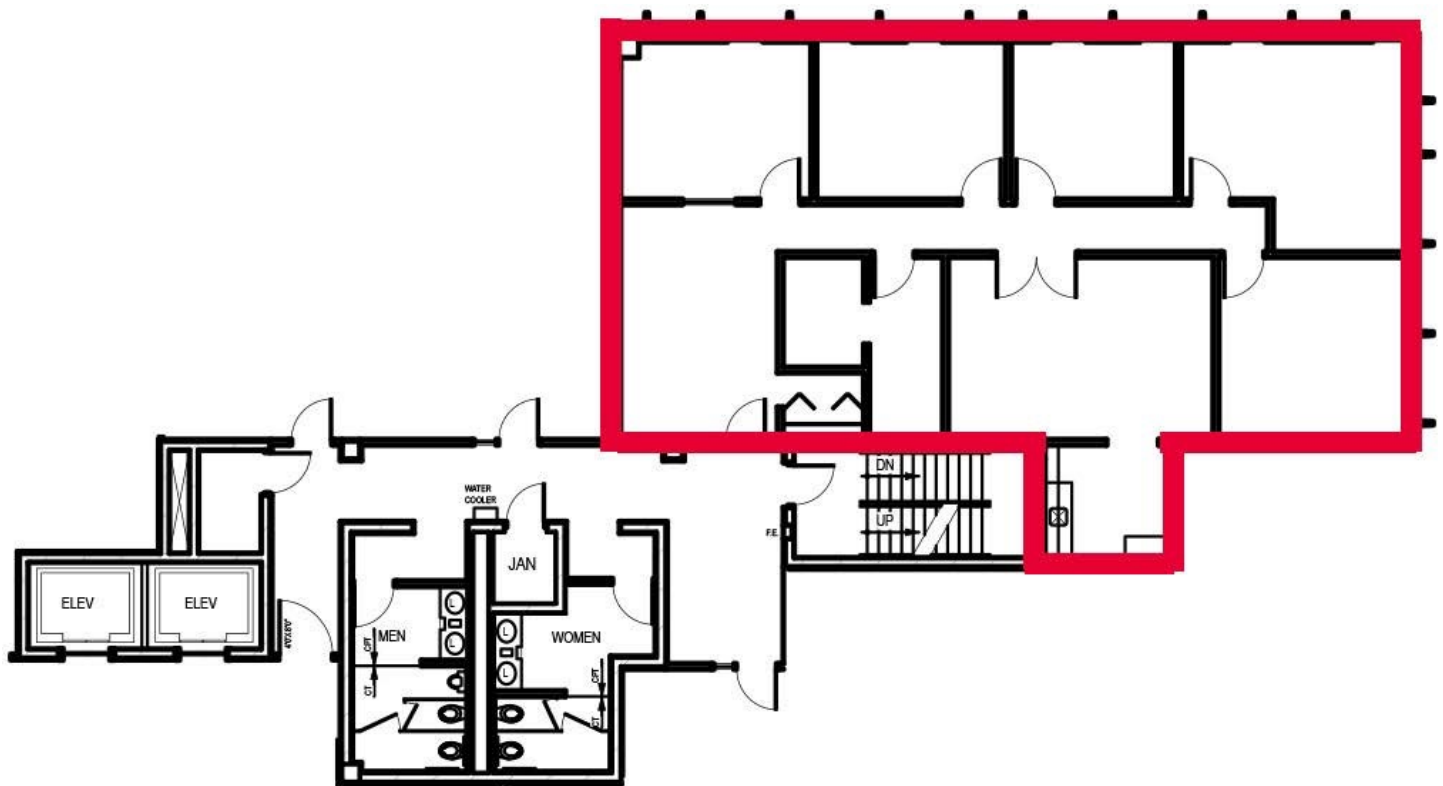
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #230



