

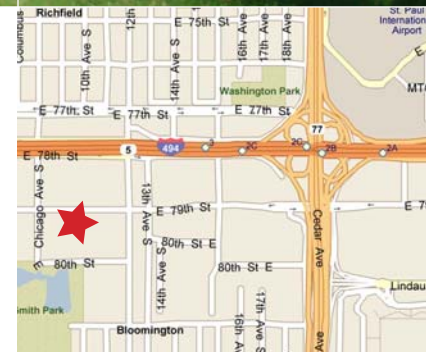


INNOVATION FROM THE GROUND UP

## For Lease

Olympia Business Center  
1325 - 1425 American Blvd. E.  
Bloomington, Minnesota

- 2-building, 54,355 square foot office/warehouse complex
- Truck high loading docks and grade level drive-in doors
- Minutes from Minneapolis - St. Paul International Airport
- Outstanding location - with great access to I-494, Hwy 77 and I-35W
- Excellent visibility to American Blvd. E.
- Close proximity to the Mall of America
- Professionally owned and managed



For more information contact:

Judd Welliver  
952.897.7854  
jwelliver@welshco.com

Eric Rossbach  
952.897.7872  
ejr@welshco.com

Minneapolis/St. Paul  
International Airport

MINNESOTA  
77

494



Split Rock Grille



American Blvd E.



SITE



IKEA

Lindau Lane

Mall of America

Killebrew Dr.

For more information contact:

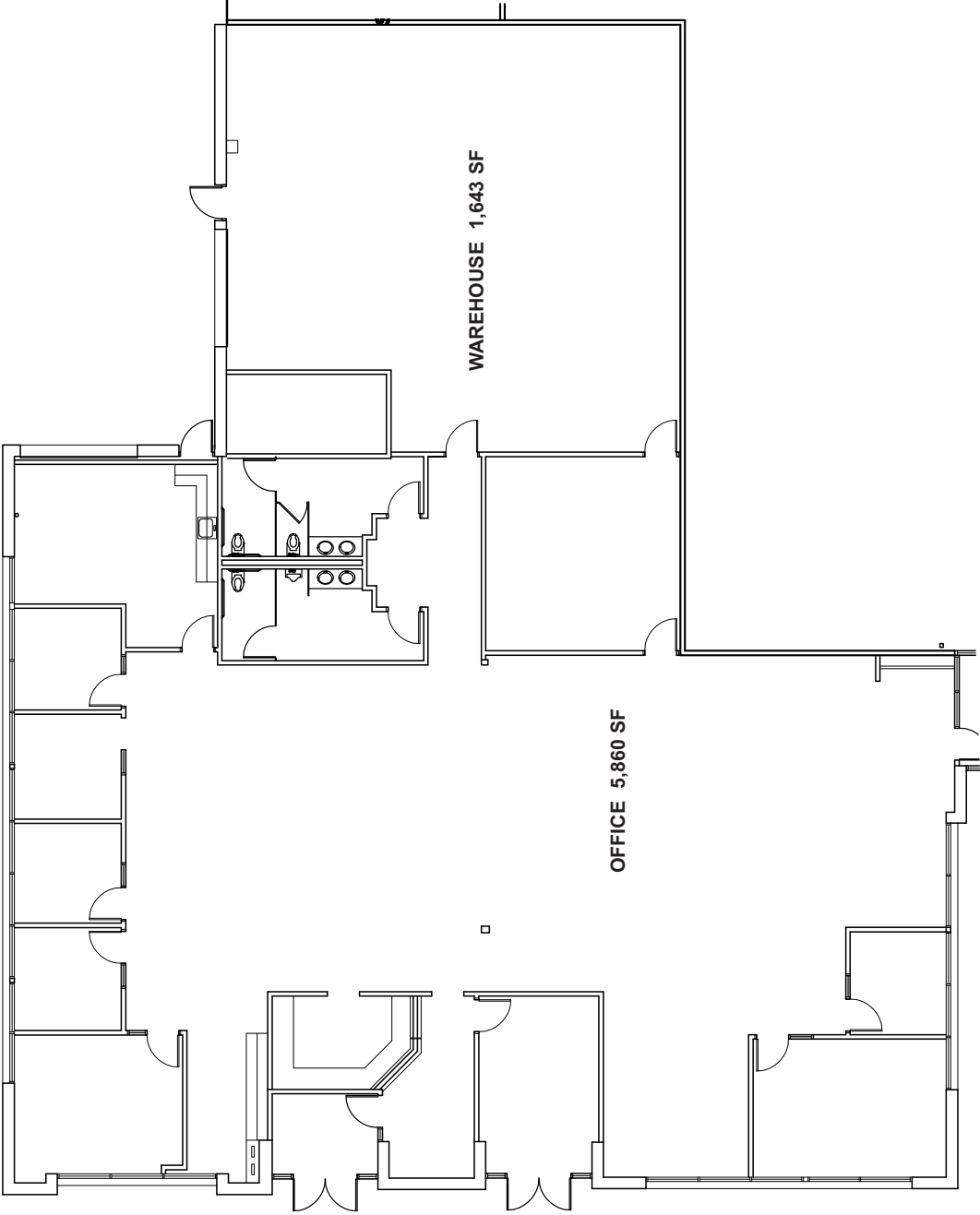
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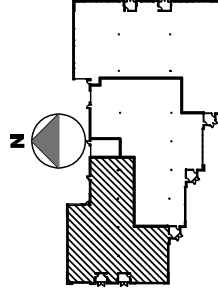


