

OFFICE SPACE FOR SUBLEASE

3311 E Old Shakopee Road, Bloomington, MN

48,630 RSF | Divisible to 17,630 RSF | Thru 7/31/2028 | Plug-n-Play



TRANSWESTERN

REAL ESTATE
SERVICES



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BUILDING PLANS

For Sublease - Floor 4



- 48,630 RSF - Divisible to 17,630 RSF
- Plug-n-play, furniture included
- Full floor includes 205 cubicles, 30 private offices, conference rooms, bathrooms, wellness rooms, and a beautiful outdoor patio on the top floor with unmatched views of the river valley

AREA HIGHLIGHTS

Scenic Setting



PRIME LOCATION

Located within minutes of downtown Minneapolis and St. Paul



HIKING TRAILS

45+ miles of hiking, biking, snowshoeing, and cross country skiing



NATURE VIEWS

Located next to the Minnesota River

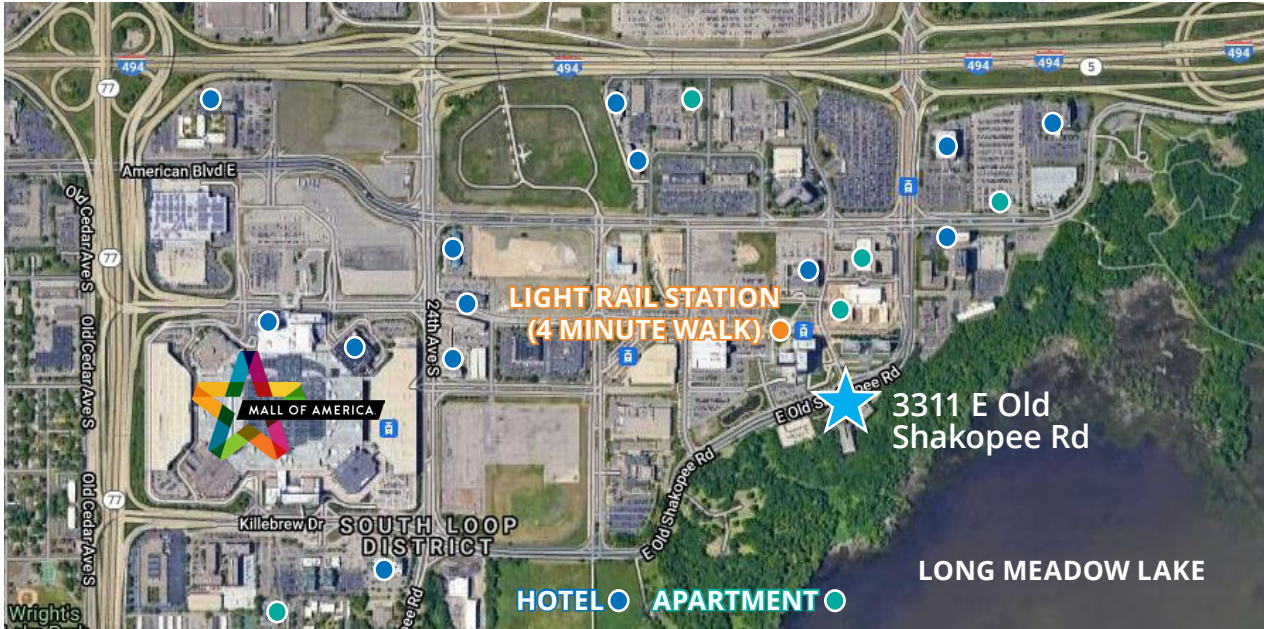
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PROPERTY SPECIFICATIONS



Location Map



Building Information

- Address: 3311 E Shakopee Road, Bloomington, MN 55425
- Building: 195,416 SF
- Year Built: 1998
- Floors: 5
- Parking: ratio of 3.8/1,000 SF, covered and surface parking
- Building amenities include fitness center, game room, cafe, conference rooms, and outdoor patio



Rates

- Negotiable
- Sublease through 7/31/2028
- Executive parking available at \$195 per stall per month

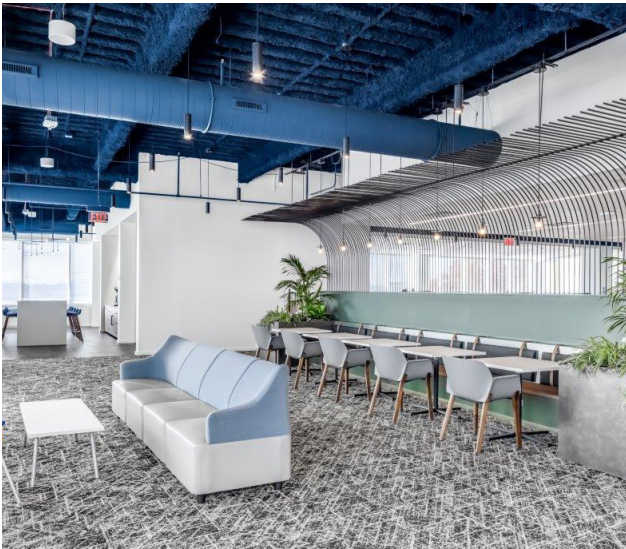


Space Details

- 48,630 RSF divisible to approx. 17,630 SF - 4th floor
- Plug-n-play, furniture included
- Brand-new space with high-end finishes
- Private balcony
- Space includes 205 cubicles, 30 private offices, conference rooms, bathrooms, wellness rooms, and more

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SPACE PHOTOS



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