Suite 230
2,140 Square Feet

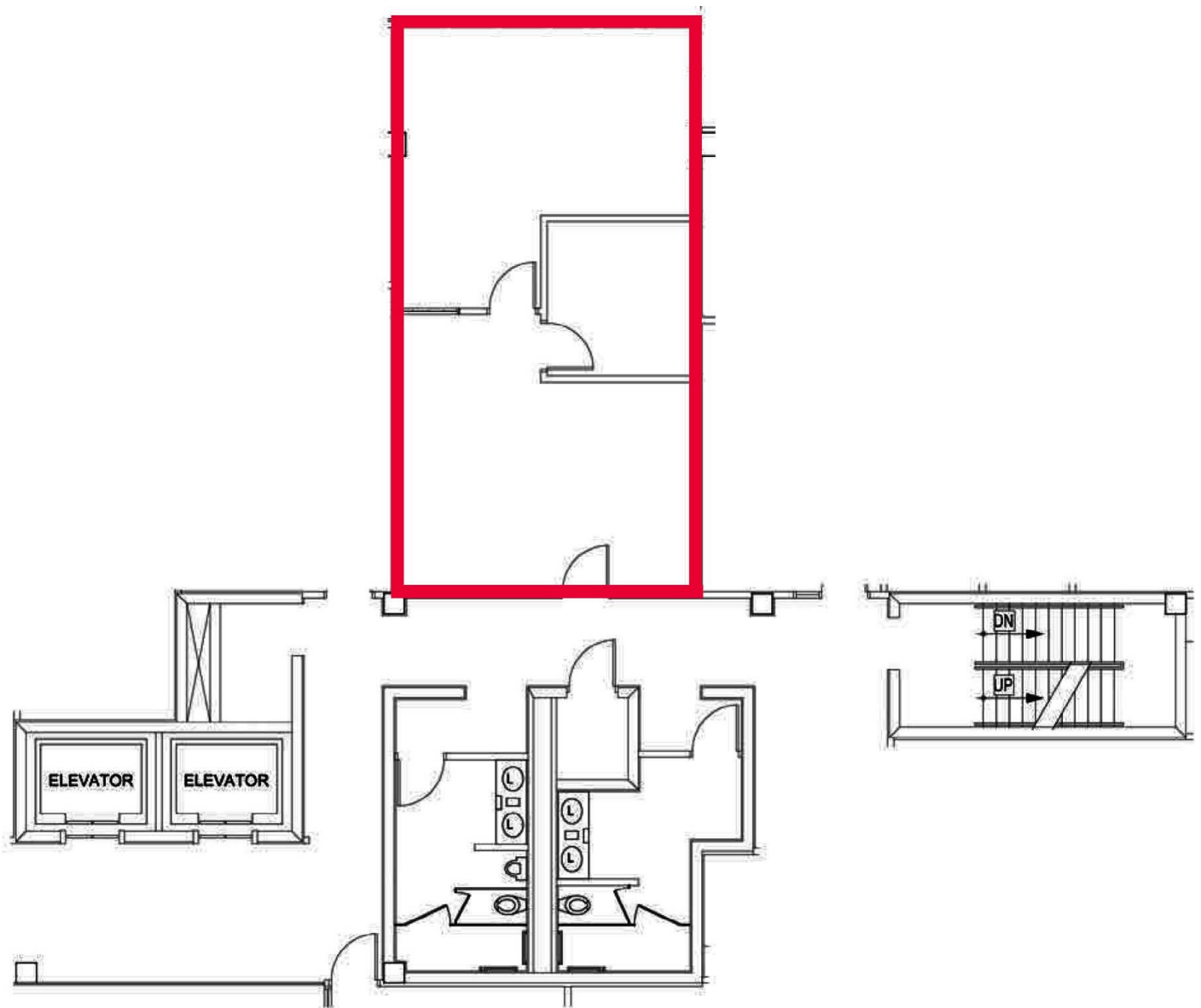
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #238



