

OFFICE FOR LEASE

SUPERIOR AMENITIES. SMART VALUE.

3500/3600 AMERICAN BOULEVARD WEST
BLOOMINGTON, MINNESOTA 55431

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NORTHLAND CENTER

NORTHLANDCENTERMN.COM



FOR
INFO

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PROPERTY HIGHLIGHTS

- ▶ Two-building, 465,000 sq. ft. Class A office park
- ▶ Located in the heart of the SW suburban office market at the intersection of I-494 and France Avenue
- ▶ Abundant nearby shopping, dining and hospitality options
- ▶ Major building renovations recently completed including lobbies, hallways, concourse level, training rooms & cafeteria
- ▶ LEED Silver certified and ENERGY STAR rated, providing for a healthier environment and lower operating costs
- ▶ Large 13 acre site visible along I-494
- ▶ Convenient highway access in all directions
- ▶ Unmatched building amenity package

BUILDING HIGHLIGHTS

- ▶ Year Built - 1981-1983
- ▶ Number of Floors - Seven (7)
- ▶ Abundant nearby shopping, dining and hospitality options
- ▶ Net Rental Rate - \$15.00-\$16.00 per sq.ft.
- ▶ 2017 Operating Expenses & Taxes:
 - ▶ Operating Expenses \$ 7.91
 - ▶ Real Estate Taxes \$ 4.09
 - ▶ Total \$ 12.00
- ▶ Minimum Divisible - 1,500 sq.ft.
- ▶ Maximum Contiguous - 27,712 sq.ft.

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SPACE AVAILABLE

Click Suite to View Floorplan

3500 Northland Center

Suite Number	Square Footage
130	7,181
430	4,611

3600 Northland Center

Suite Number	Square Footage
52	2,712
225	4,933
275	2,017
360	3,370
425	4,685
600	13,132
670	9,306
750	9,422



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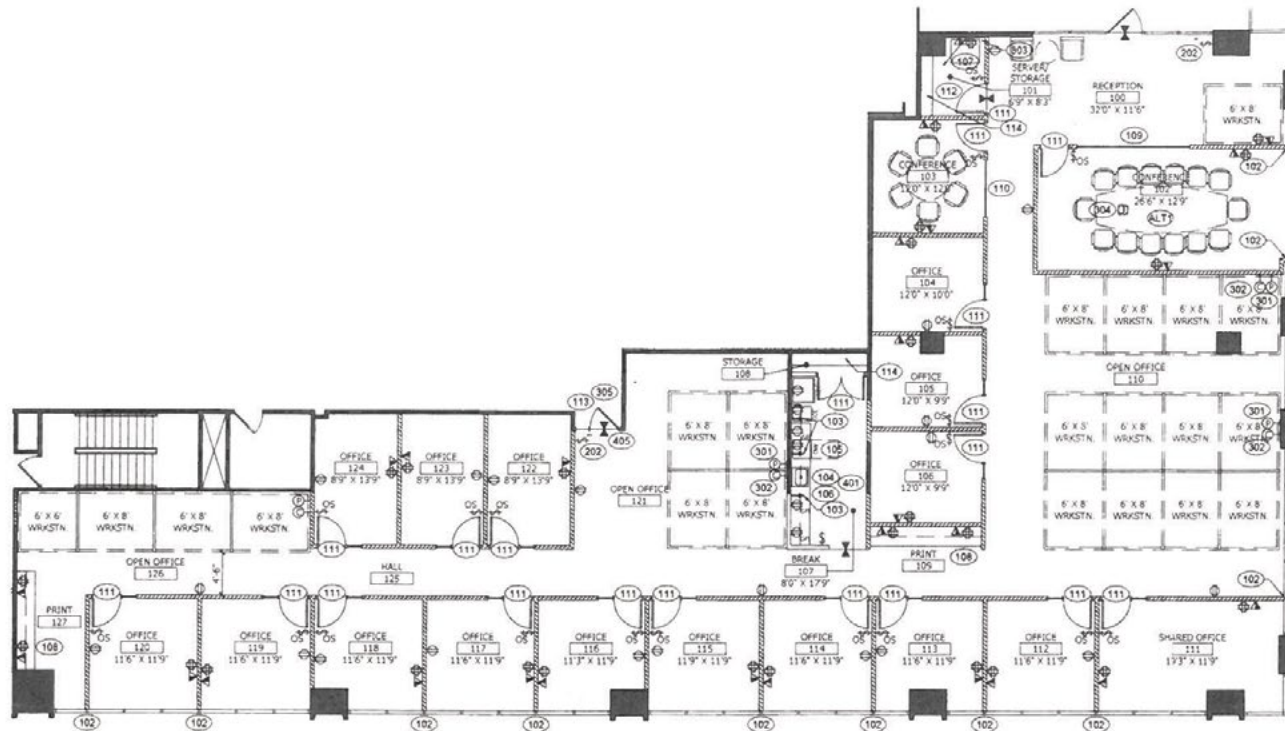
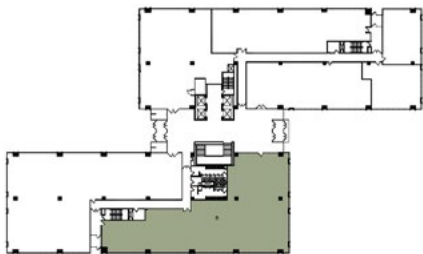
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3500 Building | Suite 130

