



CROSSROADS PROF BUILDING

CONDO AVAILABLE FOR SALE OR LEASE

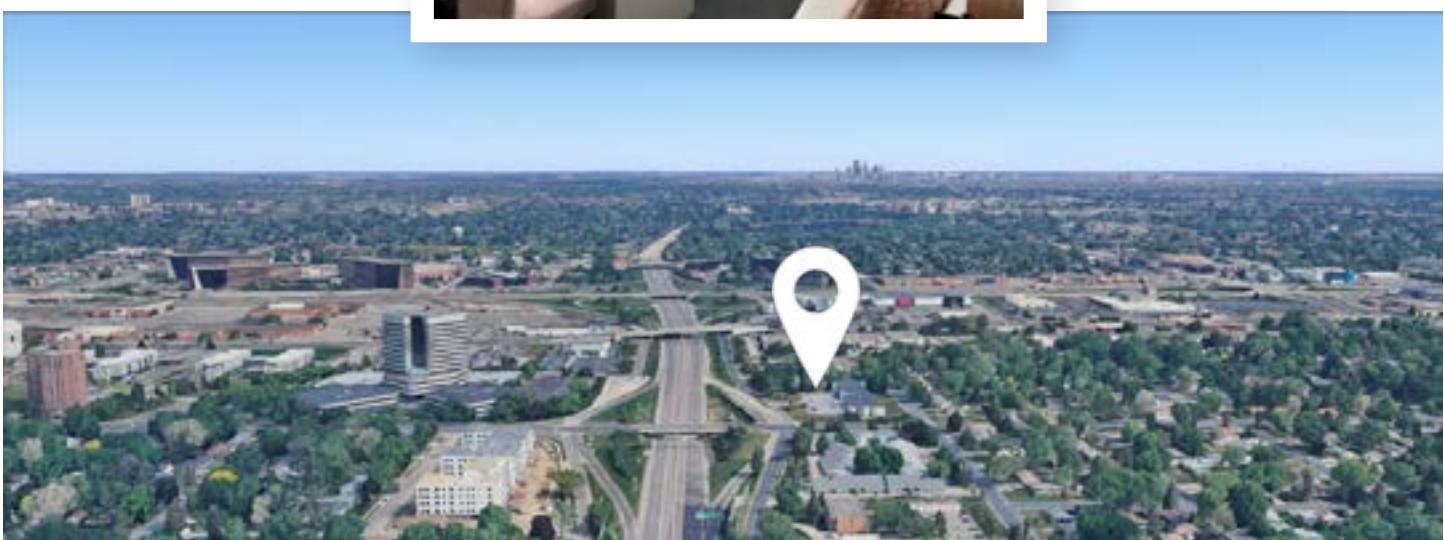
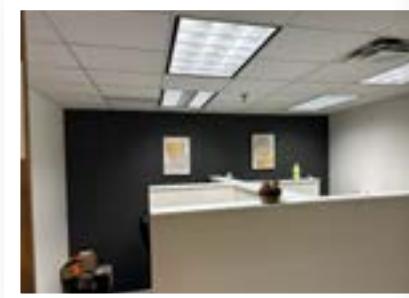
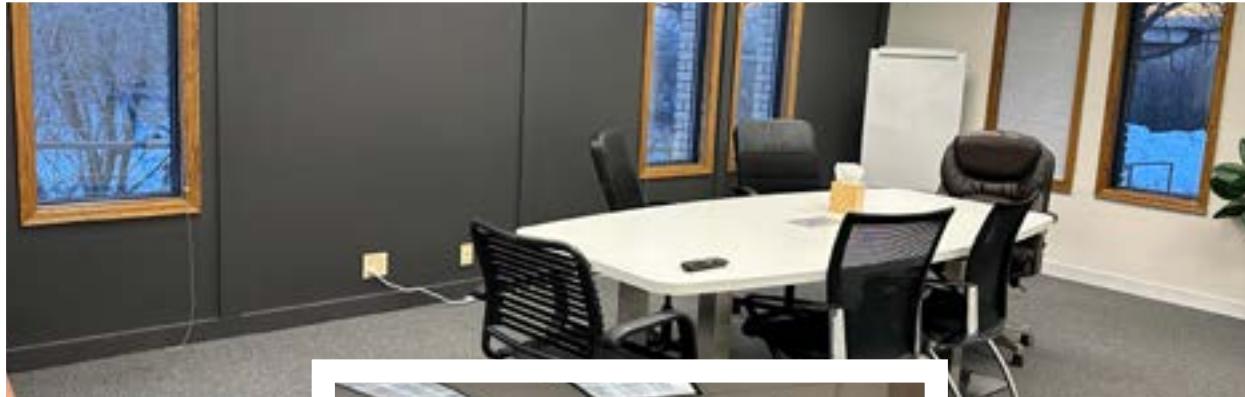
8053 E Bloomington Freeway | Bloomington, MN 55420

DETAILS

| | |
|-------------------------------------|--|
| CONDO #6 / SUITE 500 | 2,925 RSF |
| SALE PRICE | \$600,000 |
| LEASE RATE | \$30.00/SF gross |
| PARKING | Ample parking for staff and visitors 86 Spaces on Surface Lot 4.0/1,000 SF parking ratio |
| WELL-MAINTAINED PROPERTY | Professional association management |