Suite 238
833 Square Feet

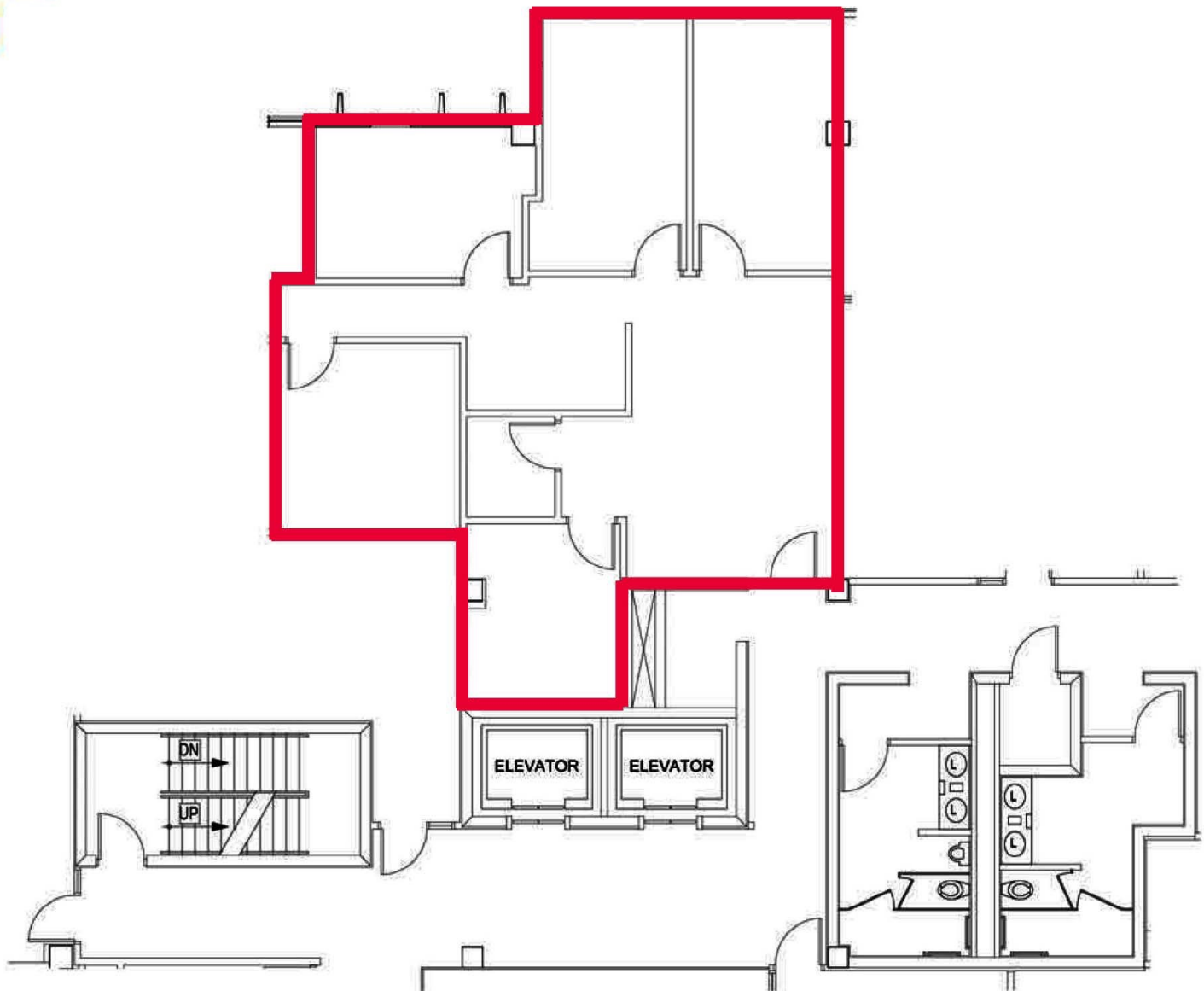
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #240



Suite 240
1,442 Square Feet

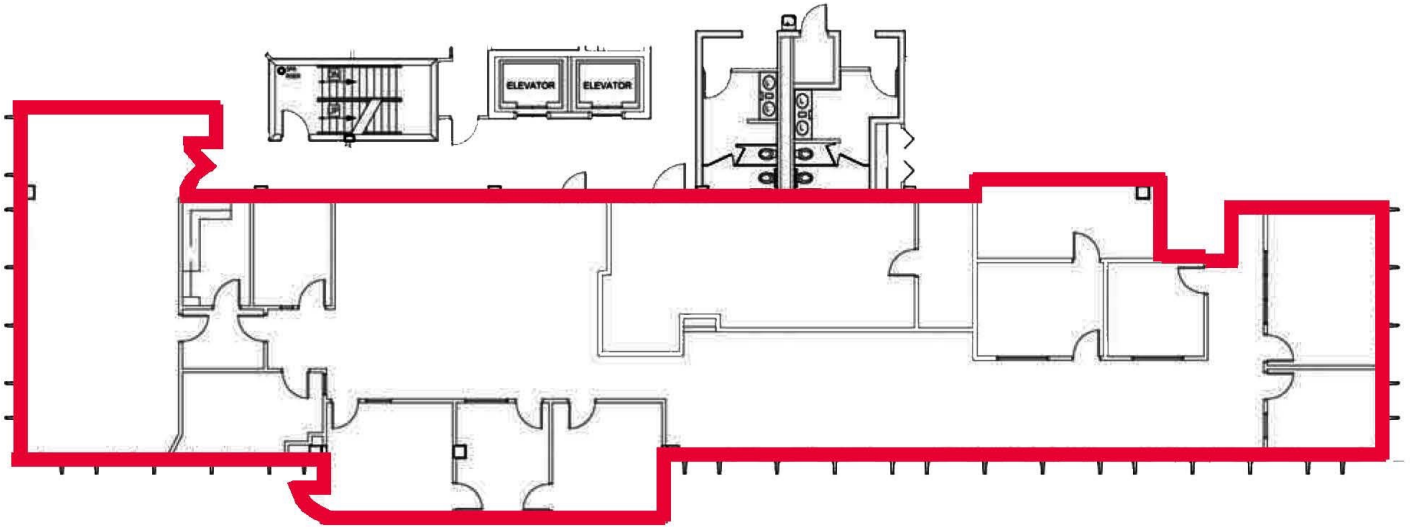
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #300/340