7,181 RSF



Key Plan - 1st Floor



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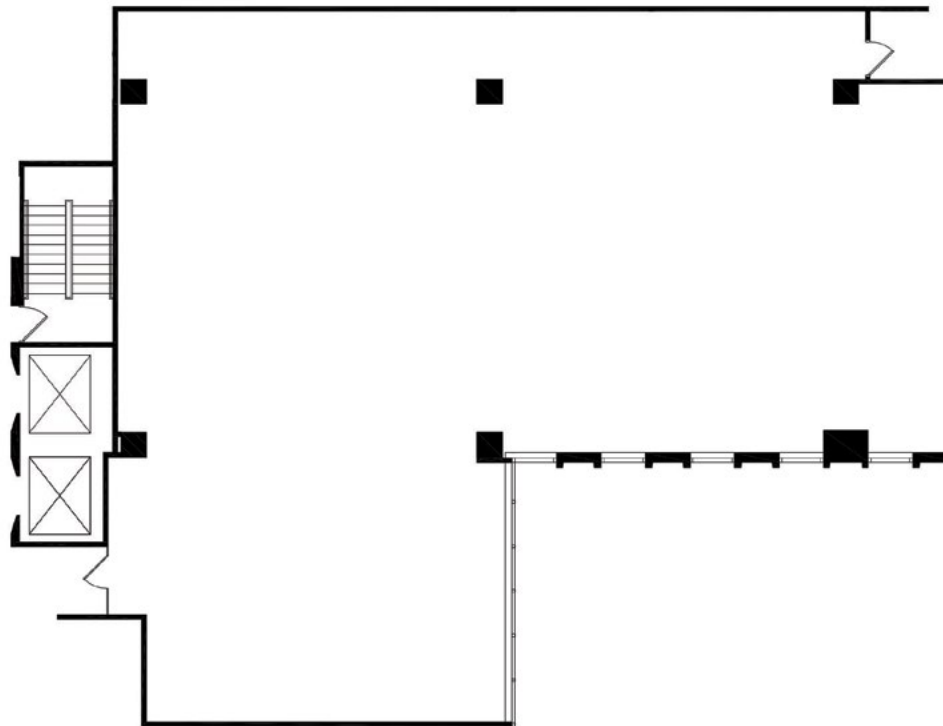
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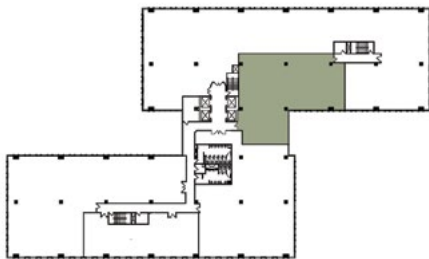
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3500 Building | Suite 430
4,611 RSF



