



FOR LEASE

8030 BUILDING

8030 OLD CEDAR AVE S. ~ BLOOMINGTON, MN 55425



ABOUT THE AREA

Bloomington is the fifth largest city in Minnesota. It is located in Hennepin County on the north bank of the Minnesota River. Bloomington lies 10 miles south of downtown Minneapolis. As of the 2016 census the estimated population was 85,319.

Bloomington has more jobs per capita than either Minneapolis or Saint Paul, due to the United States' largest enclosed shopping center, the Mall of America, and the only IKEA in Minnesota. The headquarters of Ceridian, Donaldson Company, HealthPartners and Toro, and major operations of Express Scripts, Seagate Technologies and Wells Fargo Bank are also based in the city.

ABOUT THE BUILDING

This office center was constructed in 1968. There is an elevator for access to the second floor. The building offers a conference room and lunch room available to tenants. New HVAC and Roof in 2019.

Only six minutes to the MSP airport. One block from Metro Transit bus station, close to light rail and the Mall of America.

FEATURES

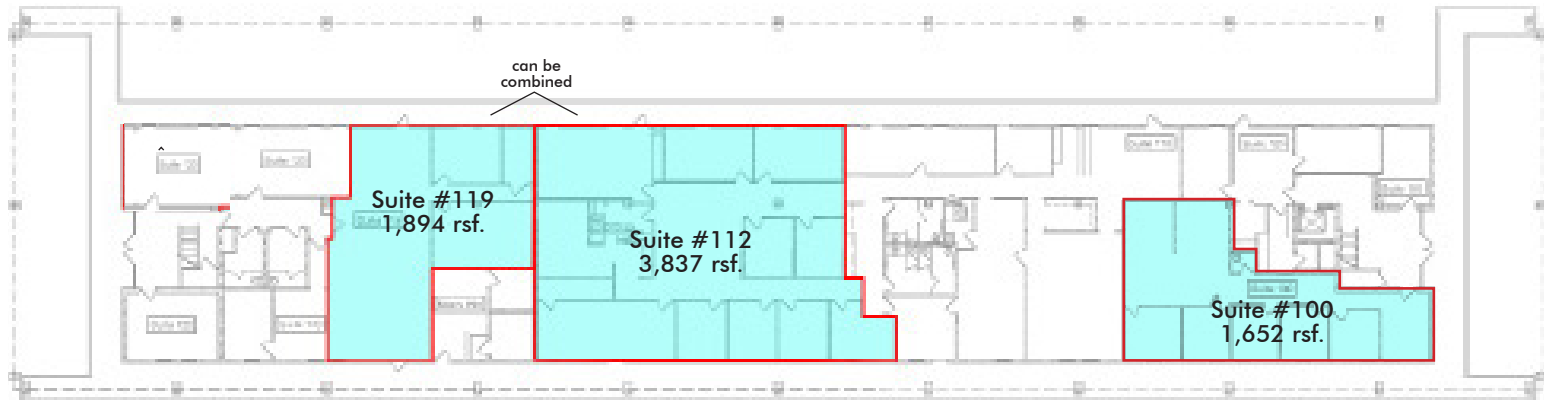
RATE:	\$11.00 psf.
PROPERTY TYPE:	Office
FLOORS:	2
YEAR BUILT:	1968 (Remodeled in 2020 & 2022)
COUNTY:	Hennepin
AVAILABILITIES:	Suite #100 – 1,657 rsf Suite #112 – 3,837 rsf Suite #119 – 1,894 rsf Suite #200 – 3,183 rsf Suite #202 – 4,890 rsf Suite #222 – 850 rsf Suite #224 – 1,532 rsf Suite #227 – 2,136 rsf Suite #229 – 600 rsf
	<div>can be combined</div> <div>can be combined</div> <div>can be combined</div>
CAM:	\$5.17 per sq. ft.
RE TAXES:	\$3.21 per sq. ft. (2020)
PID:	02-027-24-14-0004
ZONING:	Office
PARKING:	Covered and surface parking
OTHER:	<ul style="list-style-type: none">• Cedar Ave. (Hwy. 77) exposure• Building conference and lunch room• Elevator• Some covered parking• Close to many area restaurants, banks, retail and LRT (Light Rail Transit)• Walking distance to Mall of America