Suite 300/340
5,848 Square Feet

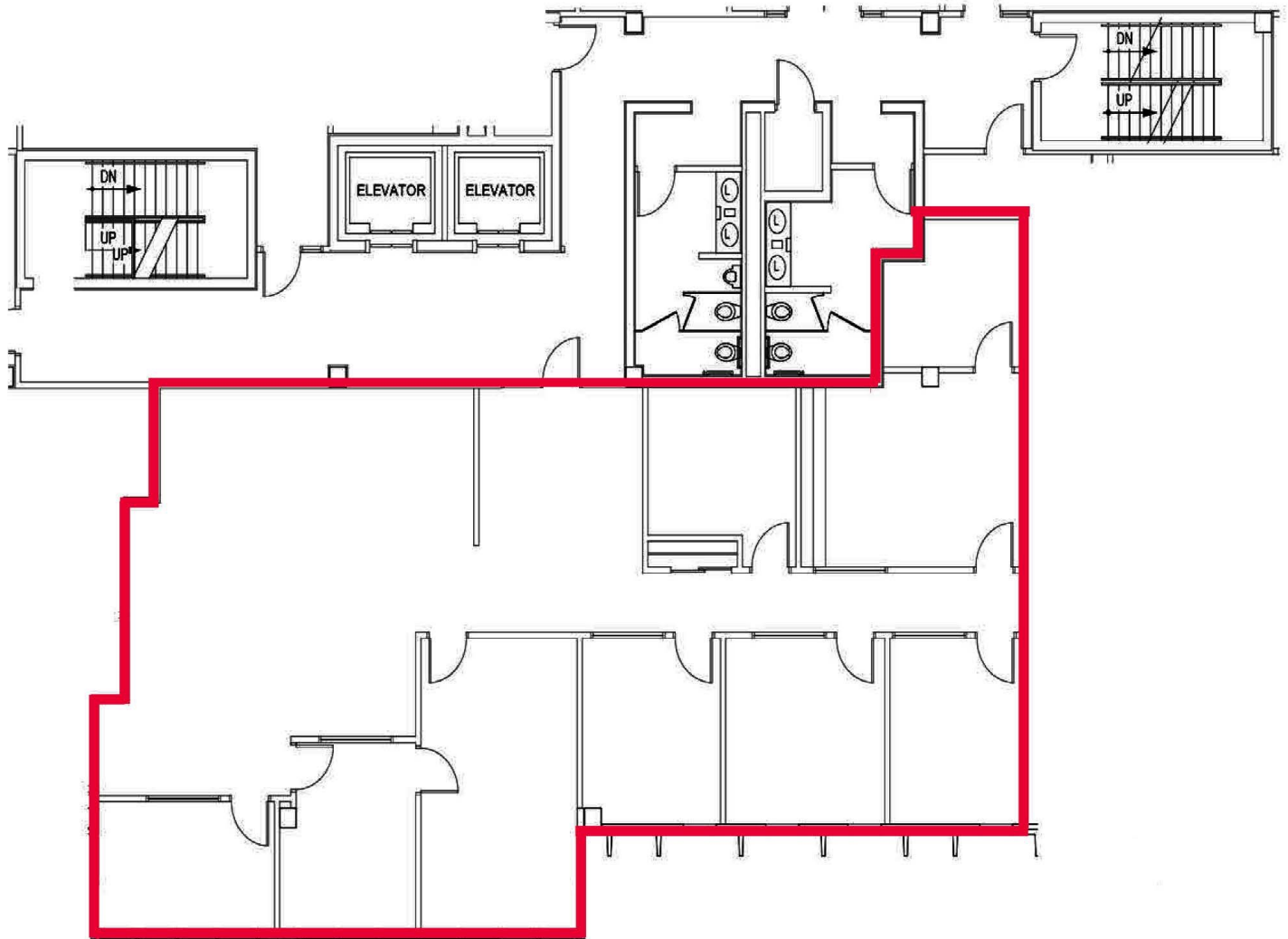
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #400