Key Plan - 4th Floor



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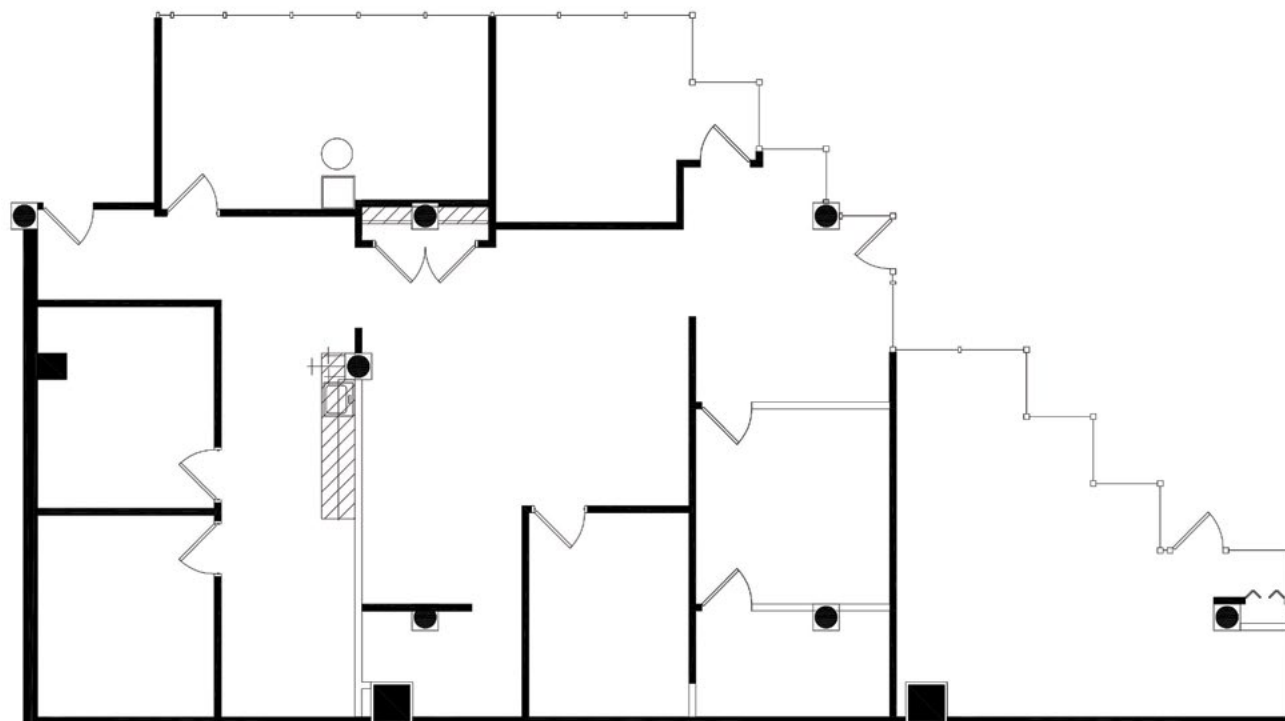


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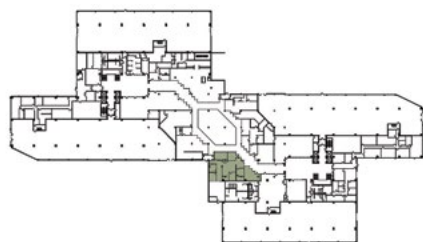
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3600 Building | Suite 52

2,712 RSF



Key Plan - Lower Level



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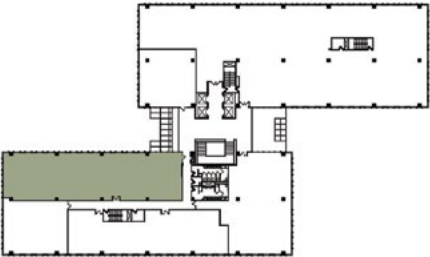
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3600 Building | Suite 225
4,933 RSF



Key Plan - 2nd Floor



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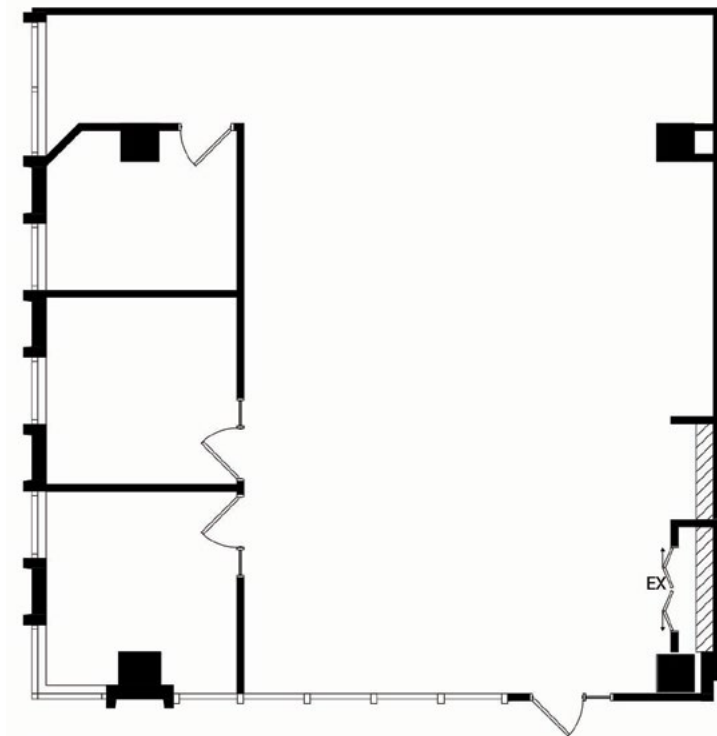
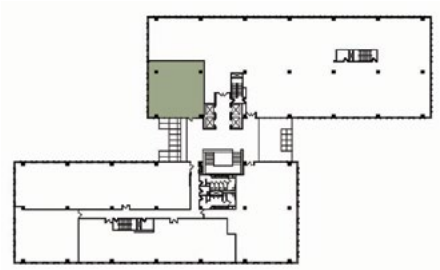
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3600 Building | Suite 275
2,017 RSF



