

A photograph of a long, single-story commercial building with a grey metal roof and brick pillars. Several cars are parked in front, and a large green bush is in the foreground. The address "9363" is visible on one of the brick pillars.

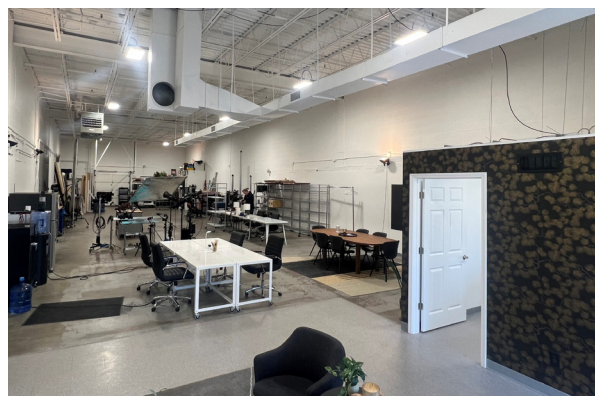
Available for Lease

Bloomington Business Center

9341 Penn Avenue South | Bloomington, MN 55431

Ryan Krzmarzick, CCIM SIOR

Executive Vice President
+1 952 897 7746
ryan.k@colliers.com



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



Suite 2222 • 2,985 SF Total

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

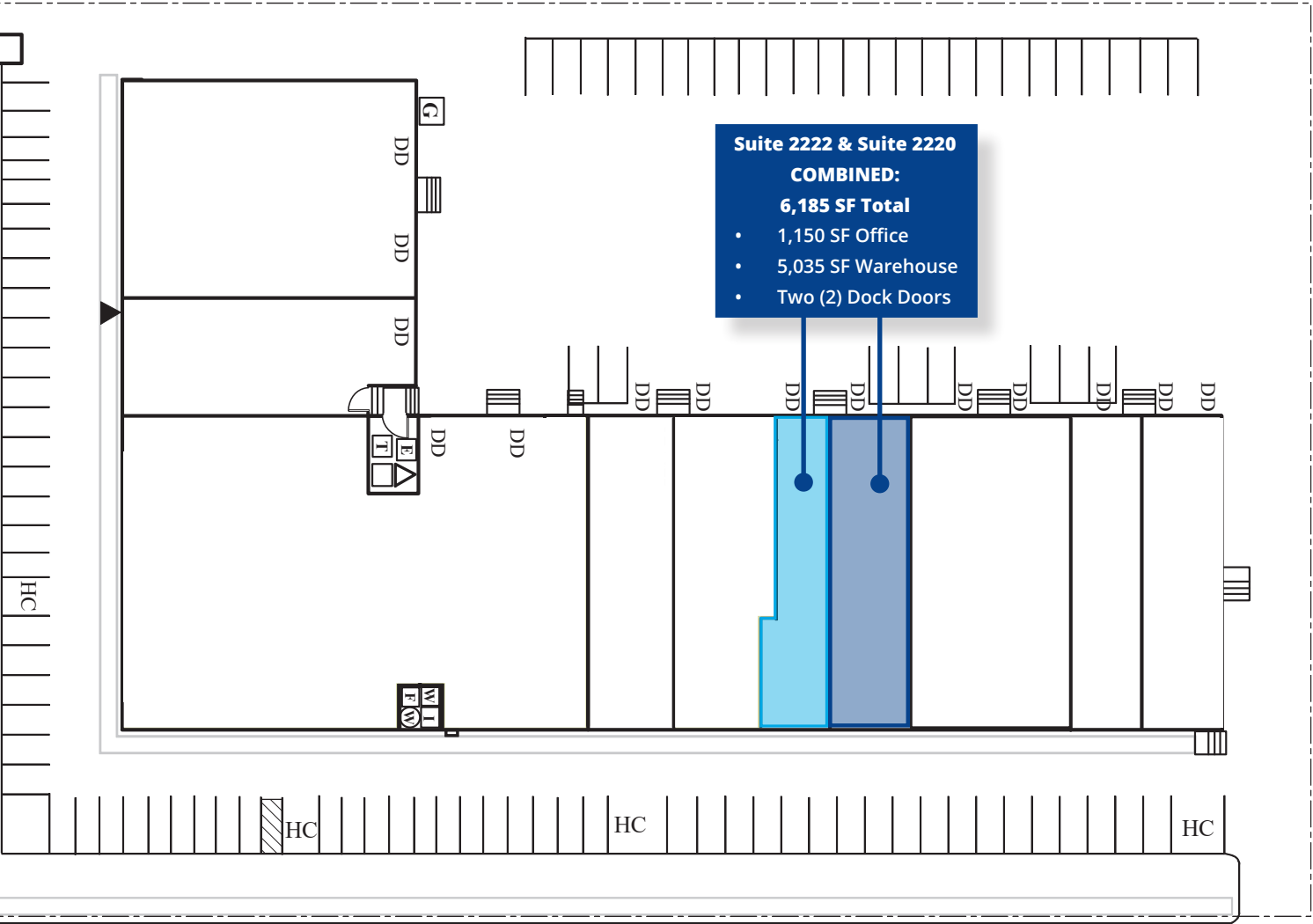


Suite 2220 • 3,200 SF Total

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

Penn Avenue South

Monument Sign



**Suite 2222 & Suite 2220
COMBINED:
6,185 SF Total**

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

West 94th Street

