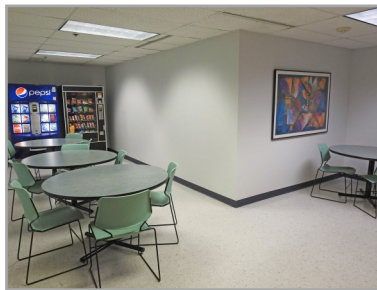


Normandale Place

8201 Norman Center Drive | Bloomington, MN 55437



OFFICE SPACE FOR LEASE

Space Available: 2,109 - 11,463 RSF

NNN Rate: \$15.00/RSF

2022 OPEX & RE Taxes: \$11.29/RSF

Operating Expenses: \$7.15/RSF

RE Taxes: \$4.14/RSF

- Immediate access to I-494 and Hwy 100.
- Easy access to Hwy 169 and I-35W.
- Lots of natural light with floor to ceiling windows.
- Monument signage available
- Controlled access entry system
- Foodsby
- Minutes from the MSP Airport
- Close proximity to restaurants, hotels, shopping, Caribou Coffee, and Life Time Fitness.
- Normandale Lake Park with walking and biking trail nearby.

Jeff Houg

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Normandale Place

8201 Norman Center Drive | Bloomington, MN 55437

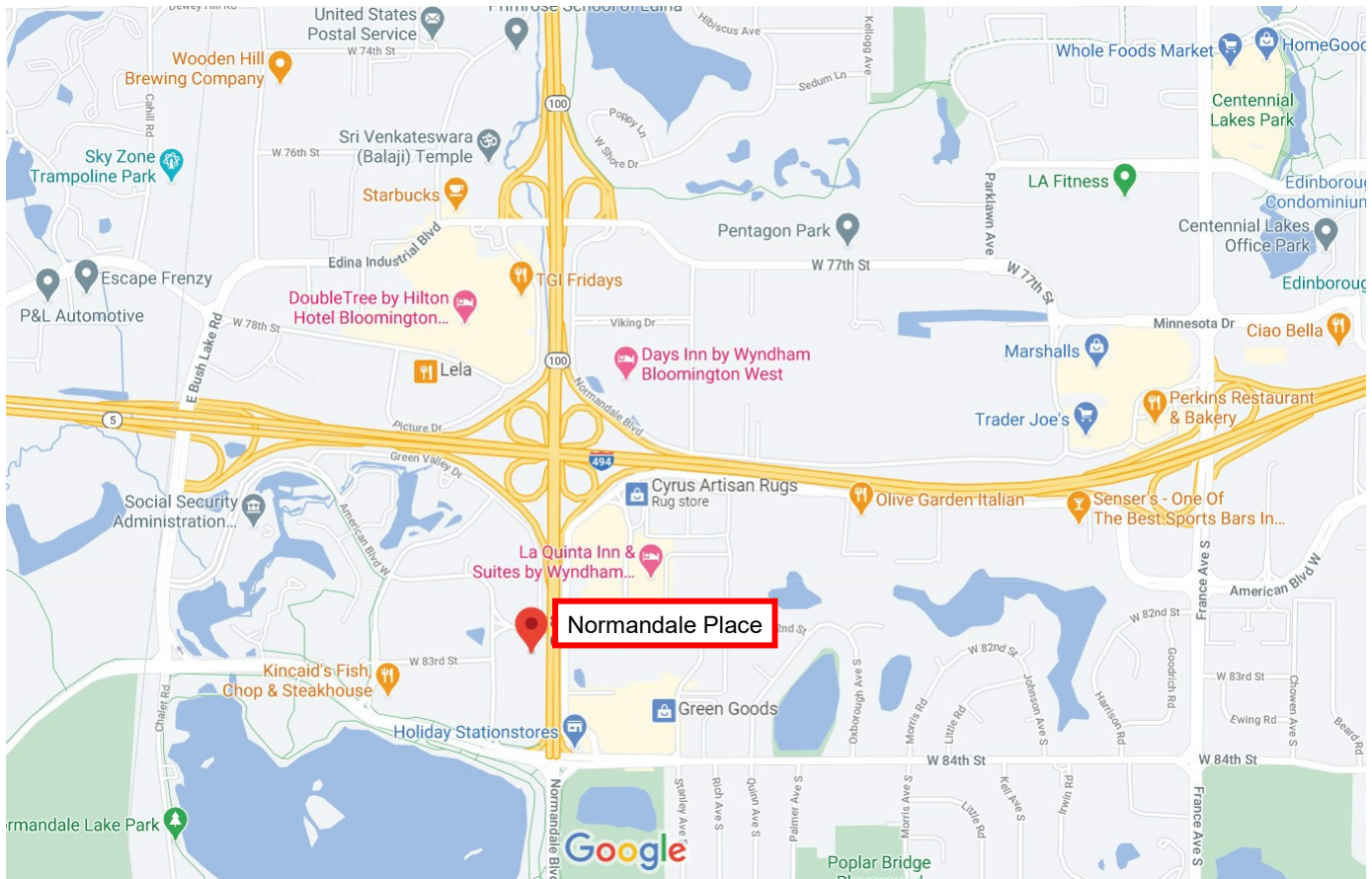
Jeff Houg

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Normandale Place

8201 Norman Center Drive | Bloomington, MN 55437

Jeff Houg

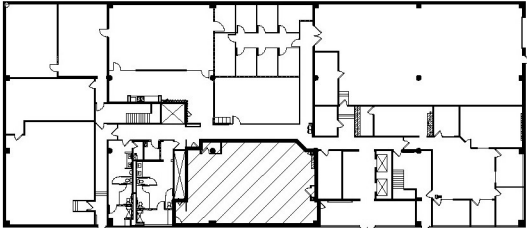
D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