Key Plan - 2nd Floor



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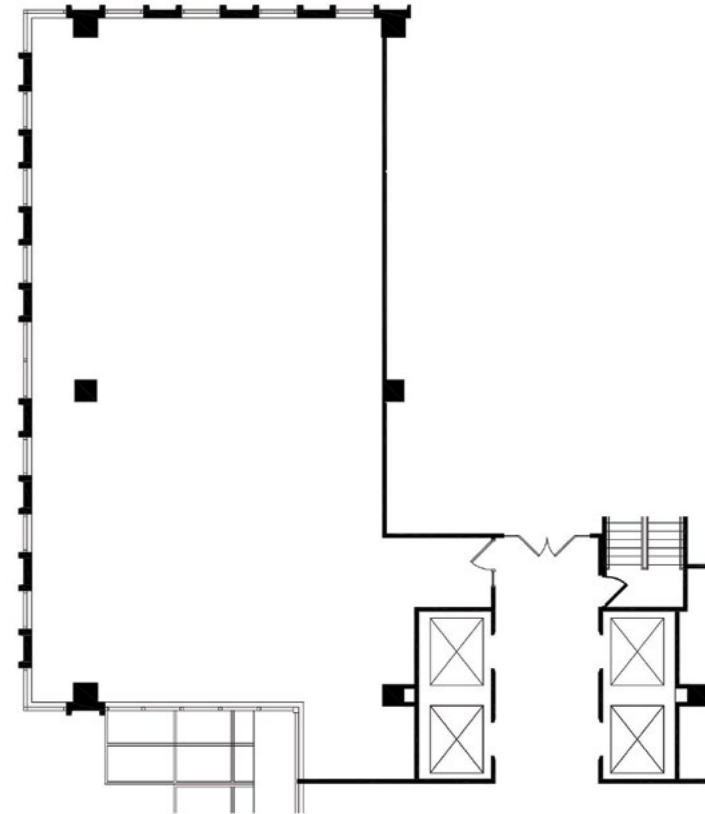
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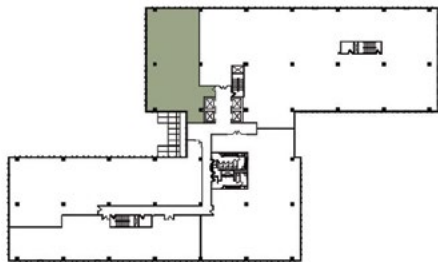
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3600 Building | Suite 360
3,370 RSF



Key Plan - 3rd Floor



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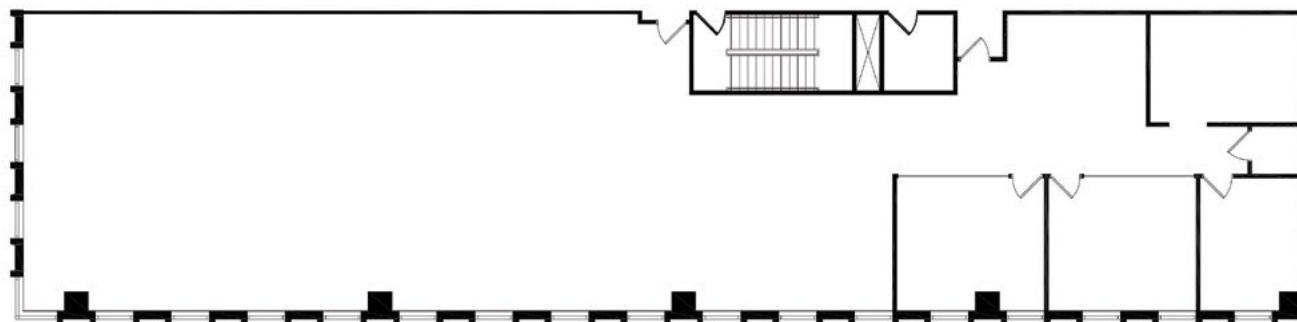
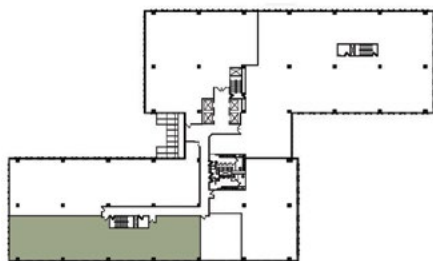
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3600 Building | Suite 425

