



FOR LEASE

8030 BUILDING

8030 Old Cedar Avenue S
Bloomington, MN 55425

Features:

Rate	\$12.00 psf net
Property Type	Office, Medical
Floors	2
Year Built	1968 (Remodeled in 2020 & 2022)
County	Hennepin
Availabilities	Suite 100 = 1,657 rsf Suite 119 = 1,894 rsf Suite 200 = 3,183 rsf Suite 202 = 4,890 rsf Suite 222 = 850 rsf Suite 224 = 615 rsf Suite 227 = 2,136 rsf Suite 229 = 600 rsf
(Individual floor plans available upon request.)	
CAM / Tax	\$6.22 / \$3.25 psf (est. 2025)
PID	02-027-24-14-0004
Parking	Surface parking (some covered)
Other	<ul style="list-style-type: none"> ◆ Hwy 77 exposure ◆ Minutes to MSP Airport and Mall of America ◆ Building conference room, lunch room and elevator.



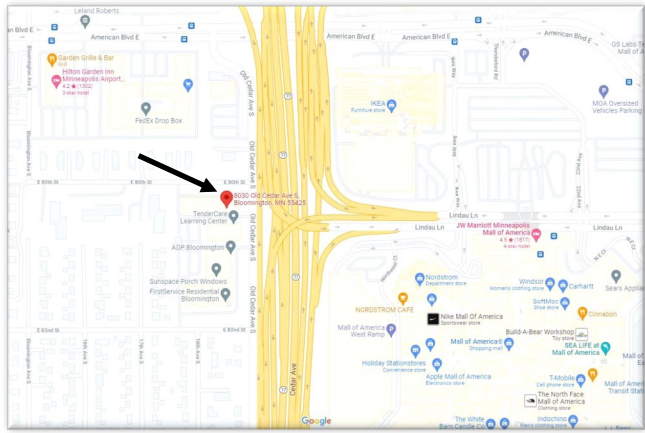
About The Building:

This office center was constructed in 1968 and remodeled in 2020 and 2022. There is an elevator for access to the second floor. The building offers a conference room and lunch room for tenant use. HVAC and roof were replaced in 2019.

About The Area:

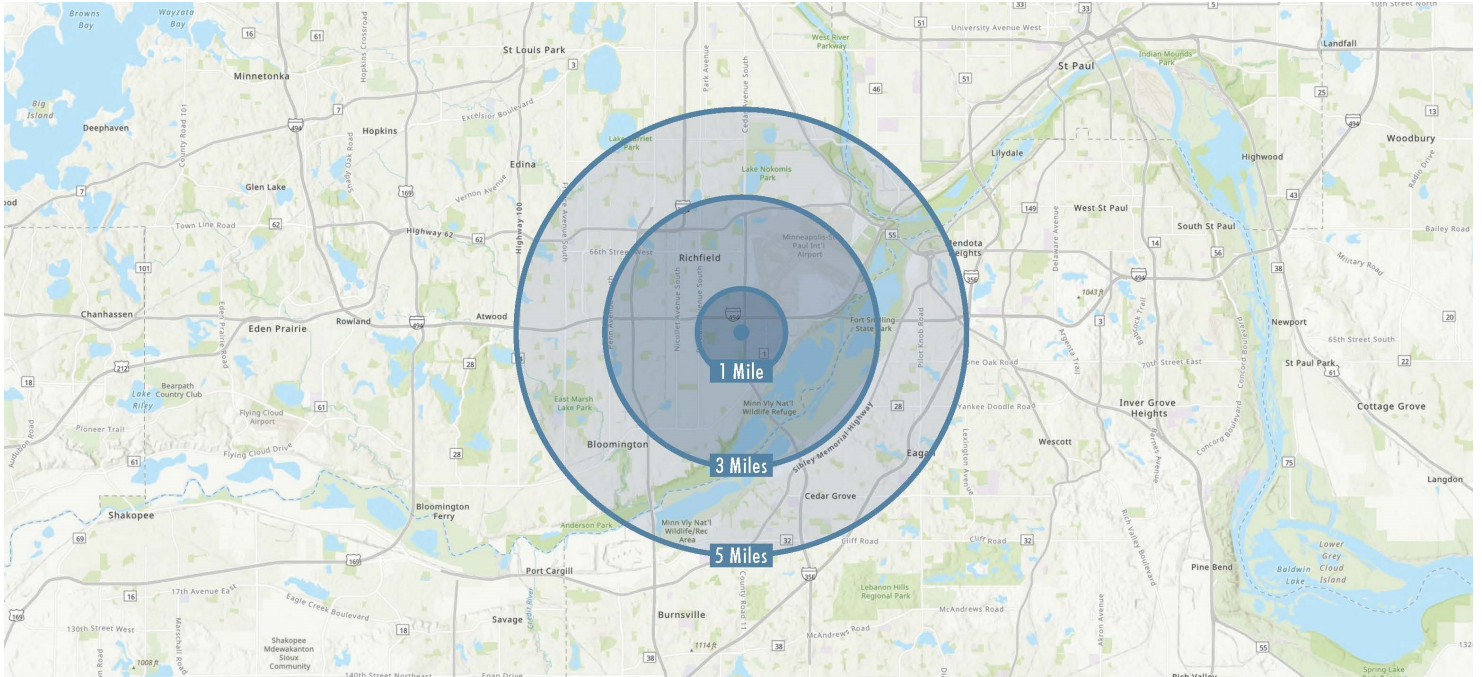
Bloomington is the fifth largest city in Minnesota. It is located in Hennepin County on the north bank of the Minnesota River. Bloomington is 10 miles south of downtown Minneapolis. As of the 2021 census, the population was 89,300.

