



CROSSROADS PROF BUILDING

CONDO AVAILABLE FOR SALE OR LEASE

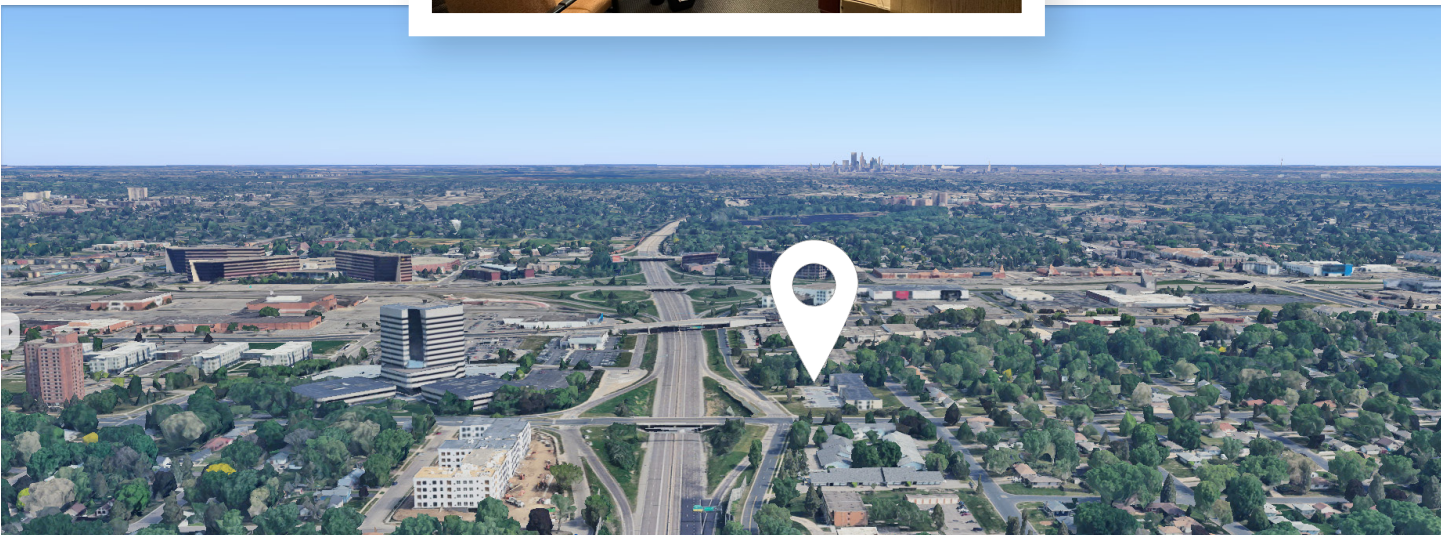
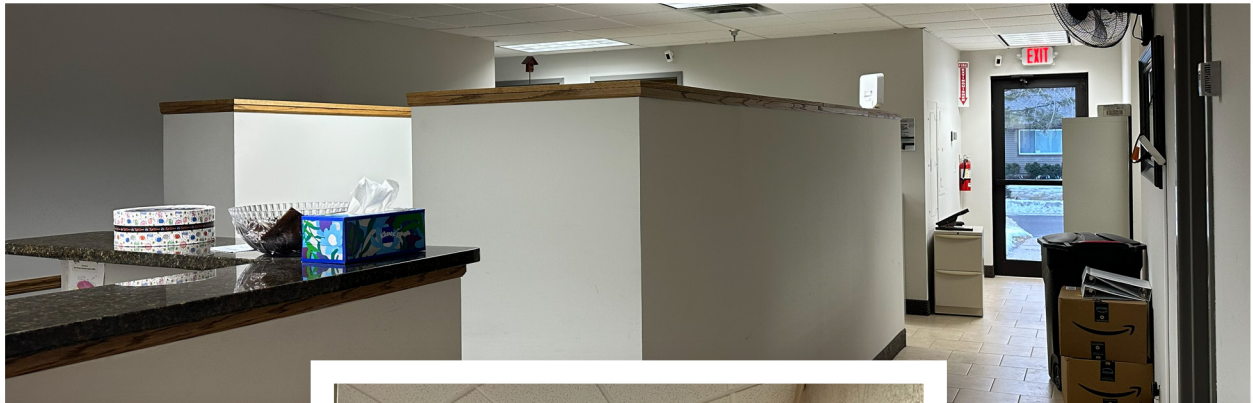
8053 E Bloomington Freeway | Bloomington, MN 55420