4,685 RSF



Key Plan - 4th Floor



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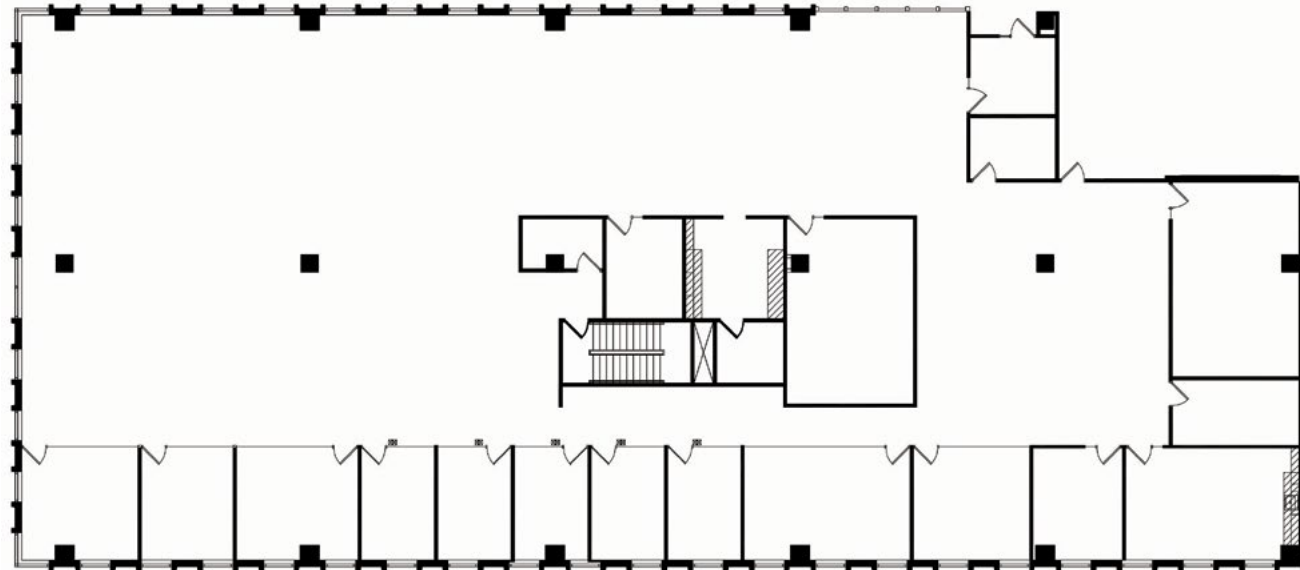
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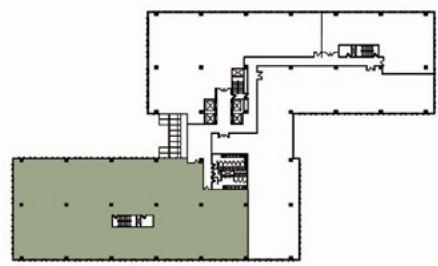
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3600 Building | Suite 600