Suite 400
2,991 Square Feet

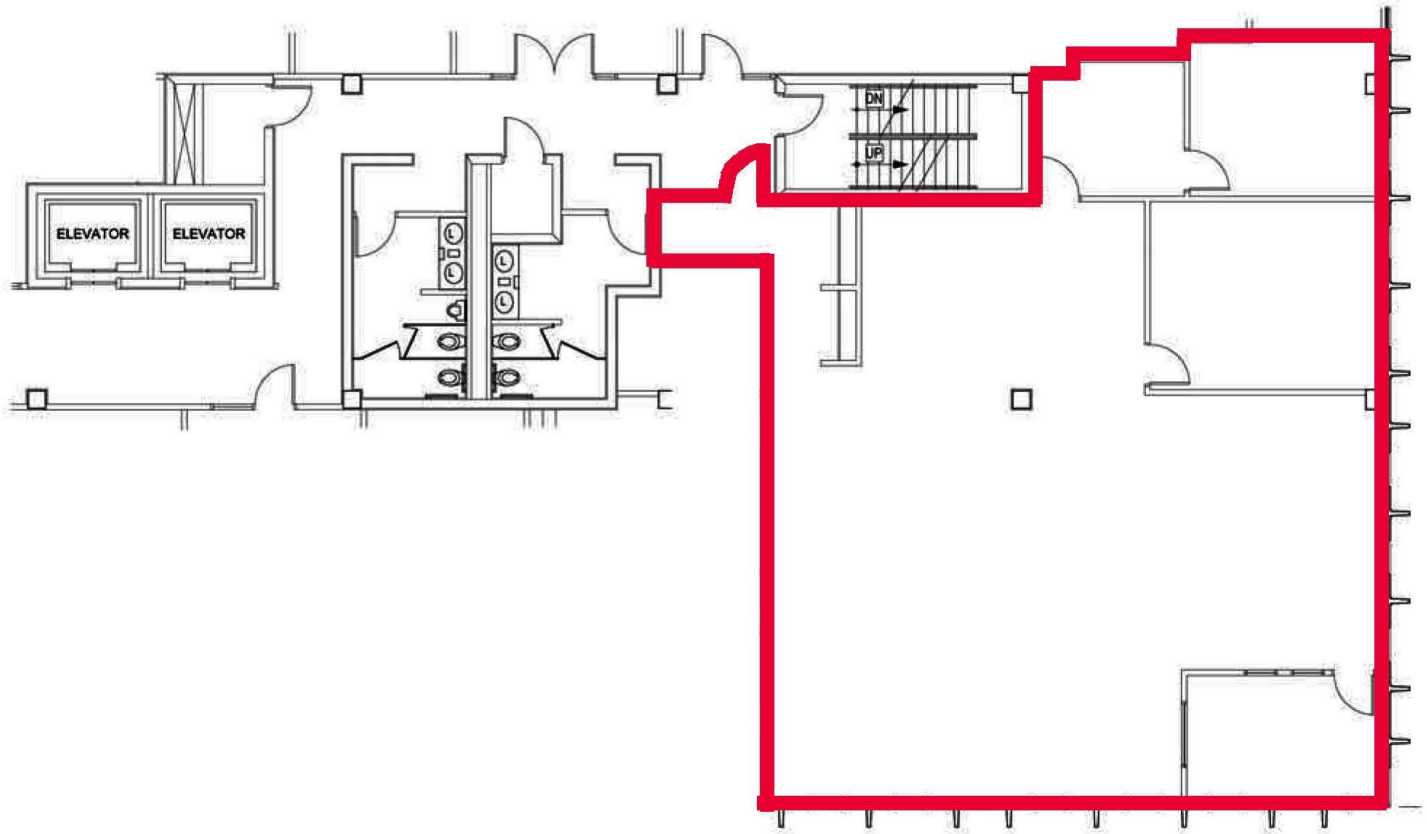
COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

7801 East Bush Lake Road - #490



Suite 490
2,841 Square Feet

COMMERCIAL REAL ESTATE

Sales | Leasing | Property Management | Development

KENDALL
COMMERCIAL

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.