DETAILS

CONDO #9 / SUITE 300	1,367 RSF
SALE PRICE	\$285,000
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

- 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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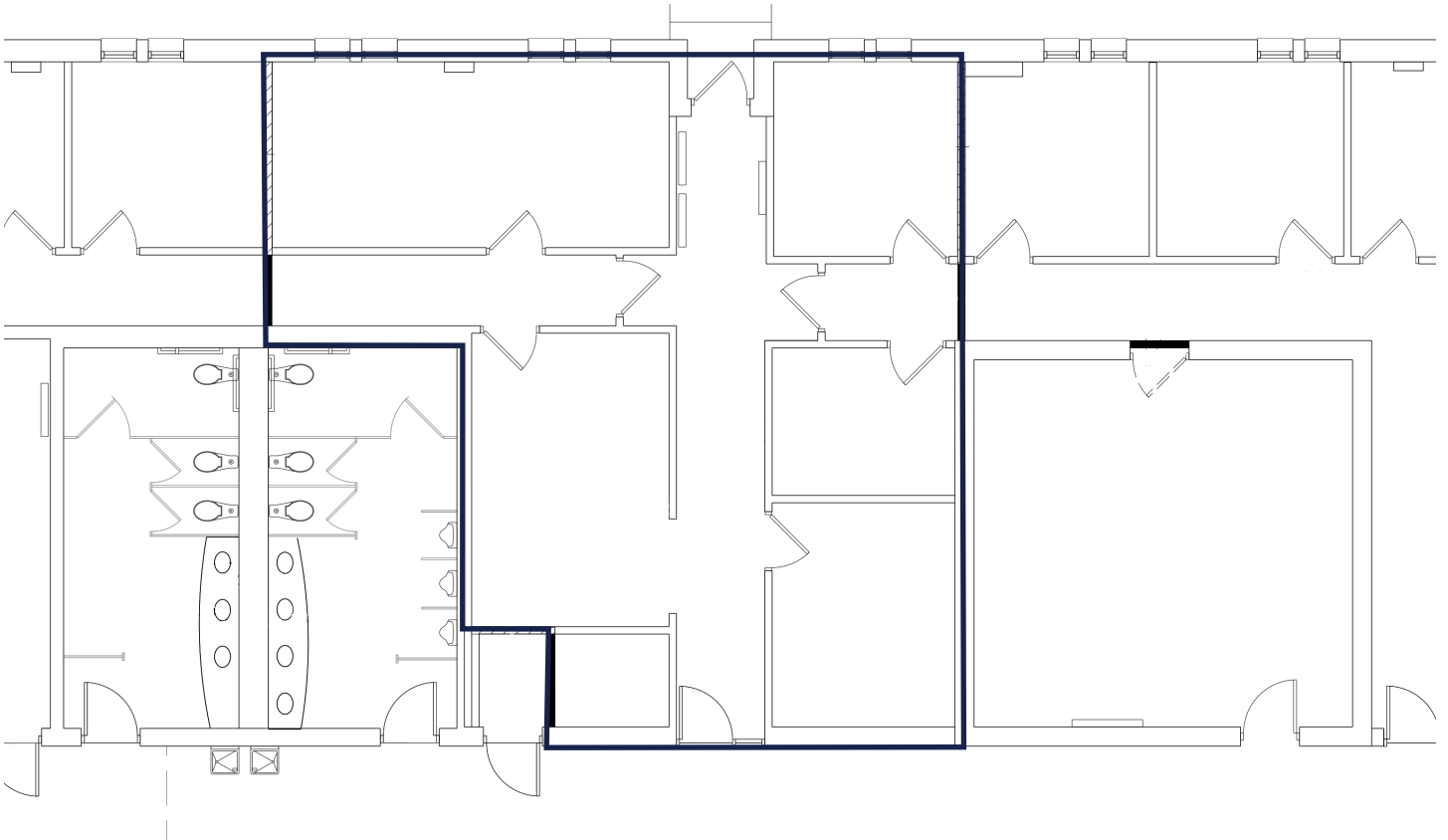
612.242.8820

mdoyle@kenwoodcommercial.com

FOR SALE OR LEASE

1,367 RSF

CONDO #9 /
SUITE 300



ASSOCIATION FEES, REAL ESTATE TAXES, AND UTILITIES INFORMATION

CONDO #9 / Suite 300

PID	04-027-24-13-0063
Association Fees / month	\$1,177.28
2026 Real Estate Taxes, Hennepin County / year	\$4,641.18

- 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](#)