

FOR LEASE

Southtech Plaza

9401 James Avenue South, Bloomington, MN

3,070 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Class A office/showroom – great image
- Expansion capabilities within the complex
- First-class brick and ribbon-glass facility; well-maintained and operated
- Easy to find – just ½ block from I-35W with outstanding visibility and access to 94th Avenue
- Energy-efficient vestibules at each accented entry way
- Individual signage for each suite
- Custom space planning available
- Individually metered electric and natural gas
- Excellent access to I-35W & I-494
- Minutes from Minneapolis/St. Paul International Airport

KRIS SMELTZER

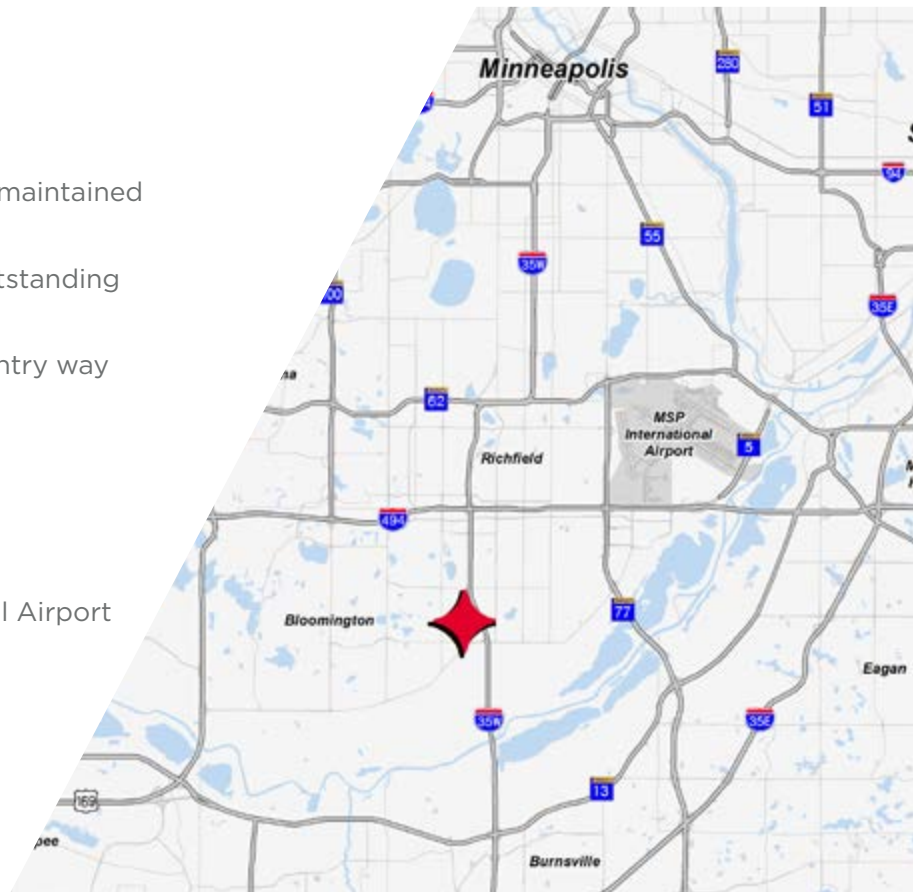
Executive Director
+1 952 837 8575
kris.smeltzer@cushwake.com

JONATHAN R. YANTA, SIOR, CCIM

Executive Director
+1 952 820 8734
jon.yanta@cushwake.com

HUDSON BROTHEN

Senior Director
+1 952 893 8261
hudson.brothen@cushwake.com



**CUSHMAN &
WAKEFIELD**

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Property Highlights

Total Building Size	115,043 SF	Sprinkler	Yes
Clear Height	14'	2021 Estimated Tax/Cam	\$3.34 PSF Tax <u>\$1.98 PSF CAM</u> \$5.32 PSF Total
Building Depth	120'	Lease Rates	\$11.00 PSF Office \$5.50 PSF Warehouse
Column Spacing	30' x 40'		

Availability Information

Suite	Total	Warehouse	Office	Loading
155	3,070 SF	1,976 SF	1,094 SF	1 drive-in



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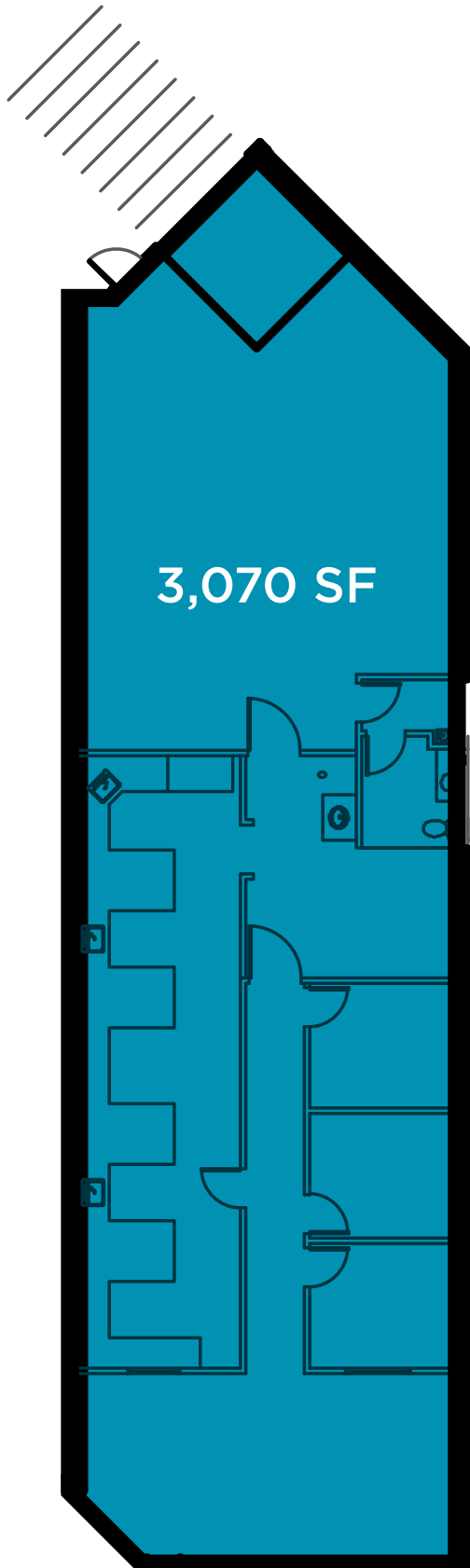
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SUITE 100 1,094 SF Office
1,976 SF Warehouse
3,070 SF Total

LOADING 1 drive-in

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