



Property Fact Sheet

PROPERTY ADDRESS:

5600 American Blvd West
Bloomington, MN
55437

FLOORS:

Ten

BUILDING SIZE:

322,511 rentable square feet

YEAR CONSTRUCTED:

2007

PARKING:

1,343 stalls in enclosed
parking ramp (55 reserved)
plus 19 surface stalls

STRUCTURE:

Steel-framed

EXTERIOR WALLS:

Class curtainwall, Precast
concrete

WINDOWS:

Brushed finish aluminium
curtain wall system with
double-pane tinted glass in
aluminum frames

ROOF:

Single-ply EPDM with metal
deck

SECURITY:

Security alarm systems
including video cameras,
motion sensor and door
sensors

NET RENTAL RATES:

\$20.00 per square foot

2025 EST. CAM & REAL ESTATE TAX:

\$10.61 per square foot total

HVAC:

Central Plant, Cooling Tower, Two
Boilers
Energy Star rated

ELECTRICAL:

8,000 ampere, 277/480-volt, three-
phase, four-wire AC.
Building Generator: 500kW Caterpillar

ELEVATORS:

Five 3,500 pound capacity passenger
elevators and one 5,000 pound
capacity freight elevator in office
building. Two 3,500 pound capacity
elevators in parking ramp.

LOADING:

Three loading dock spaces in enclosed
area

FIRE/LIFE SAFETY:

Wet-type sprinkler system throughout
building, as well as smoke detectors,
lighted exit signs, emergency lighting,
alarm pull boxes, and audible and
visual alarms. Dry pipe standpipe
system in parking garage

AMENITIES:

LEED Certified, five story glass atrium
lobby with interior courtyard, eight
story parking deck with enclosed
connection, decorative ponds, walking
paths, building conference room,
fitness center with locker room and
showers, café, on-site daycare

For Leasing Information, Contact:

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