Floor Plan • Suite 2222 & Suite 2220



Suite 2222 • 2,985 SF Total

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



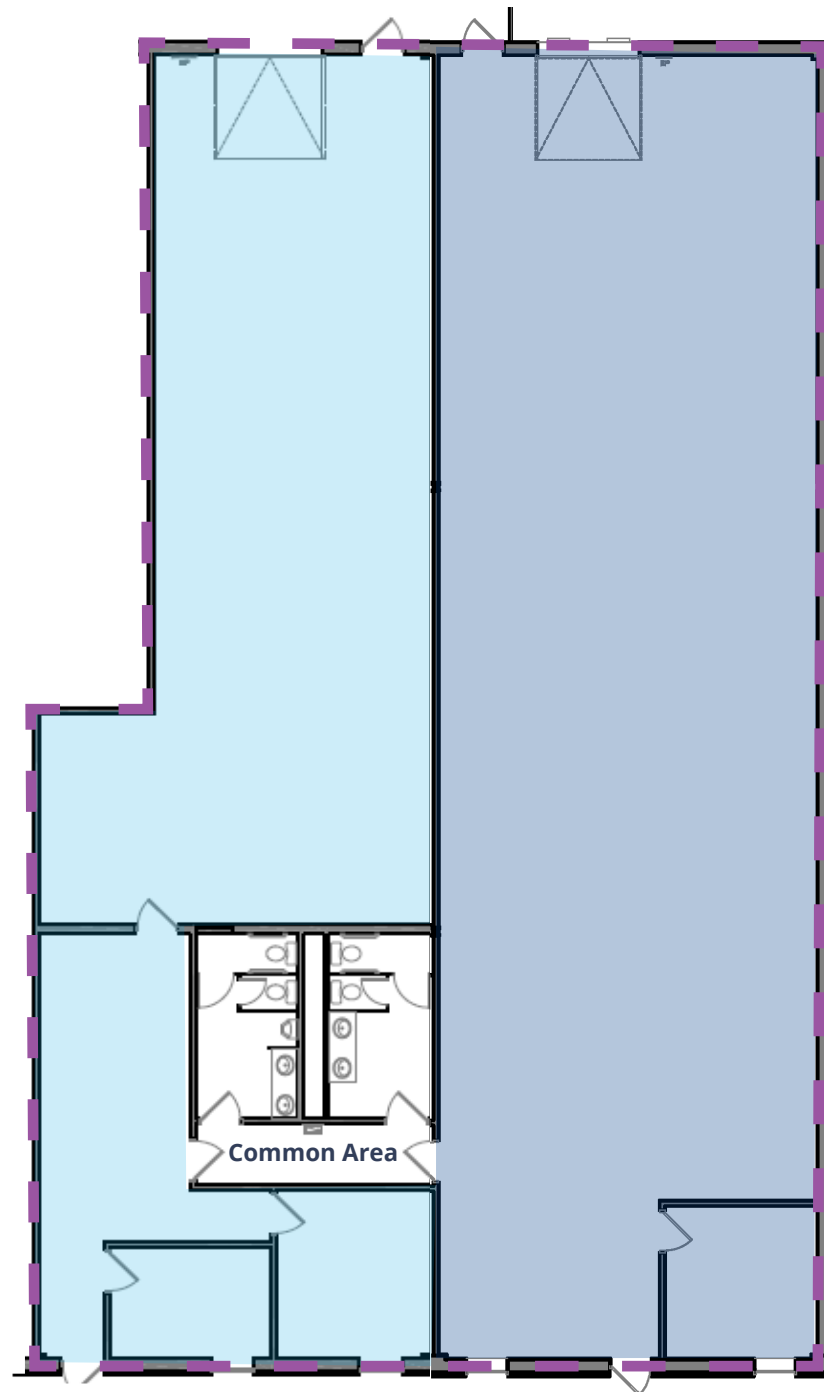
Suite 2220 • 3,200 SF Total

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



Suite 2222 & 2220 Combined • 6,185 SF Total

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



Colliers

Accelerating success.

1600 Utica Ave S Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com

Site

CVS

90th Street

Valley View
Bloomington
Aquatic

13,517 vpd

92nd Street

Lyndale Avenue

94th Street

35W

97,035 vpd

12,880 vpd

FedEx Office
empire
LEEANN CHIN
Domino's
SUBWAY
TOTALY TAN

26,809 vpd

26,579 vpd

W98th St

96,763 vpd

MGM
festival
Great Clips
home
choice

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Ryan Krzmarzick ccim, sior
Executive Vice President
+1 952 897 7746
ryan.k@colliers.com