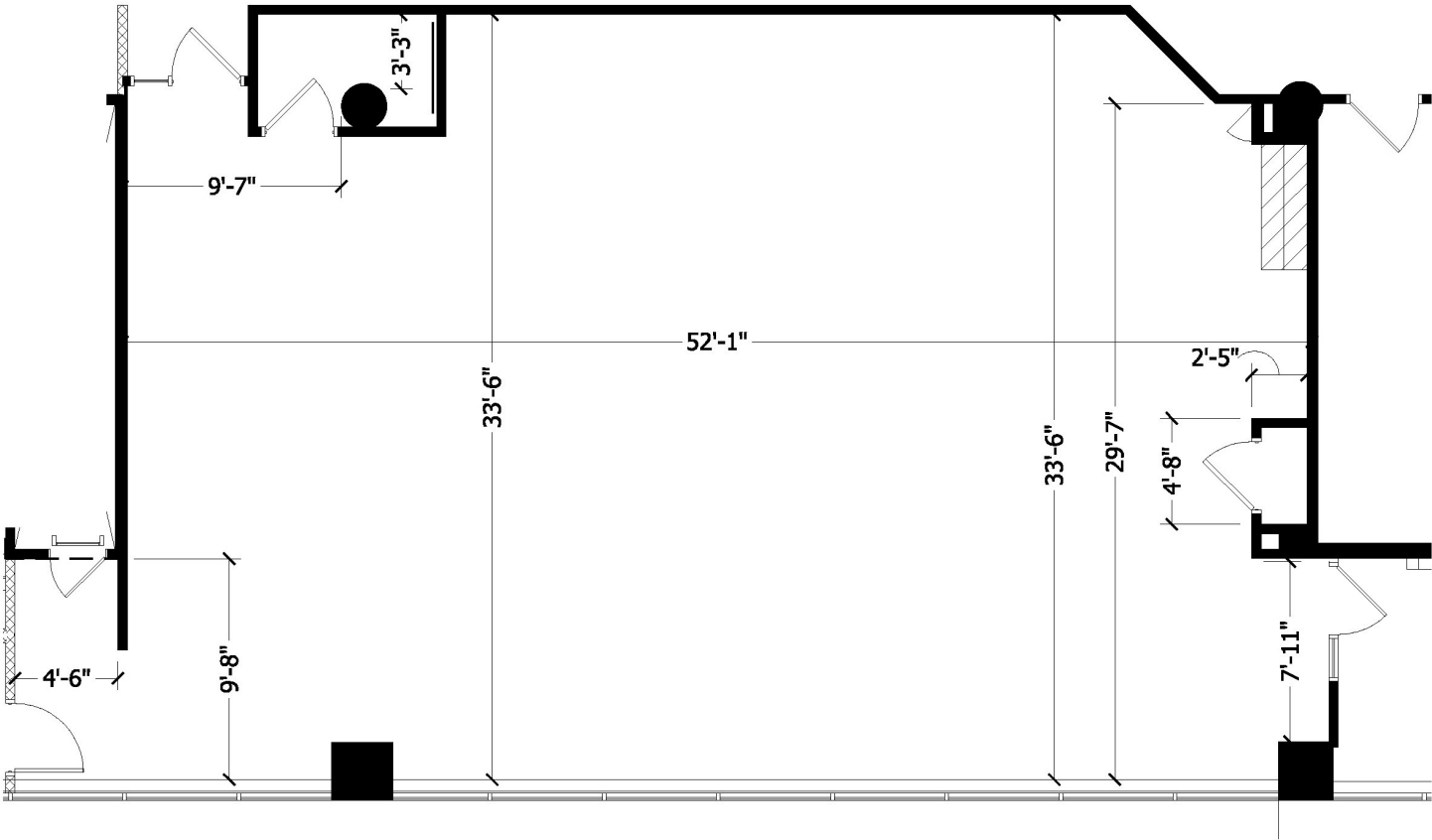
www.shcre.com





Key Plan - 1st Floor N 

Suite 100 - 2,109 RSF



Normandale Place