AMENITIES

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|--|
| Prime Bloomington Location at I-494 and Penn Ave South |
| Professional office building, ideal for small businesses, medical/health services, financial firms, tech, and more |
| Owner/user or investor opportunity |
| Green space just south of building, plus nearby at Bryant Lake Park to the east and Penn Lake Park to the west |
| Strong surrounding demographics - with proximity to retail, hospitality, and MSP International Airport |
| Move-in ready office layouts with private offices, reception areas, conference space, and open areas which can be customized as needed |
| Easy access to I-35W and I-494 |



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

Nils Snyder
612.240.7967

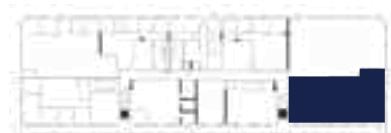
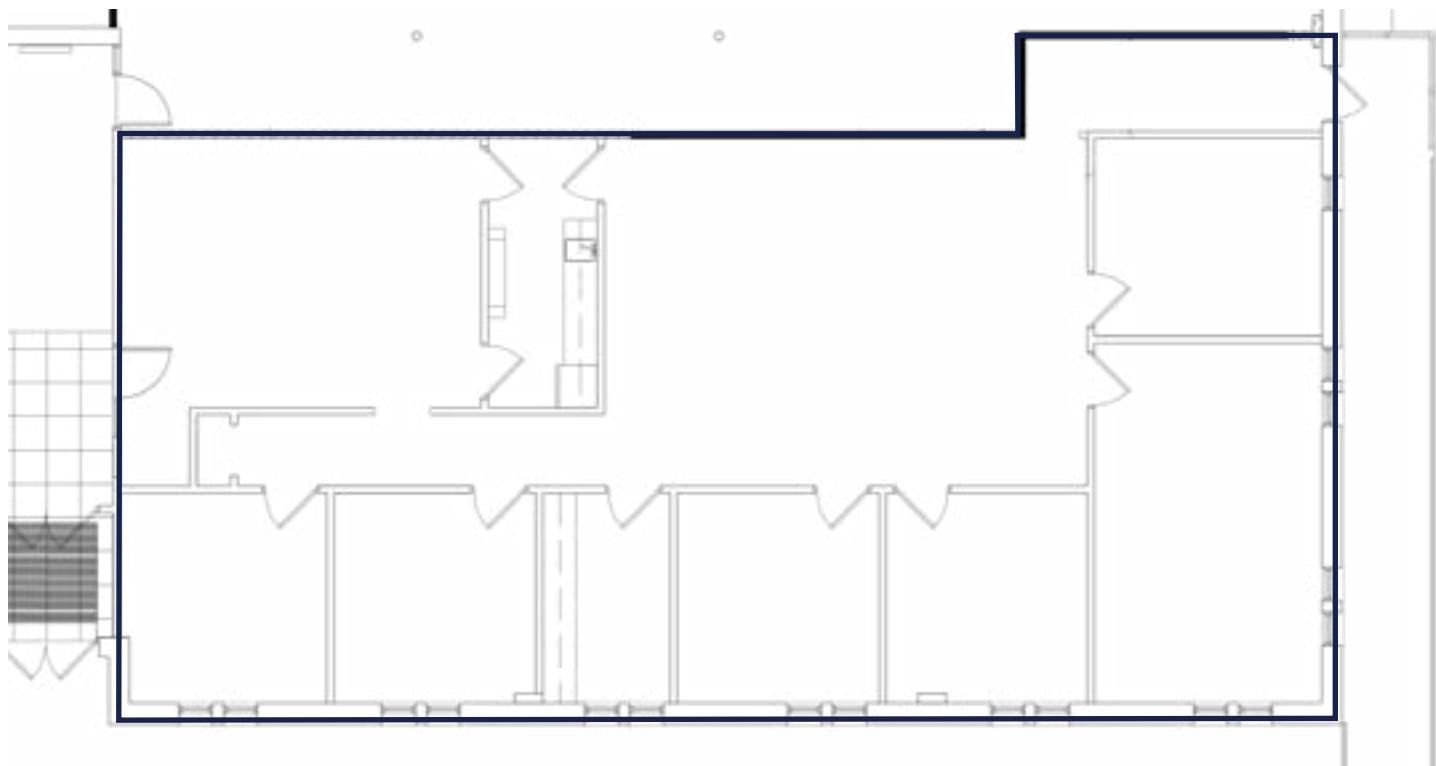
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FOR SALE OR LEASE

2,925 RSF

**CONDO #6 /
SUITE 500**



ASSOCIATION FEES, REAL ESTATE TAXES, AND UTILITIES INFORMATION

CONDO #6 / Suite 500

| | |
|--|-------------|
| Association Fees / month | \$2,585.25 |
| 2026 Real Estate Taxes, Hennepin County / year | \$10,646.33 |

- All Utilities are included in Association Fee
- IT and Janitorial expenses are individual Condo Owner's responsibility
- No Upcoming Special Assessments at this time
- Click for [Bylaws of Crossroads Professional Building](#)