

WELSH

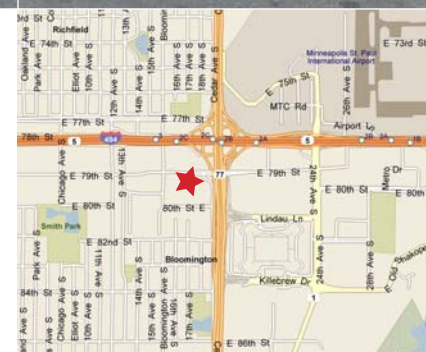
INNOVATION FROM THE GROUND UP



For Sublease

Bluegreen Vacations
1701 American Boulevard E
Bloomington, Minnesota

- 18,262 square feet available
- End-cap suite with excellent glass line
- Ample parking
- Convenient location - minutes from the Mall of America and the Minneapolis/St. Paul International Airport
- Convenient access to Highway 77, I-494 & I-35W
- Excellent visibility from American Boulevard

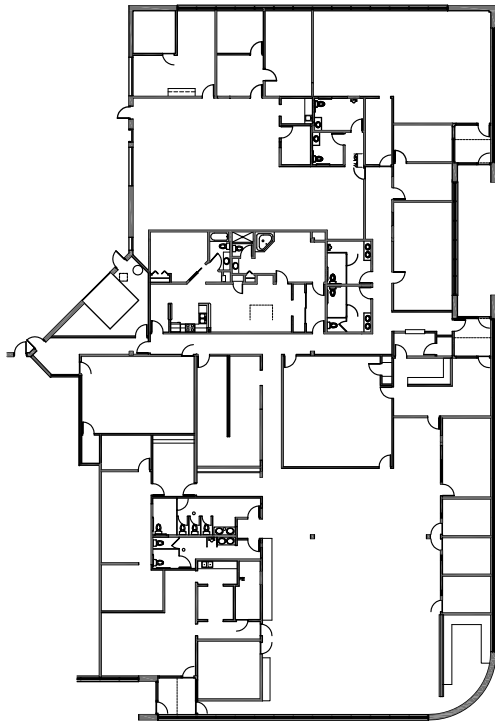
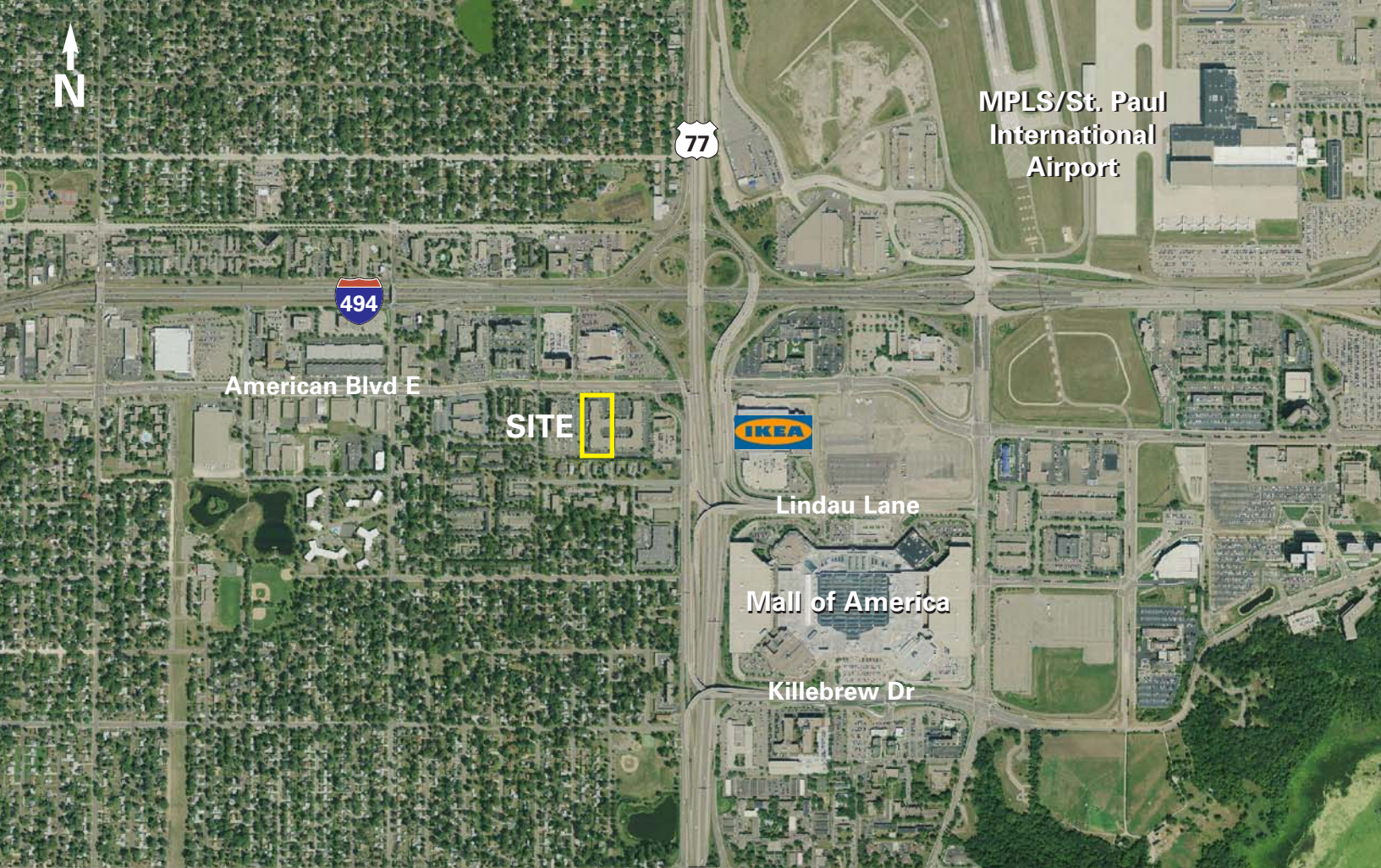


