



FOR LEASE

Cedar Business Center

1801 American Blvd E, Bloomington, MN

- Flexible layout and positioning
- Dock and drive-in access
- Minutes away from Minneapolis-St. Paul International Airport
- Close to amenities, including the Mall of America

Building Features


Quick access to
I-494 & MN-77


Dock & drive-
in doors


12' clear
height


Flexible
layout


Ample
parking


Nearby
amenities

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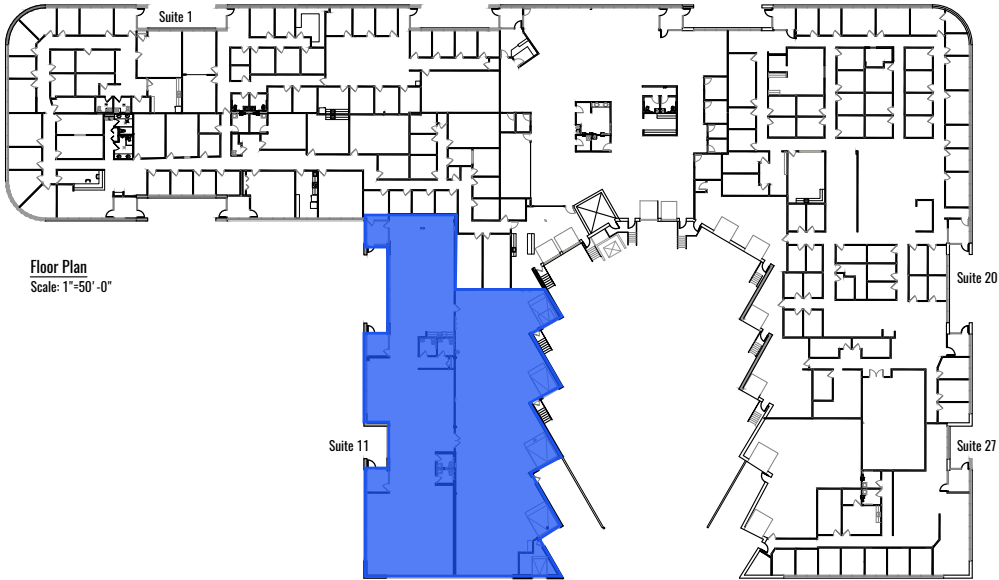
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Property Facts

Address	1801 American Blvd E, Bloomington, MN
Building Size	65,484 SF
Site Area	4.99 acres
Year Built	1982
Parking	3.69/1000
Clear Height	12'
Available: Suite 11	5,698 SF Office 5,059 SF Warehouse 10,757 SF Total (divisible to 5,296 SF) • 2 docks • 2 drive-ins
Lease Rates	Negotiable
2026 Est. CAM/Tax	\$6.20 PSF

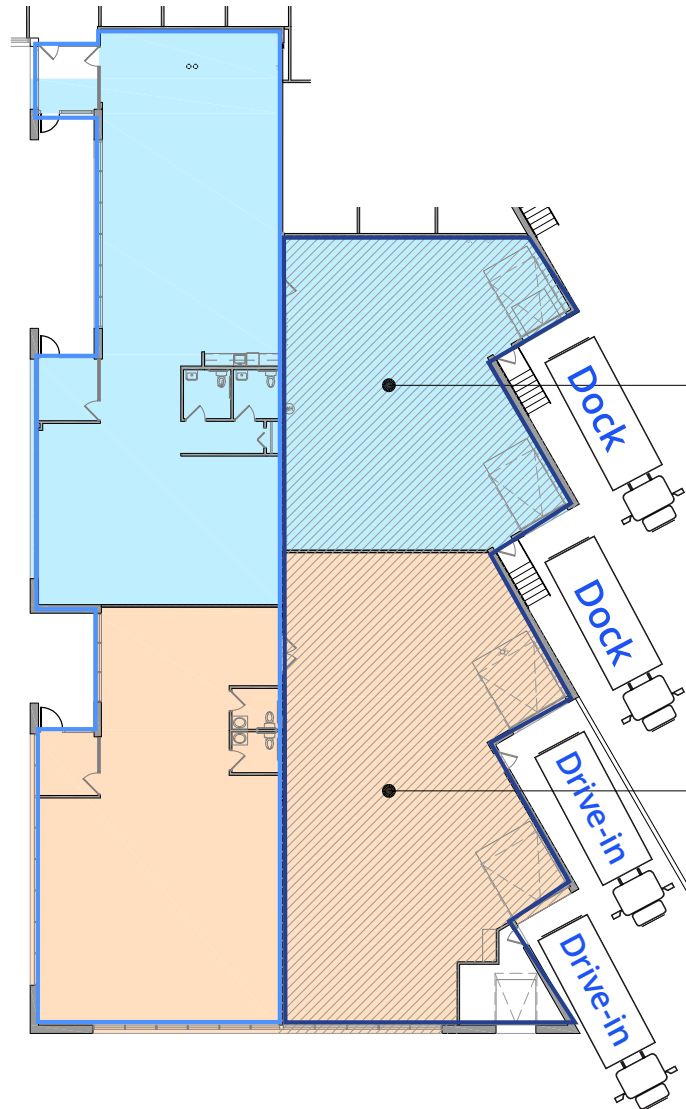
Site Plan



Floor Plan

Suite 11

- 5,698 SF Office
- 5,059 SF Warehouse
-
- 10,757 SF Total**
- 2 docks
- 2 drive-ins

