



MINNESOTA VALLEY BUILDING

10800 Normandale Blvd | Bloomington, MN 55437

Sublease Space Available - 4,105 SF Office/Warehouse

Highlights and Features:

- Located in the Minnesota Valley Building
- Immediate access and visibility to Old Shakopee Road and Normandale Blvd
- Minutes to/from Hwy 169, I-494, and I-35W
- 3 offices
- Conference room
- 18' clear height
- Ample parking
- Short term storage space or longer-term deal available
- Shared loading dock/drive-in
- Zoning: Industrial Park (IP & I-1)
- Visible by 24,657 vehicles per day

Available for Sublease:

- Suite: 10812: 4,105 sf (approx. 935 sf office, approx. 3,170 sf warehouse)
- Sublease: original term through 7/31/25
- CAM & Taxes: \$1,594.43/monthly (\$4.66 psf)
- Lease Rate: Negotiable



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