

A photograph of a long, single-story commercial building with a grey metal roof and brick pillars. Several cars are parked in the lot in front of the building. A white text box is overlaid on the image.

Available For Lease

Bloomington Business Center

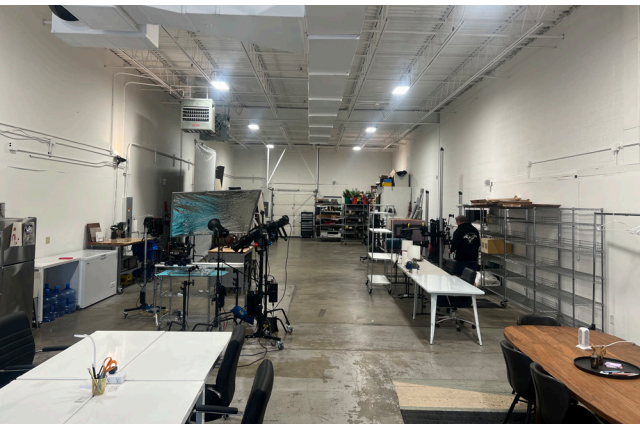
9341 Penn Avenue South | Bloomington, MN 55431

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Bloomington Business Center

Address 9341 Penn Ave S, Bloomington, MN 55431

Building Size 53,270 SF

Suite 2222 • 2,985 SF total

- 1,000 SF Office
- 1,985 SF Warehouse
- One (1) Dock Door

Suite 2220 • 3,200 SF total

- 150 SF Office
- 3,050 SF Warehouse
- One (1) Dock Door

Available

Suite 2222/2220 Combined • 6,185 SF total

- 1,150 SF Office
- 5,035 SF Warehouse
- Two (2) Dock Doors

Net Rental Rate Negotiable

Est 2025 CAM & RE Taxes
 CAM: \$1.51 PSF
 TAX: \$2.59 PSF
 Total: \$4.10 PSF

Clear Height 15'

Year Built 1968, Updated 2021

Zoning I-2

Traffic Counts
 3,585 vpd - W 94th St
 6,965 vpd - Penn Ave S

Property Highlights

- Multi-tenant office/warehouse building
- Excellent presence along Penn Avenue
- Great access to I-35W
- Close proximity to retail amenities and restaurants

Building Plan

Colliers



Suite 2222 • 2,985 SF Total

- 1,000 SF Office
- 1,985 SF Warehouse
- One (1) Dock Door



Suite 2220 • 3,200 SF Total

- 150 SF Office
- 3,050 SF Warehouse
- One (1) Dock Door

Suite 2222 & Suite 2220

COMBINED:

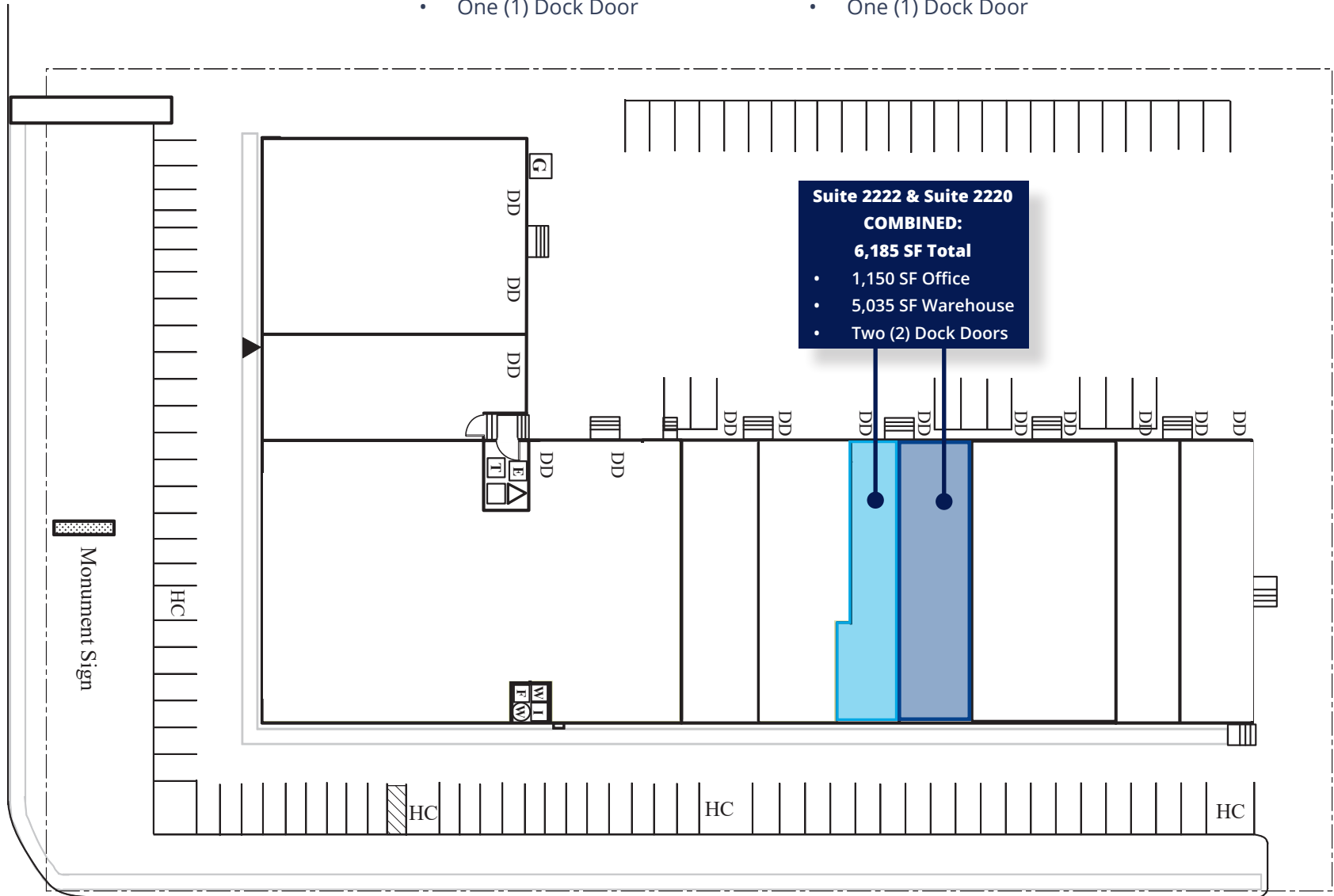
6,185 SF Total

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Penn Avenue South

Monument Sign

West 94th Street



Floor Plan

Colliers



Suite 2222 • 2,985 SF Total

- 1,000 SF Office
- 1,985 SF Warehouse
- One (1) Dock Door



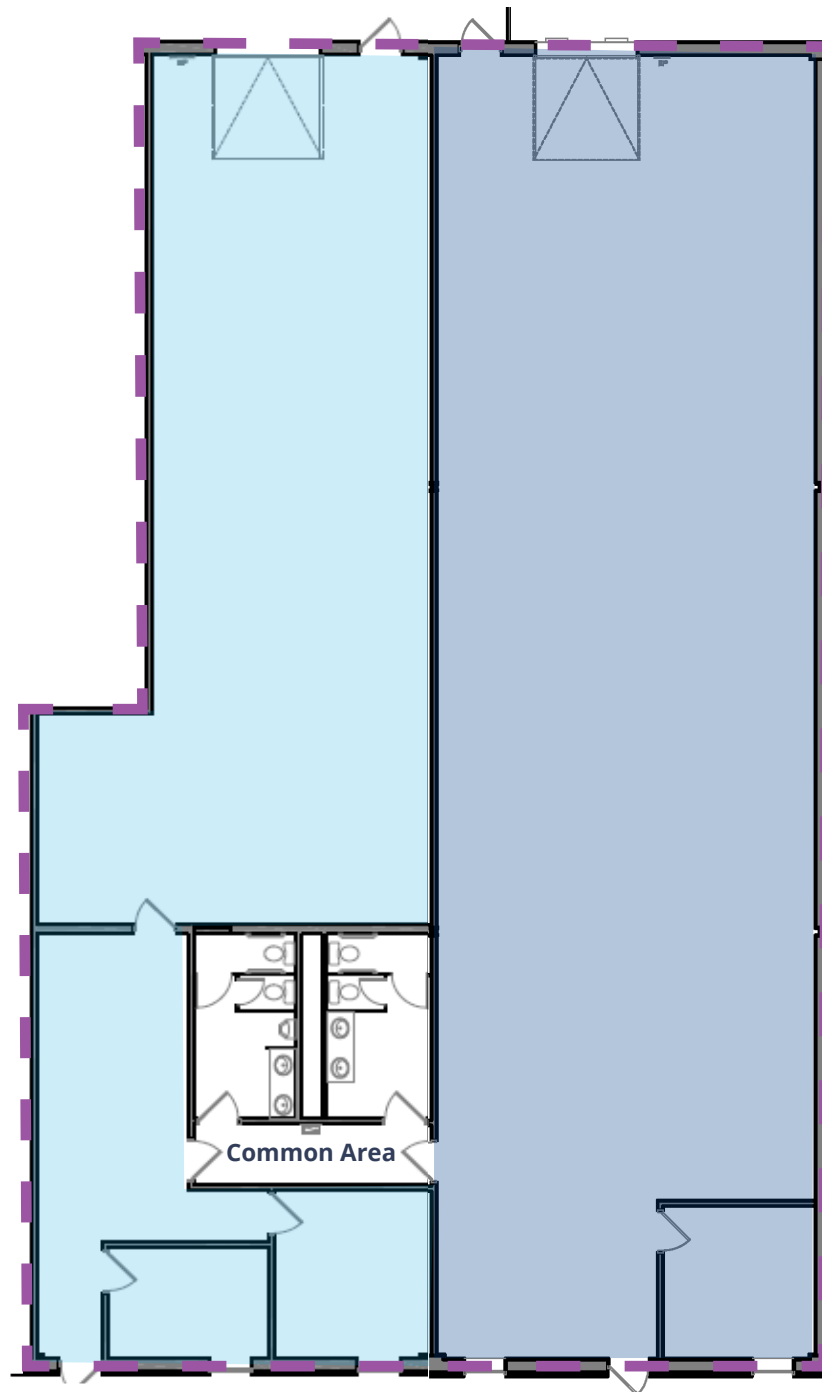
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Colliers

Accelerating success.

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Site

CVS

90th Street

Valley View
Bloomington
Aquatic

13,517 vpd

92nd Street

Lyndale Avenue

94th Street

35W

97,035 vpd

12,880 vpd



US bank

Applebee's

Wendy's

Starbucks

Wells Fargo

Batteries + Bulbs

Walmart

Duluth Trading

Bank of America

ACE

ACE Hardware

ACE Hardware

ACE Hardware

ACE Hardware

ACE Hardware

ACE Hardware

26,809 vpd

26,579 vpd

W98th St

96,763 vpd

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