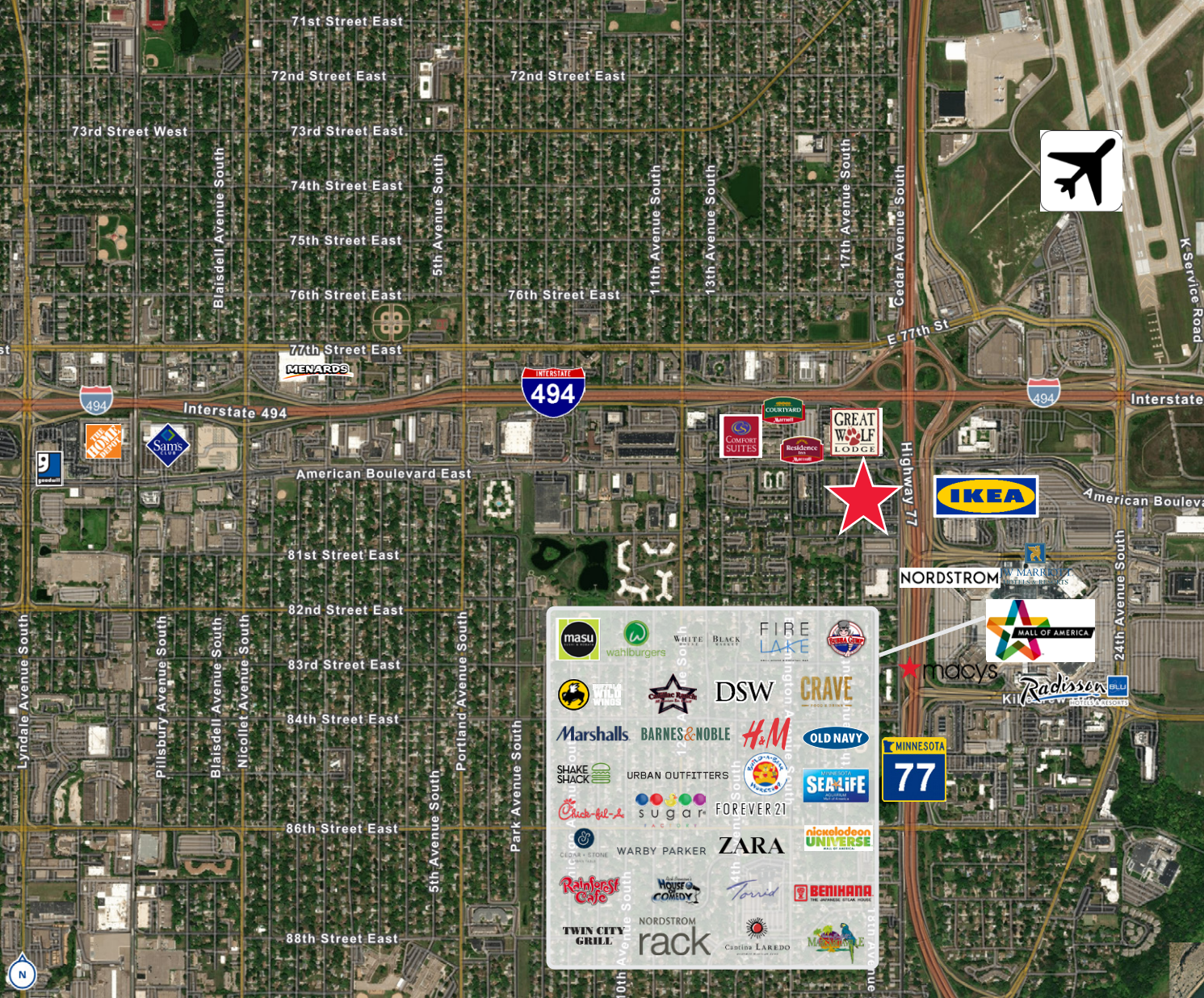


Option A

- 3,199 SF Office
- 2,097 SF Warehouse
-
- 5,296 SF Total**
- 2 dock doors

Option B

- 2,499 SF Office
- 2,962 SF Warehouse
-
- 5,461 SF Total**
- 2 drive-ins



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10,757
square feet
available

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