Bloomington has more jobs per capita than either Minneapolis or St. Paul due in large part to the Mall of America. The headquarters for Ceridian, Donaldson Company, HealthPartners and Toro as well as operations for Seagate and Wells Fargo are based in Bloomington.



JBL COMPANIES
3440 Federal Drive, Suite 250, Eagan, MN 55122 | Phone: 651-686-0212 | jbroker@jblcompanies.com | jblcompanies.com

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

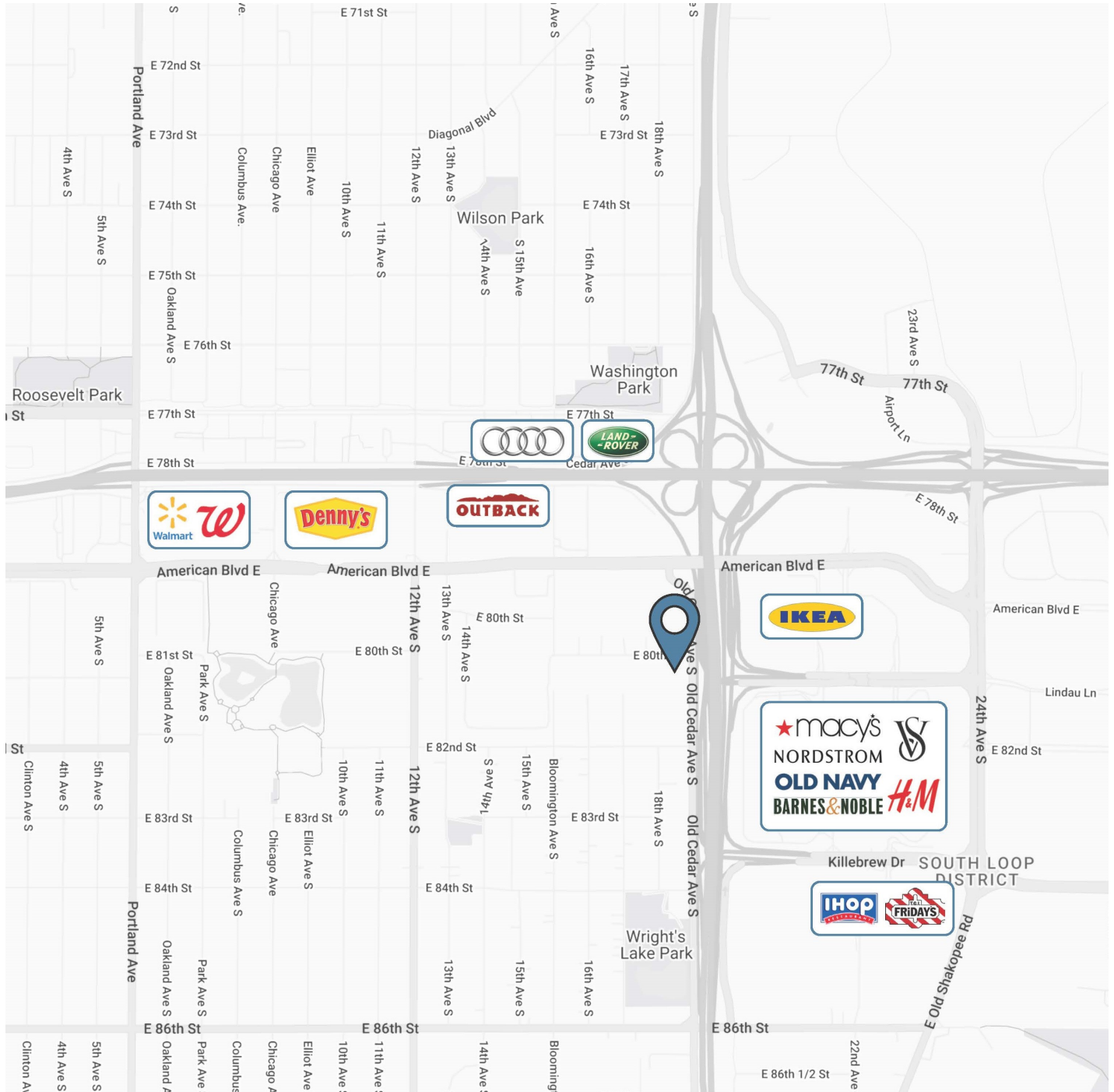


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NEARBY AMENITIES



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