## Olympia Business Center For Lease

<b>Building Address:</b>	1425 American Blvd East Bloomington, Minnesota	<b>Judd Welliver</b> <ul style="list-style-type: none"><li>• 952.897.7854</li><li>• <a href="mailto:jwelliver@welshco.com">jwelliver@welshco.com</a></li></ul>
<b>Building Square Feet:</b>	26,625 square feet total	
<b>Currently Available:</b>		
<b>Suite 8:</b>	1,746 square feet of warehouse <ul style="list-style-type: none"><li>• One (1) 10' x 10' drive-in door</li></ul>	<b>Eric Rossbach</b> <ul style="list-style-type: none"><li>• 952.897.7872</li><li>• <a href="mailto:ejr@welshco.com">ejr@welshco.com</a></li></ul>
<b>Suite 4:</b>	7,503 square feet total 5,860 square feet of office 1,643 square feet of warehouse <ul style="list-style-type: none"><li>• One (1) 10' x 10' drive-in door</li><li>• End cap suite</li></ul>	<b>www.welshco.com</b>
<b>Suites 8 &amp; 4:</b>	9,249 square feet total 5,860 square feet of office 3,389 square feet of warehouse <ul style="list-style-type: none"><li>• Two (2) 10' x 10' drive-in doors</li></ul> (Potential for additional drive-in door)	4350 Baker Road, Suite 400 Minnetonka, MN 55343 Tel: 952.897.7700 Fax: 952.842.7700
<b>Ceiling Height:</b>	14'	
<b>Year Built:</b>	1983	
<b>Net Rental Rates:</b>	\$9.00 psf office \$4.50 psf warehouse	
<b>2010 (est.) CAM &amp; Real Estate Taxes:</b>	\$1.88 psf for CAM <u>\$2.32 psf for Real Estate Taxes</u> \$4.20 psf total	
<b>Comments:</b>	<ul style="list-style-type: none"><li>• 100% sprinklered</li><li>• Tenant spaces are build-to-suit</li><li>• Adequate tenant and visitor parking</li><li>• Exhaust system</li><li>• Floor drains</li><li>• Multiple suite entrances</li></ul>	



