



# CROSSROADS PROFESSIONAL BUILDING

## CONDO AVAILABLE FOR SALE OR LEASE

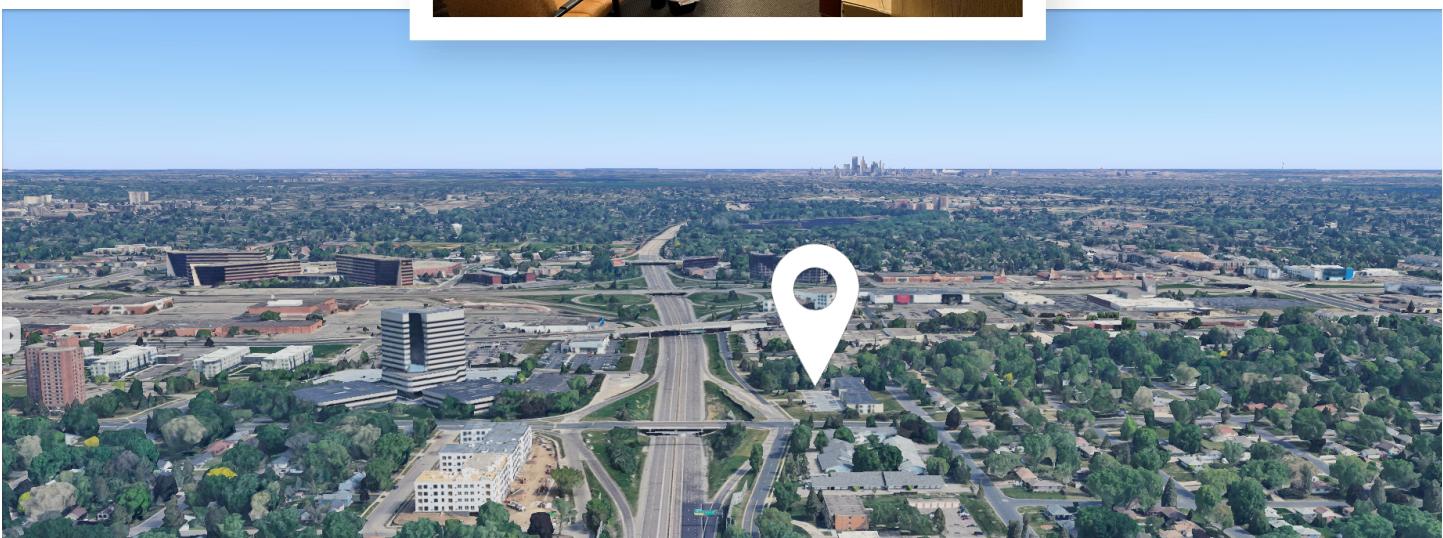
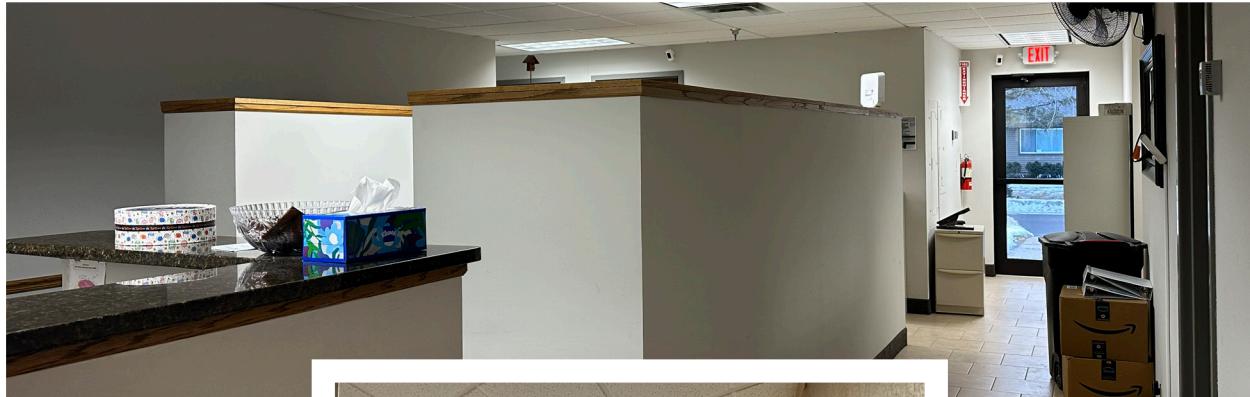
8053 E Bloomington Freeway | Bloomington, MN 55420

### DETAILS

<b>CONDO #9 / SUITE 300</b>	1,367 RSF
<b>SALE PRICE</b>	\$285,000
<b>LEASE RATE</b>	\$30.00/SF gross
<b>PARKING</b>	Ample parking for staff and visitors 86 Spaces on Surface Lot 4.0/1,000 SF parking ratio
<b>WELL- MAINTAINED PROPERTY</b>	Professional association management

