



## 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:**

\$17.00 per square foot

**2023 EST. CAM & REAL ESTATE TAX:**

\$11.72 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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