13,132 RSF



Key Plan - 6th Floor



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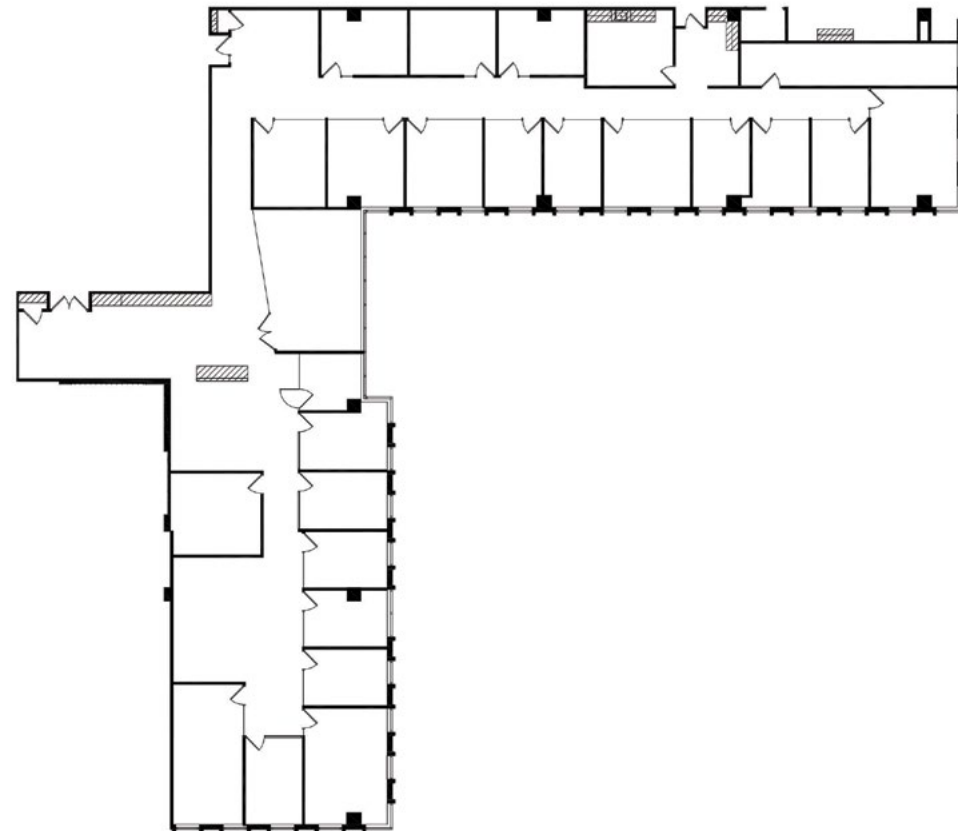


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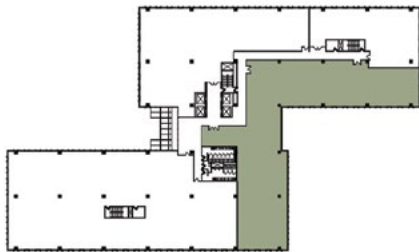
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3600 Building | Suite 670
9,306 RSF



Key Plan - 6th Floor



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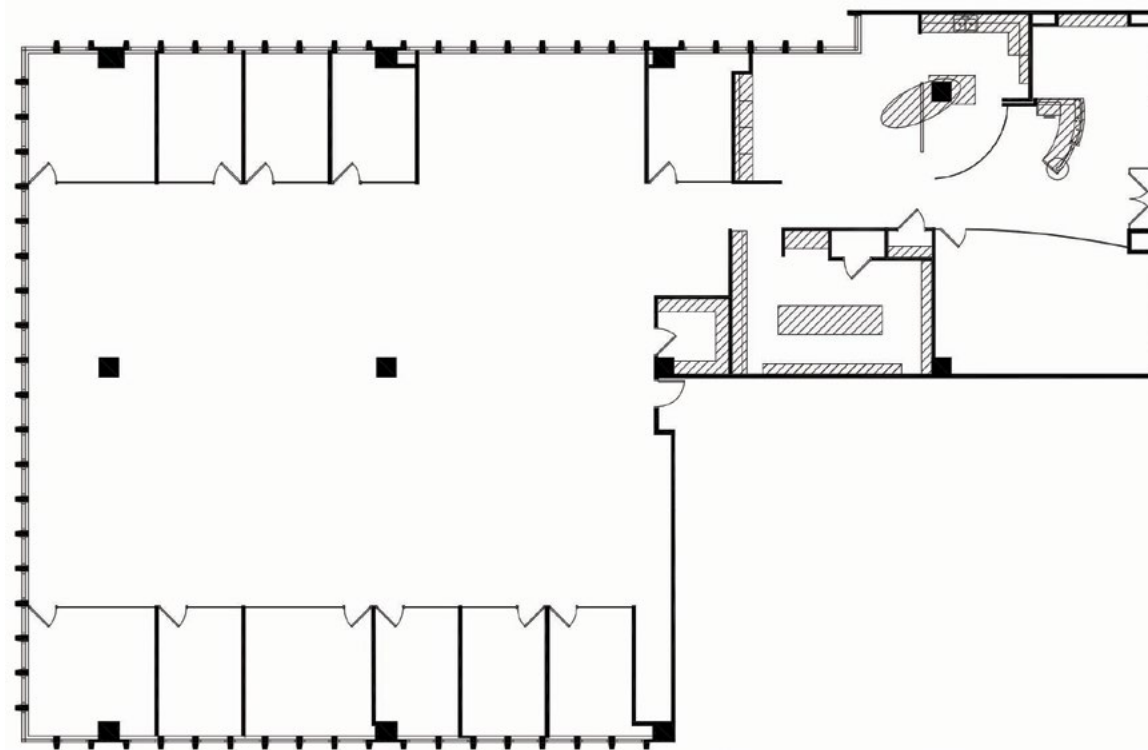
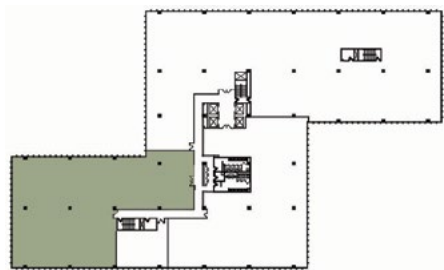
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3600 Building | Suite 750

