

Southtown Office Park

8100-8120 Penn Avenue South, Bloomington, MN 55437



Great location and amenities!

for lease

- ▶ Near Penn Ave and American Blvd, 2 blocks from 494 and 35W, 10 minutes from airport
- ▶ Easy access to area retail, hotels and restaurants
- ▶ Onsite Property Management with US Mail, FedEx and UPS drop boxes
- ▶ Hi-tech, large training/conference rooms
- ▶ Wireless capabilities, underground heating parking, sprinklered building
- ▶ Onsite restaurant (Wally's Roast Beef)
- ▶ Bright common area with leather chairs, natural stone accents and polished floors
- ▶ Executive Suites featuring updated interiors, kitchenettes and tall ceilings



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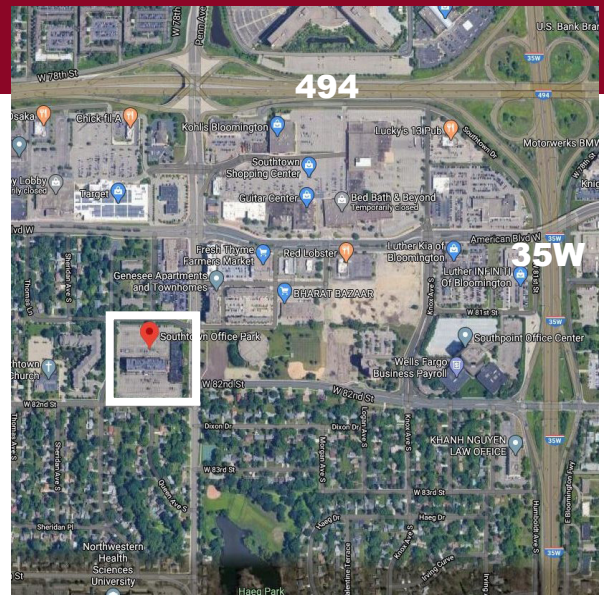
for lease

BUILDING INFORMATION

Building Size:	128,000 SF
General Use:	Office/
Year Built:	1971
Building Class:	B
Floors:	5
Parking Ratio:	4.29/1,000

LEASING INFORMATION

Lease Rate:	\$18.00-\$20.00/SF
Lease Type:	Modified Gross
Operating Expenses:	Included
Property Tax:	Included



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