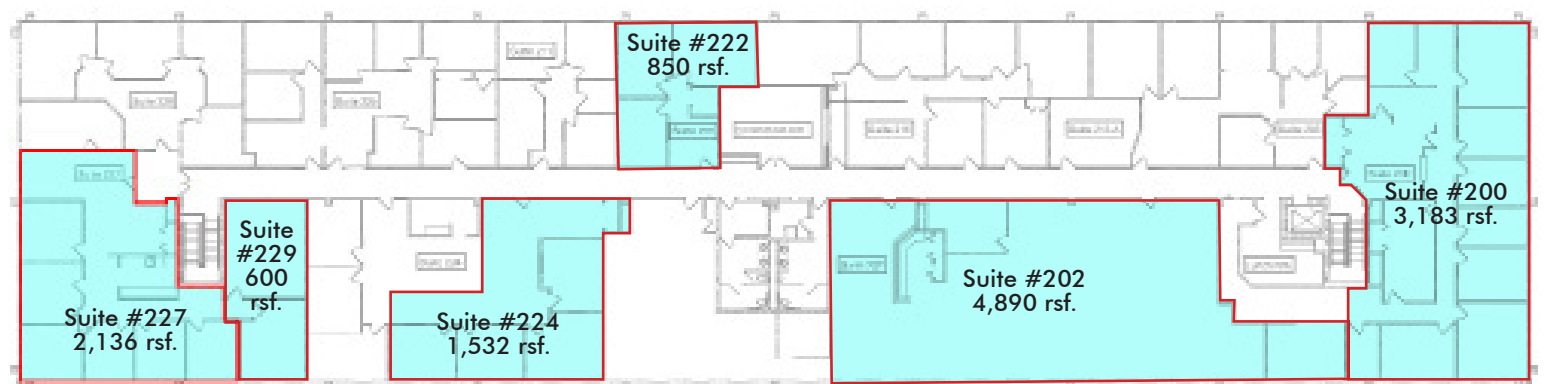
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BUILDING FLOOR PLAN AVAILABLE SPACE:

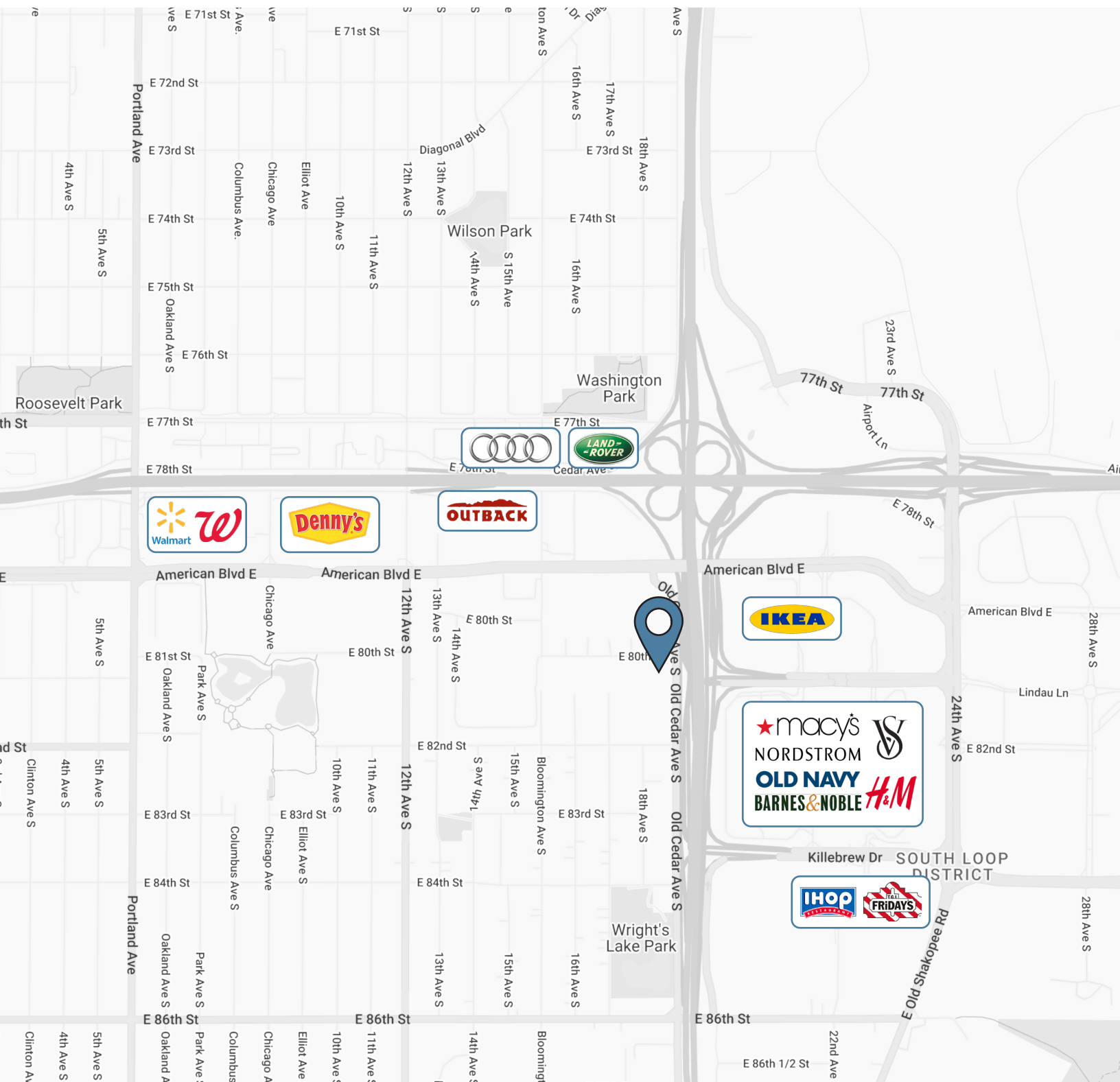
First Floor



Second Floor

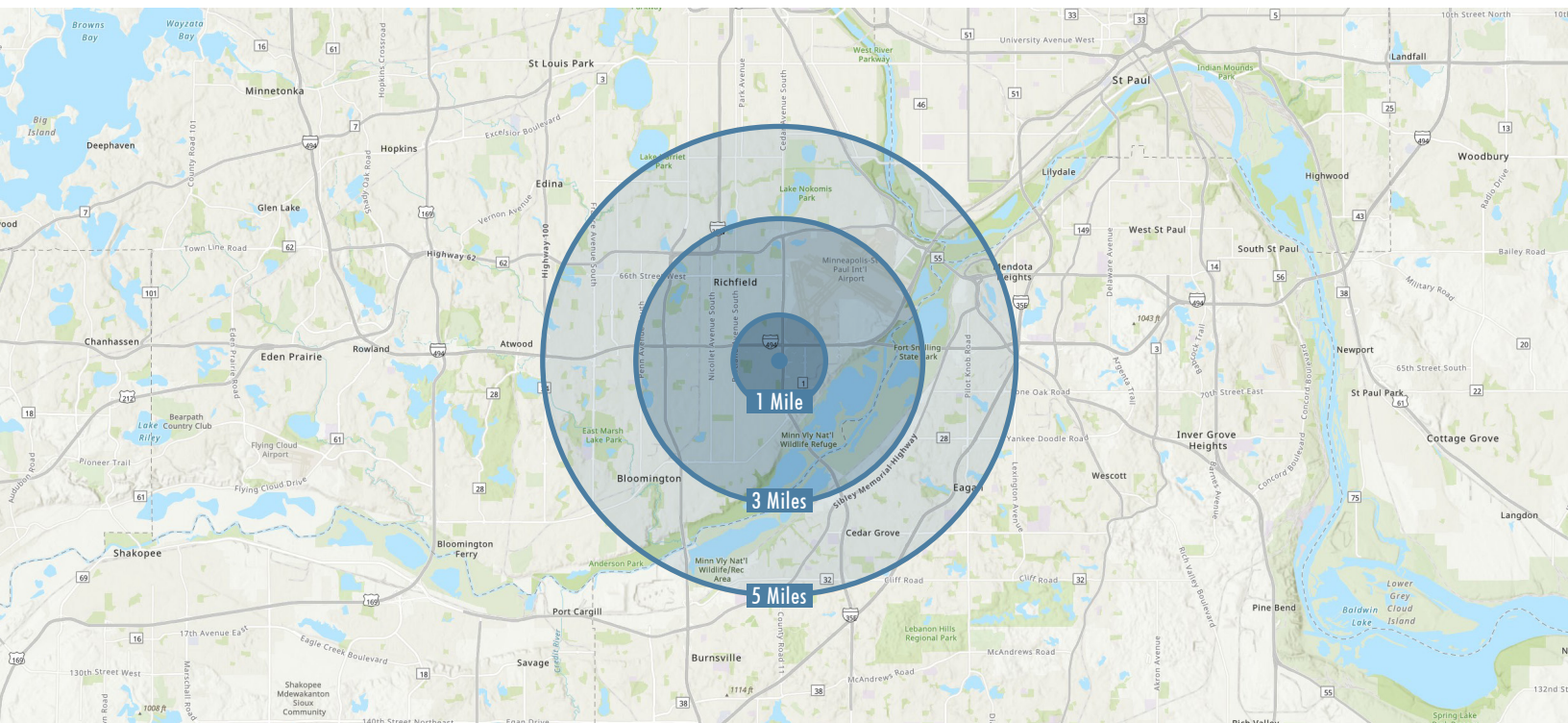


AMENITIES MAP



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DEMOGRAPHICS



2021 Summary	1 Mile	3 Miles	5 Miles
Population	11,651	67,995	235,483
Households	4,203	27,767	101,625
Families	2,521	15,654	56,385
Average Household Size	2.72	2.42	2.29
Owner Occupied Housing Units	1,778	17,368	67,724
Renter Occupied Housing Units	2,425	10,399	33,900
Median Age	33.7	39.0	40.2
Median Household Income	\$56,680	\$70,865	\$81,591
Average Household Income	\$72,216	\$86,848	\$107,185

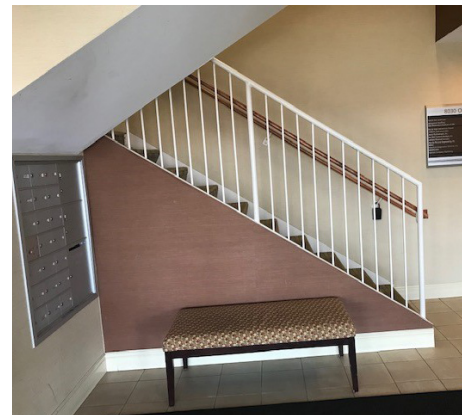


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PHOTOS



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