9,422 RSF



Key Plan - 7th Floor



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BUILDING AMENITIES

- ▶ Full-service cafe offering breakfast, lunch and catering
- ▶ Training & conference rooms, accommodating up to 100 people
- ▶ 5,000 sq. ft. fitness center with group exercise studio, Fitness On Demand workouts, lockers & showers
- ▶ Full-service hair salon
- ▶ Drycleaning and shoe repair services
- ▶ On-site property managers & building engineers
- ▶ Sky-lit atrium lounge with free WiFi
- ▶ Security guard/building ambassador
- ▶ Climate-controlled garage parking
- ▶ On-site car wash and auto spa
- ▶ Free covered parking
- ▶ ATM
- ▶ UPS and FedEx dropboxes
- ▶ Ink/toner service center
- ▶ 20,000 sq. ft. Concourse level offering spacious, naturally lit public areas
- ▶ Bocce Ball court and Bag Toss
- ▶ Outdoor plaza with high-top tables, umbrellas, and soft seating

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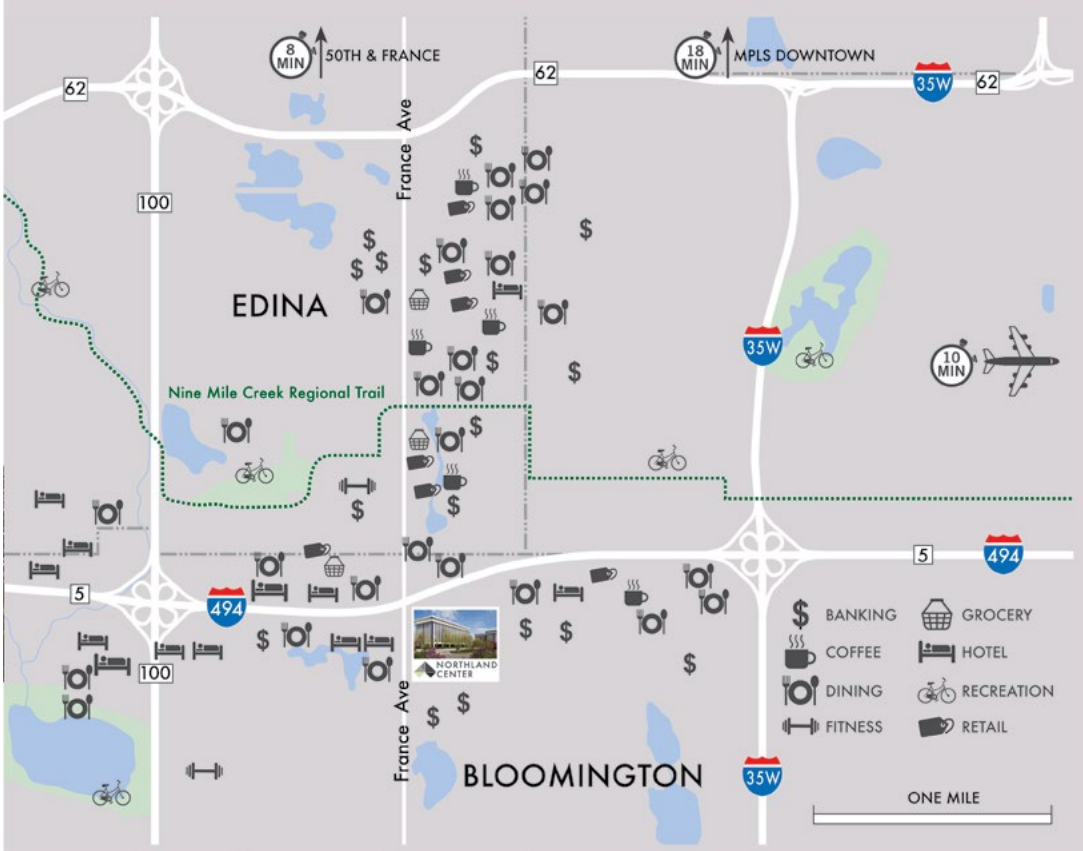
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MAP



