

CROSSROADS PROF BUILDING

CONDO AVAILABLE FOR SALE OR LEASE

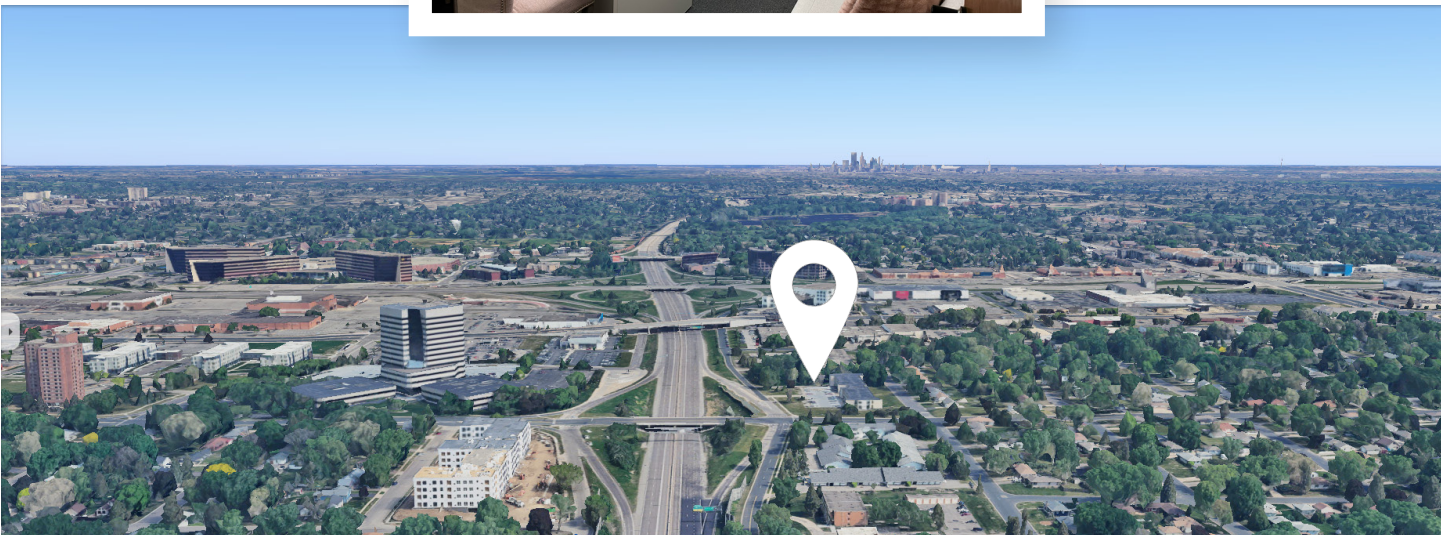
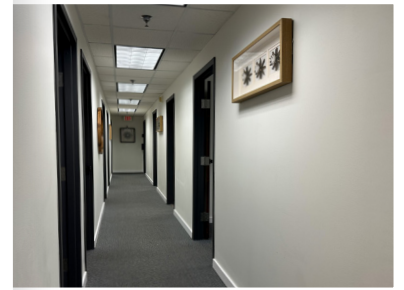
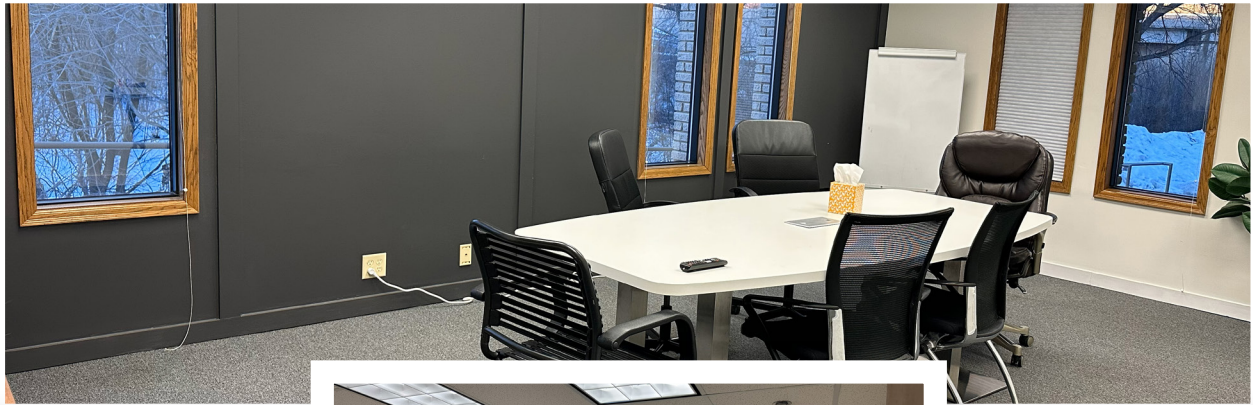
8053 E Bloomington Freeway | Bloomington, MN 55420