1 SUITE #4 7,903 SF  
 1 OLYMPIA BUSINESS CENTER 1401 BUILDING  
 3/32" = 1'-0"



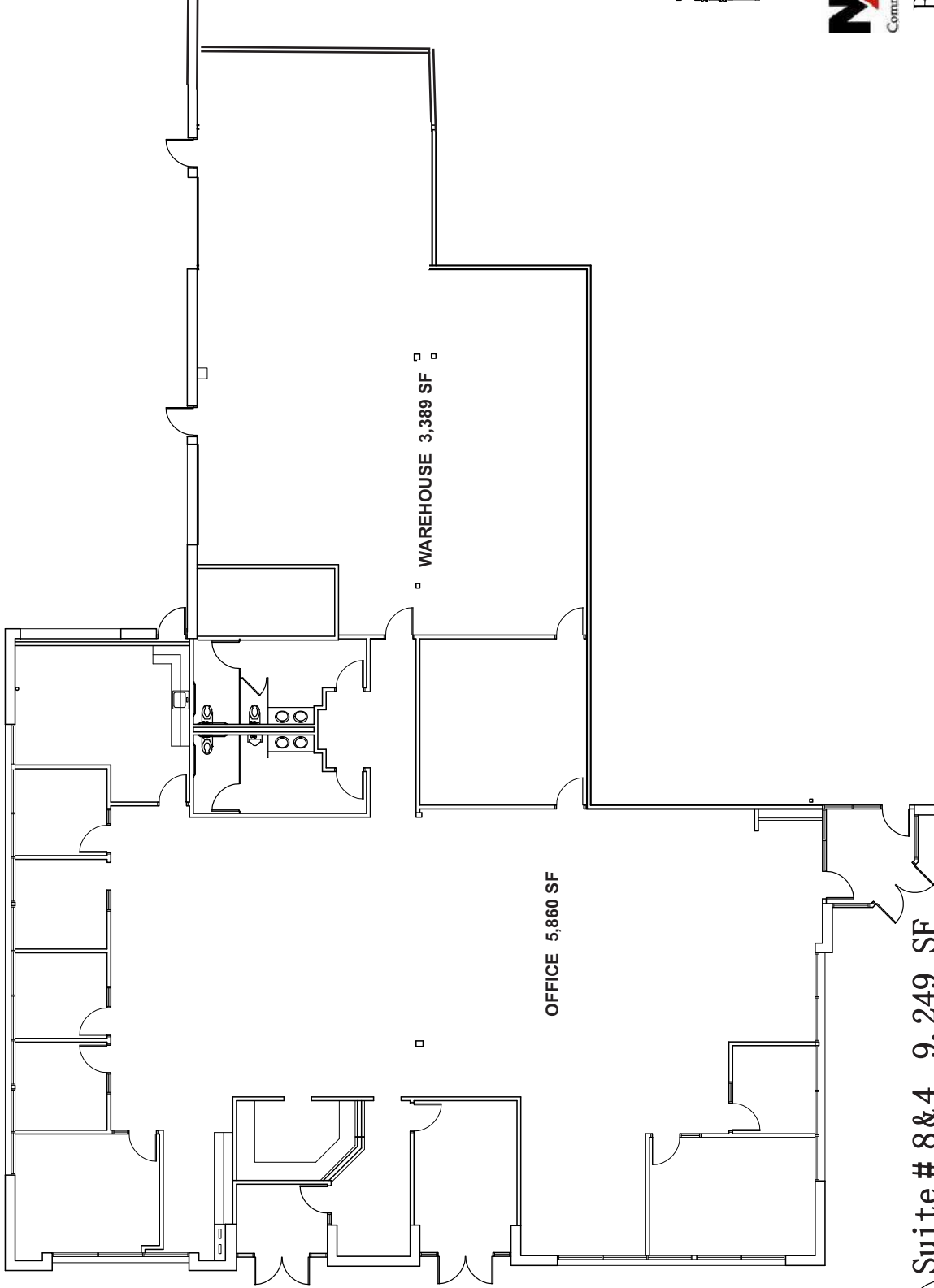
**NAI WELSH**

Commercial Real Estate Services, Worldwide.

**BDH&YOUNG**

S P A C E D E S I G N

4510 West 77th Street, Suite 101, Edina, Minnesota 55435  
 952-893-9020 Fax 952-893-9299  
 www.bdhyoung.com

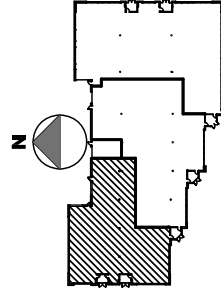


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**Suite # 8 & 4 9, 249 SF**

OLYMPIA BUSINESS CENTER 1401 BUILDING

NOT TO SCALE



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**BDH&YOUNG**  
SPACE DESIGN

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