

WELSH

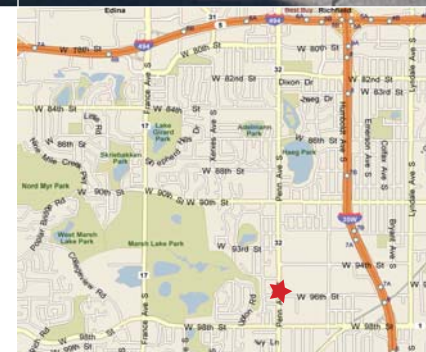


INNOVATION FROM THE GROUND UP

For Lease

Lieberman Companies Building
9549 Penn Avenue S
Bloomington, Minnesota

- 75,434 total building square feet
- Excellent access to Interstates 35W and 494
- High visibility on Penn Avenue
- Great Corporate Image
- Many space configurations available
- Ample parking
- Dock and drive-in loading
- 8 Miles to MSP International Airport
- 100% air conditioned
- Heavy power and compressed air throughout



For more information contact:

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Ted Carlson, CCIM, SIOR
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NAIWELSH



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Lieberman Companies Building For Lease

Building Address:

9549 Penn Avenue South
Bloomington, Minnesota

Ryan Krzmarzick

- 952.897.7746
- rlk@welshco.com

Building Square Feet:

75,434 square feet total

Available:

75,434 square feet total
12,987 square feet of office
27,313 square feet of tech
35,134 square feet of warehouse

- Many different suites available from 1,000 - 75,000 sf

Ted Carlson, CCIM, SIOR

- 952.897.7788
- tcarlson@welshco.com

Loading:

Six (6) dock high doors
Two (2) drive-in doors

www.welshco.com

Ceiling Height:

17' - 21' clear

4350 Baker Road, Suite 400

Net Rental Rates:

\$8.25 psf for office
\$6.25 psf for tech
\$4.25 psf for warehouse

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

**2009 (est.) CAM &
Real Estate Taxes:**

\$1.15 psf CAM
\$1.29 psf Real Estate Taxes
\$2.44 psf total

Year Built:

1961-1977

Comments:

- Excellent access and visibility to Interstates 35W and 494
- Ample parking
- Many space configurations available
- Close to local retail amenities
- Local, on-site ownership

Existing Layout