### AMENITIES

Prime Bloomington Location at I-494 and Penn Ave South
Ideal for small professional practices
Affordable ownership opportunity for solo practitioners, startups, and boutique firms
Great alternative to leasing - build equity while controlling occupancy costs
Turnkey professional space with strong natural light and functional design
Strong surrounding demographics - with proximity to retail, hospitality, and MSP International Airport
Efficient office layout with private offices, reception, and flexible work area



#### 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

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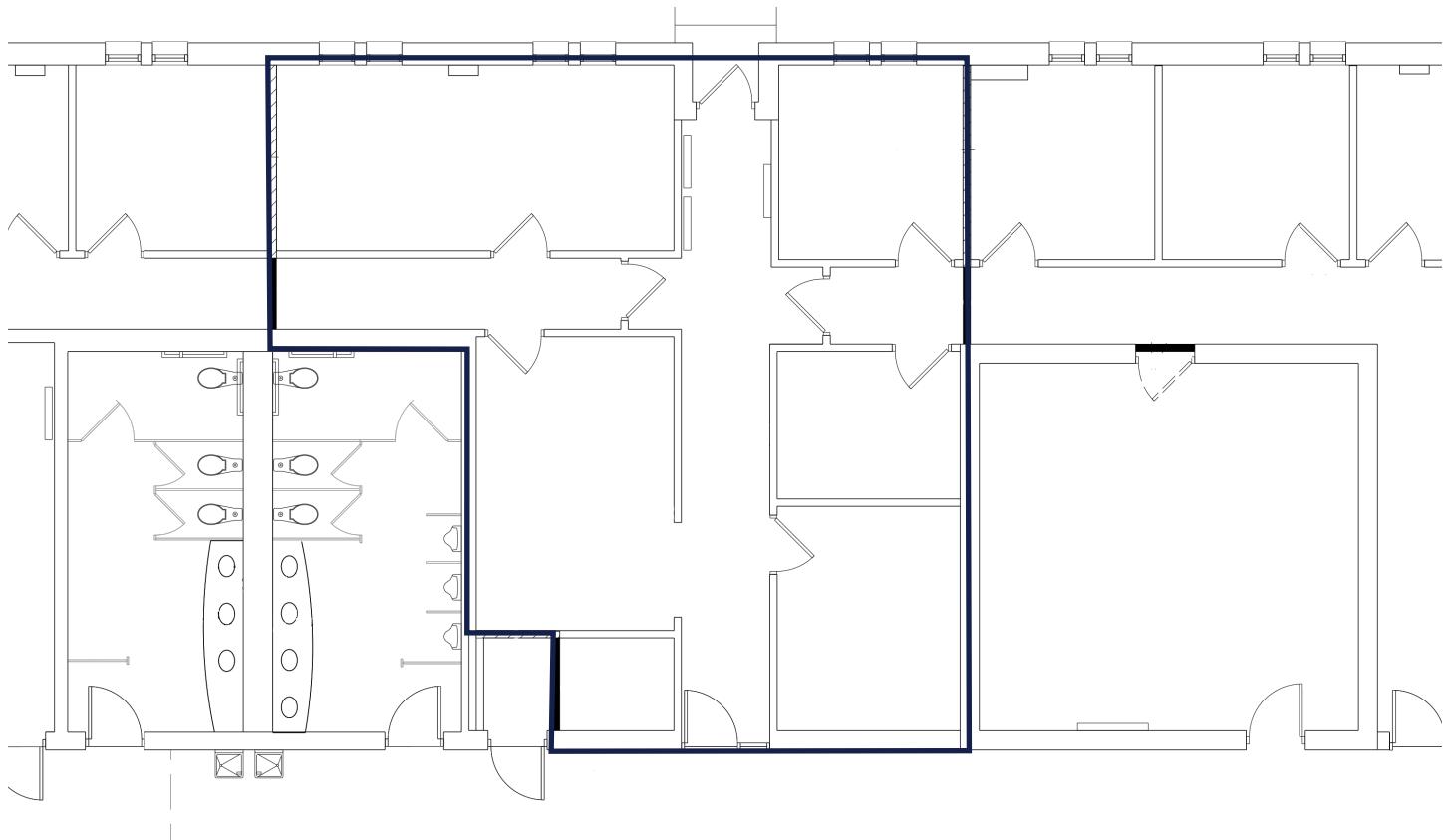
**FOR SALE OR LEASE**

1,367 RSF

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**CONDO #9 /  
SUITE 300**

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**ASSOCIATION FEES, REAL ESTATE TAXES, AND UTILITIES INFORMATION**

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**CONDO #9 / Suite 300**

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](#)