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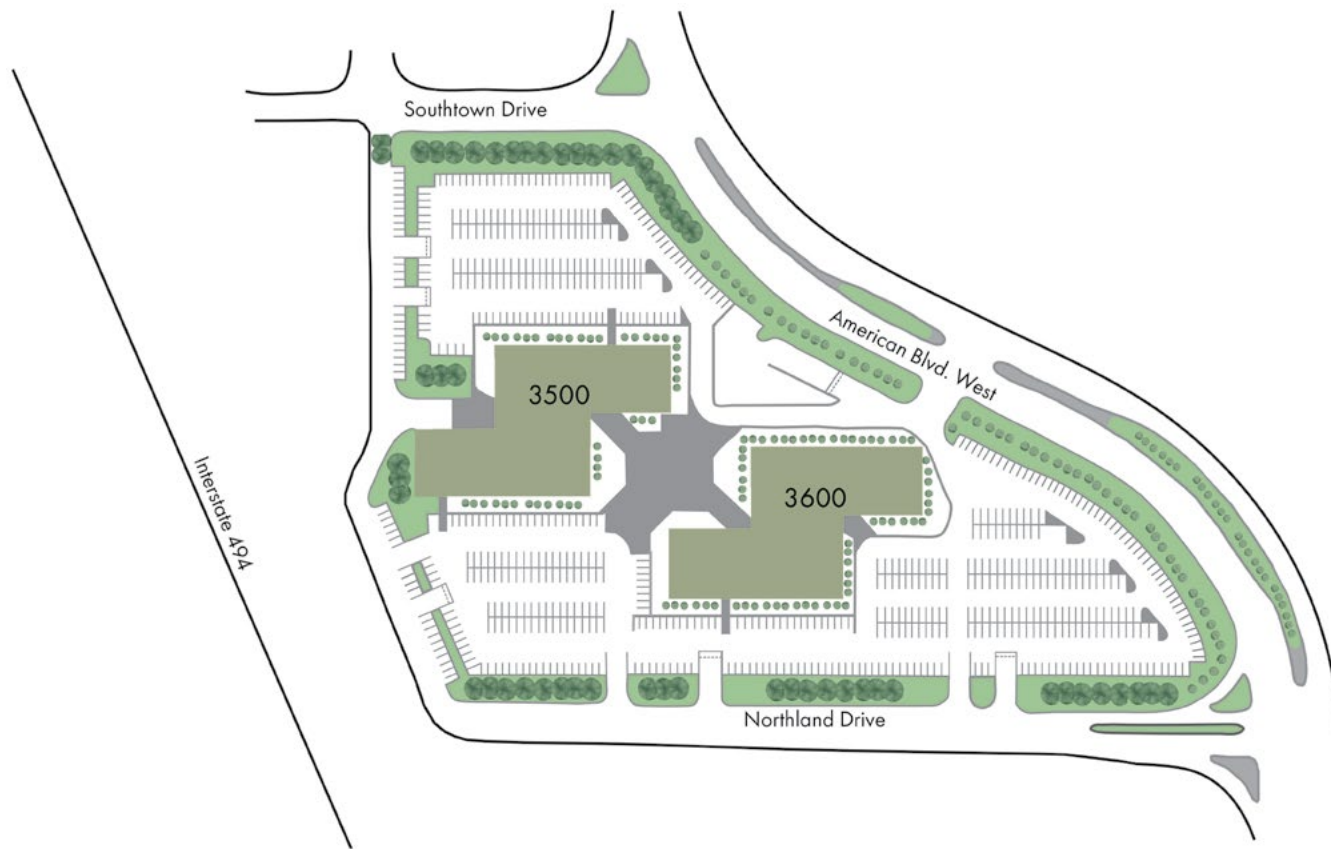
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SITE PLAN



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Cafeteria



Training/Conference Room



New Fitness Center



Sitting Areas



LEED Silver Certification



Building Photo

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Tenant Suite



Tenant Break Room



Self-Serve Market



Bocce Ball Court



Car Wash



Building Photo

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