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

- 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

nsnyder@kenwoodcommercial.com

Mike Doyle

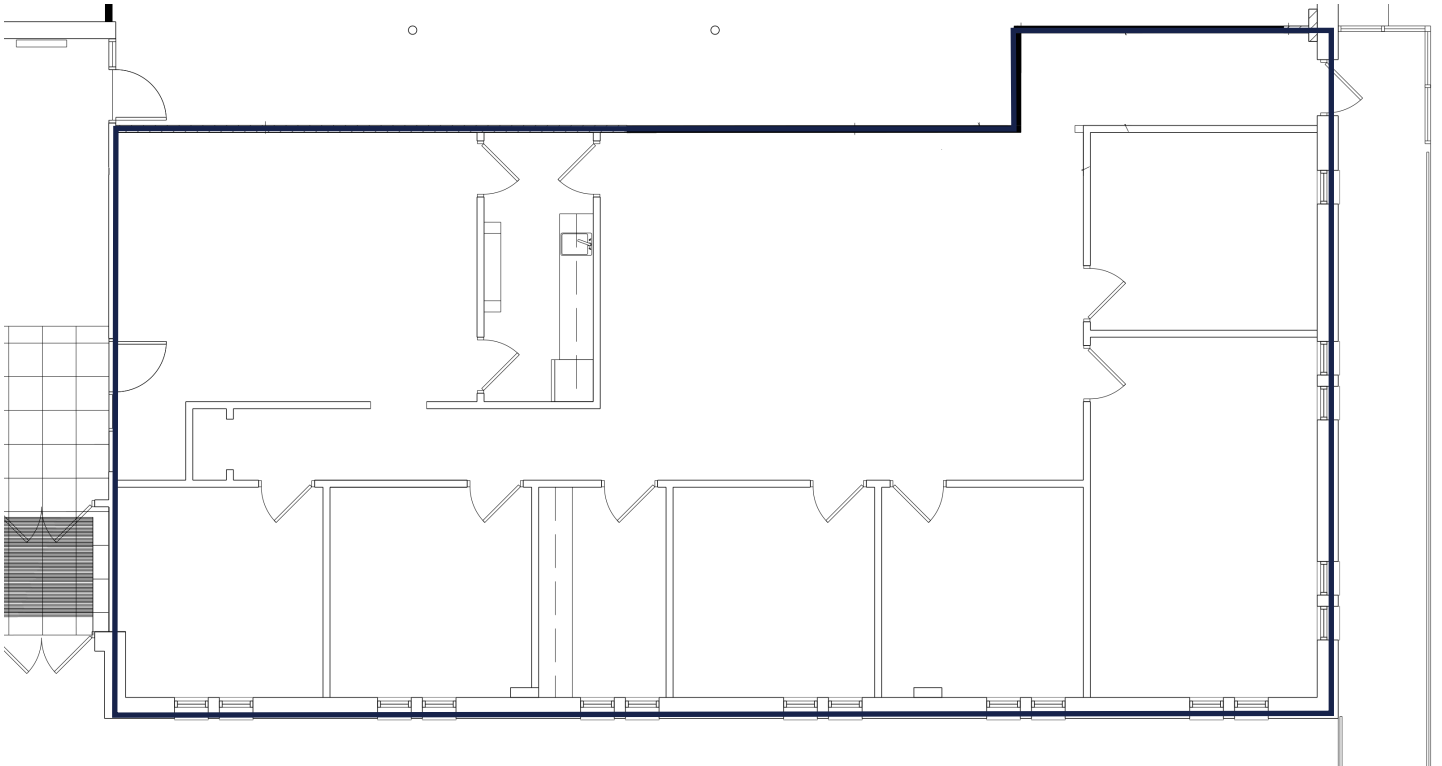
612.242.8820

mdoyle@kenwoodcommercial.com

FOR SALE OR LEASE

2,925 RSF

CONDO #6 /
SUITE 500



ASSOCIATION FEES, REAL ESTATE TAXES, AND UTILITIES INFORMATION

CONDO #6 / Suite 500

PID	04-027-24-13-0060
Association Fees / month	\$2,585.25
2026 Real Estate Taxes, Hennepin County / year	\$11,530.98

- 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](#)