For more information contact:

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Bluegreen Vacations For Sublease

Building Address:	1701 American Blvd E Bloomington, Minnesota
Building Square Feet:	53,758 square feet total
Currently Available: Suite 19:	18,262 square feet of office • Space is divisible
Net Rental Rates:	\$7.00 psf office
Year Built:	1985
Sublease Term:	Short or long term
Parking Ratio:	3.2:1,000 SF
2010 (est.) CAM & Real Estate Taxes:	\$1.84 psf for CAM <u>\$2.48 psf for Real Estate Taxes</u> \$4.32 psf total
Amenities:	<ul style="list-style-type: none">• Flexible sublessor• Great access to Highway 77, I-494 & I-35W• Minutes from the Mpls/St. Paul International Airport & the Mall of America• Furniture available

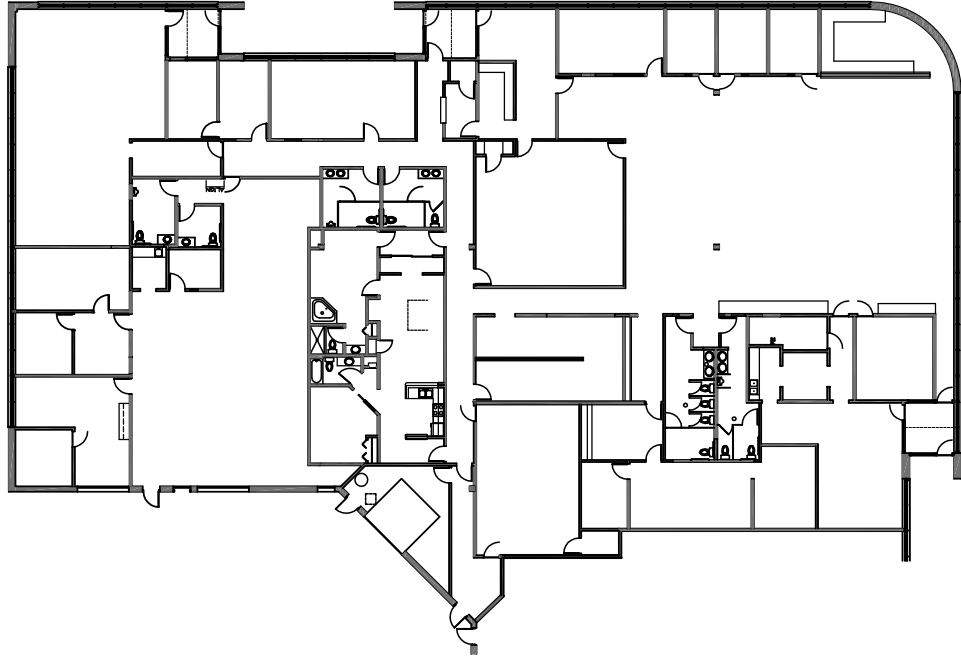
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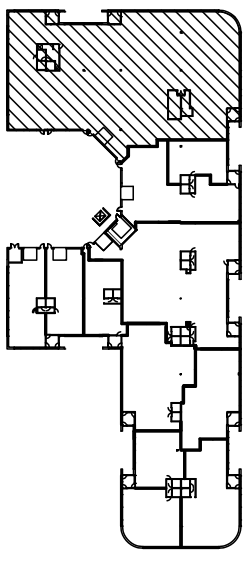
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CEDAR BUSINESS CENTER



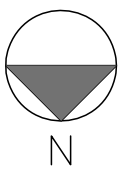
1 SUITE #19
1 1701 BUILDING

NOT TO SCALE



2 LOCATION KEY
1

NOT TO SCALE



BDH&YOUNG
SPACE DESIGN

NAIWELSH
Commercial Real Estate Services, Worldwide.

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