

HIGHLAND BANK BUILDING

5270 West 84th Street, Suite 560, Bloomington, MN 55343



OFFERING SUMMARY

AVAILABLE SF:	1,380 SF
BASE RATE:	\$10.00 / RSF
AVAILABLE SPACE:	1,380 SF

PROPERTY OVERVIEW

PRIME location at the Highland Bank building in Bloomington, MN. Building is close to tons of amenities and across from Mt. Normandale Lake; with walking paths, restaurants, and shops. This turn-key neurological space is ready for your medical, healthcare or even professional services needs. Just recently built out and ready to go today.

Hard-to-find turnkey medical space at an affordable rate and strong location for your employees and clients!

PROPERTY HIGHLIGHTS

- PRIME Location
- Medical Office Building space
- Former Neurological tenant
- Fresh buildout within the past 6 months
- Strong building ownership & management
- Ample parking and easy access off freeways
- Lease term through October 31, 2025

KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

CHAD HEER
CCIM I Managing Director
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

TED WESTALL
Commercial Realtor / MICP
O: 612.245.4564
C: 612.245.4564
tedwestall@kwcommercial.com

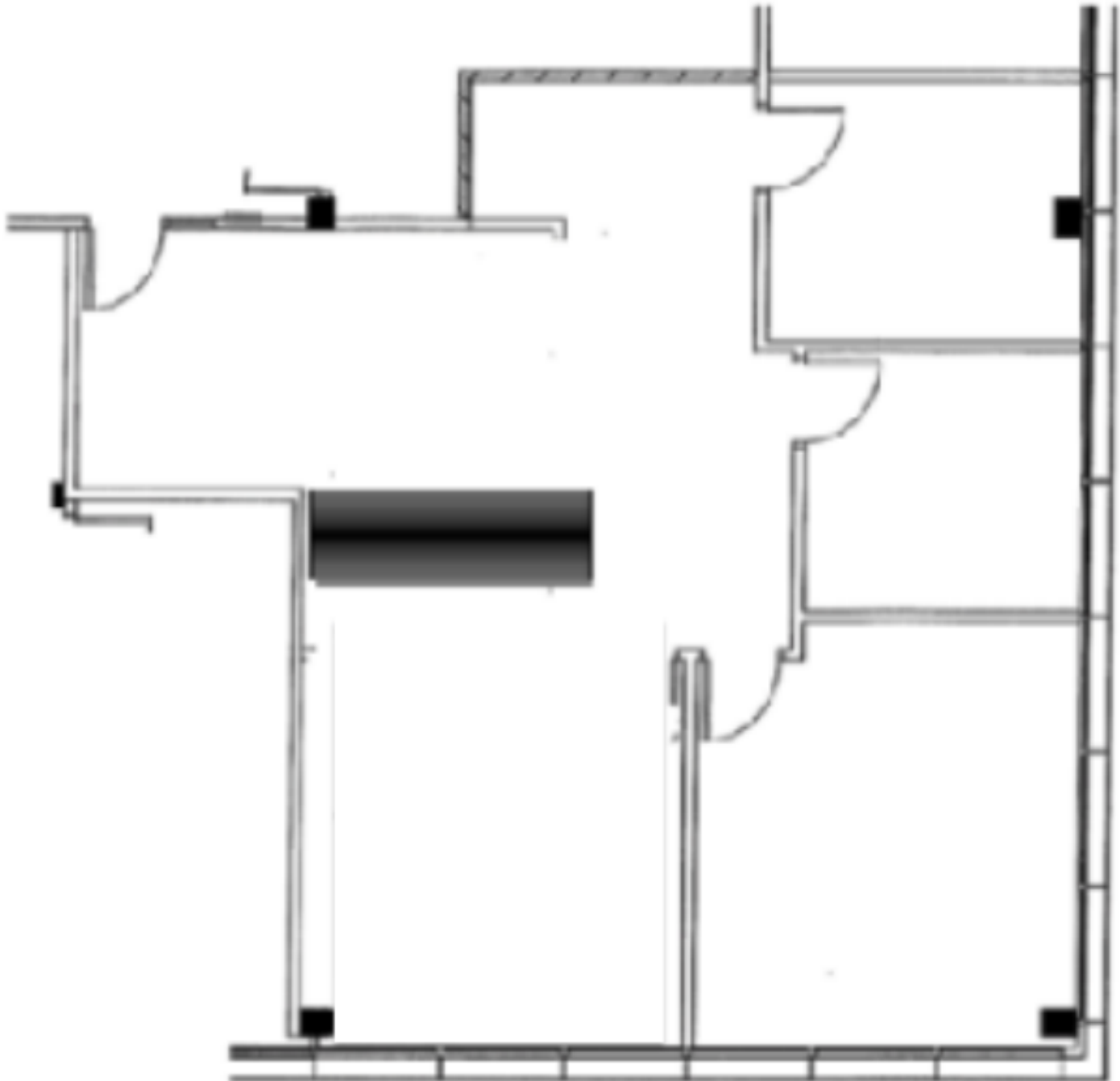
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,275	72,381	208,763
Median age	41.6	45.2	42.3
Median age (male)	39.0	43.6	41.0
Median age (Female)	45.5	46.6	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,264	33,337	91,670
# of persons per HH	2.2	2.2	2.3
Average HH income	\$85,098	\$92,507	\$97,865
Average house value	\$258,073	\$353,330	\$369,830

** Demographic data derived from 2010 US Census*

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