

Bell  Bank



**Bell Plaza**

3800 AMERICAN BLVD W, BLOOMINGTON, MN 55431





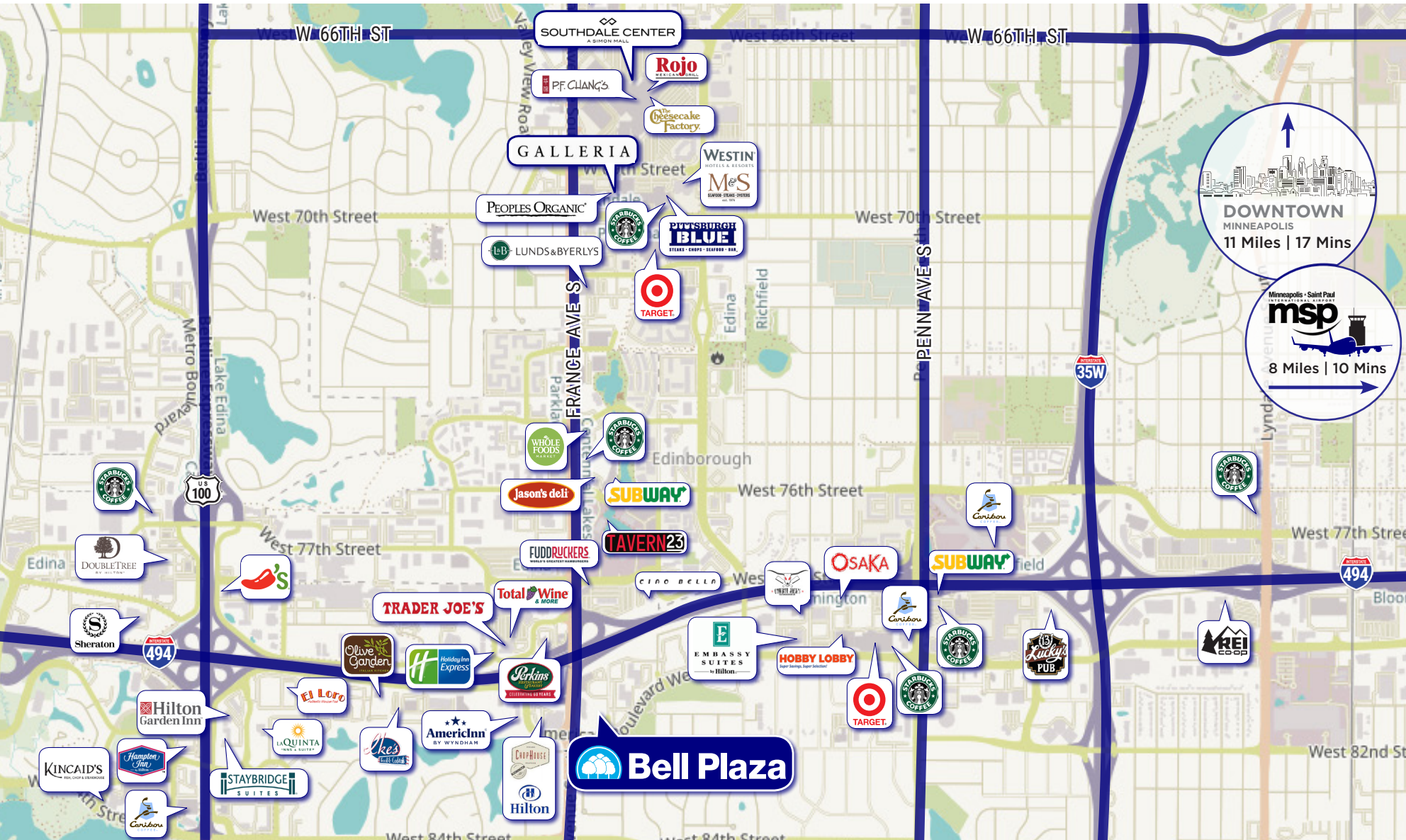
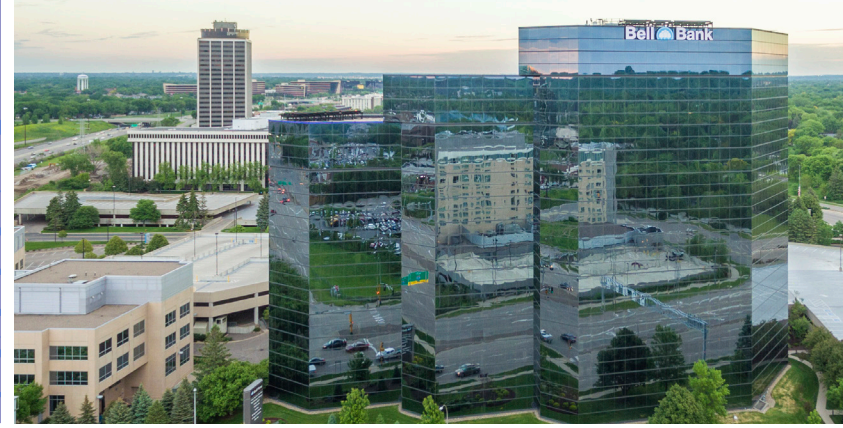
## BUILDING HIGHLIGHTS

-  15 FLOORS
-  CLASS A OFFICE
-  LEED CERTIFIED
-  UP TO 23,000 SF AVAILABLE FOR LEASE
-  UPDATED AMENITIES
-  ON-SITE MANAGEMENT
-  ON-SITE & 24/7 SECURITY
-  COVERED RAMP & EXECUTIVE PARKING

-  MINUTES FROM MSP AIRPORT, MOA & MINNEAPOLIS CBD
-  4 STORY ATRIUM PROVIDING NATURAL LIGHT
-  VIEWS OF FRANCE AVE & MINNEAPOLIS CBD
-  CREATIVE OFFICE SPACE OPTIONS
-  QUICK ON-SITE MAINTENANCE TEAM
-  FLEXIBLE LEASE TERMS



Bell Plaza offers exceptional Class A amenities, designed to enhance the employee experience. As the gateway to France Avenue at the intersection of Interstate 494, Bell Plaza boasts high visibility and accessibility. Both tenants and their clients are thoroughly connected to nearby parks, shopping centers, dining, hotels and entertainment options.







RENTAL RATE: \$18.00/SF

TAX & OPEX: \$13.32/SF

CONFERENCE CENTER

FITNESS CENTER

COLLABORATIVE 3RD  
WORK SPACES

SKYWAY CONNECTED  
PARKING

DRY CLEANERS



## UPDATED ON-SITE DELI AND CAFETERIA







# Bell Plaza

For more information, contact:

**STEVE SHEPHERD** SIOR  
Managing Director  
T +1 612 430 9973  
[steve.shepherd@ngkf.com](mailto:steve.shepherd@ngkf.com)

**MATT ELDER** CCIM  
Associate Director  
T +1 612 430 9974  
[matt.elder@ngkf.com](mailto:matt.elder@ngkf.com)

---

100 South 5th Street #2100  
Minneapolis, MN 55402

NEWMARK

STERLING

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.