8201 Norman Center Drive | Bloomington, MN 55437

Jeff Houg

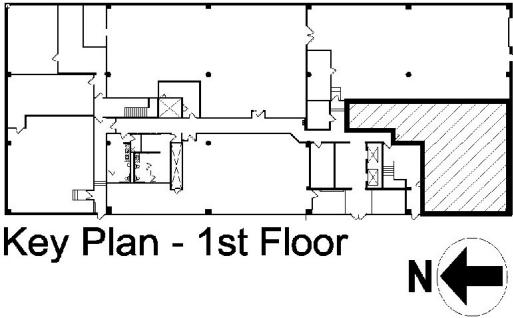
D: 952-300-9545

M: 612-889-2242

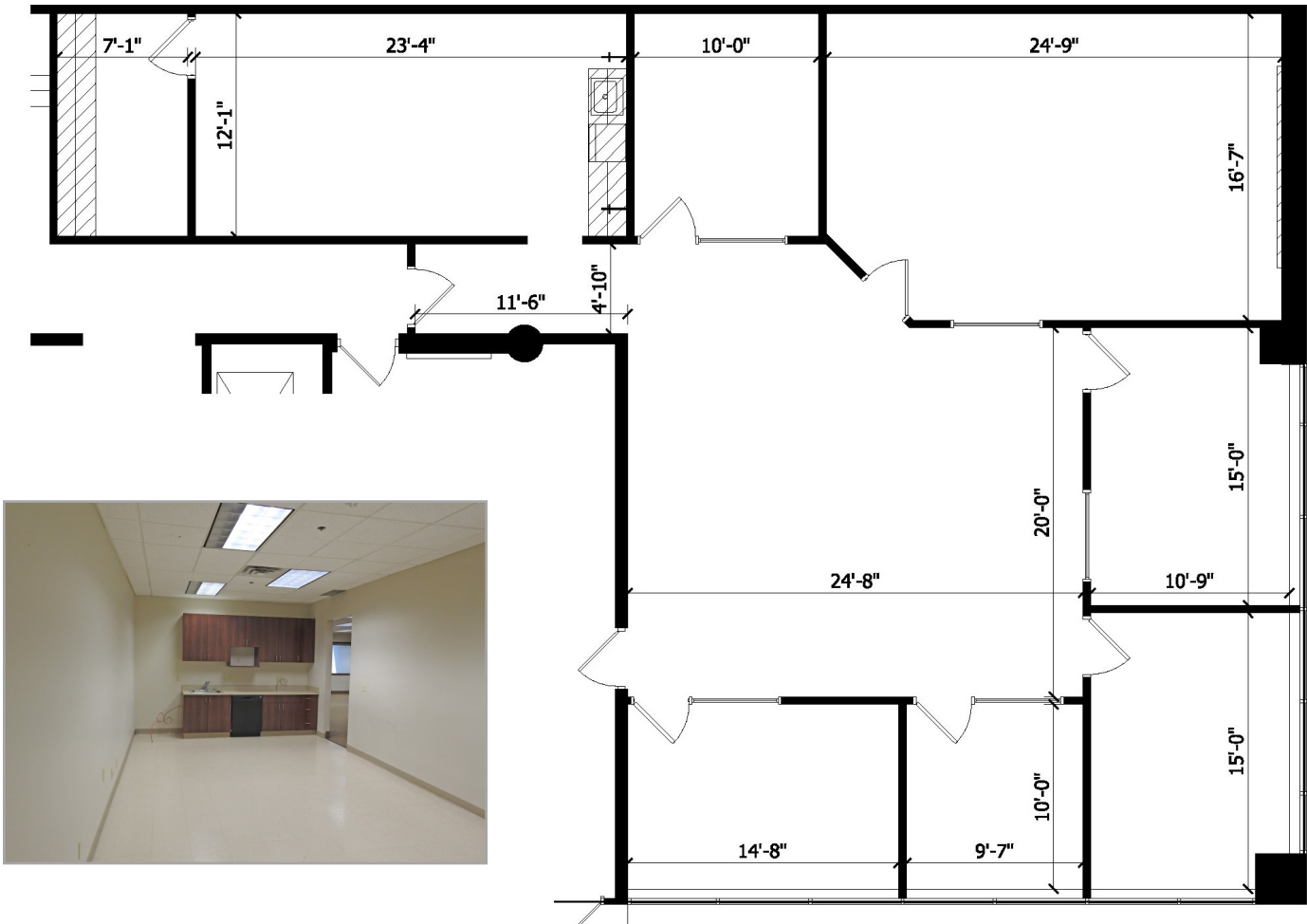
jhoug@shcre.com

www.shcre.com



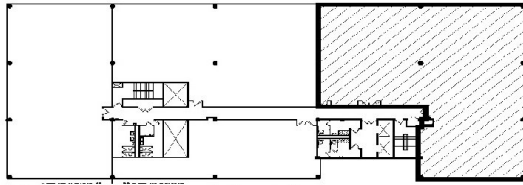


Suite 150 - 2,578 RSF



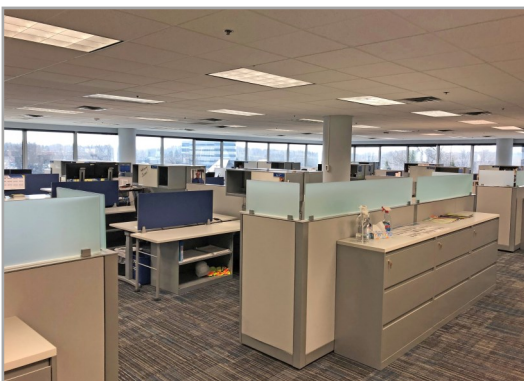
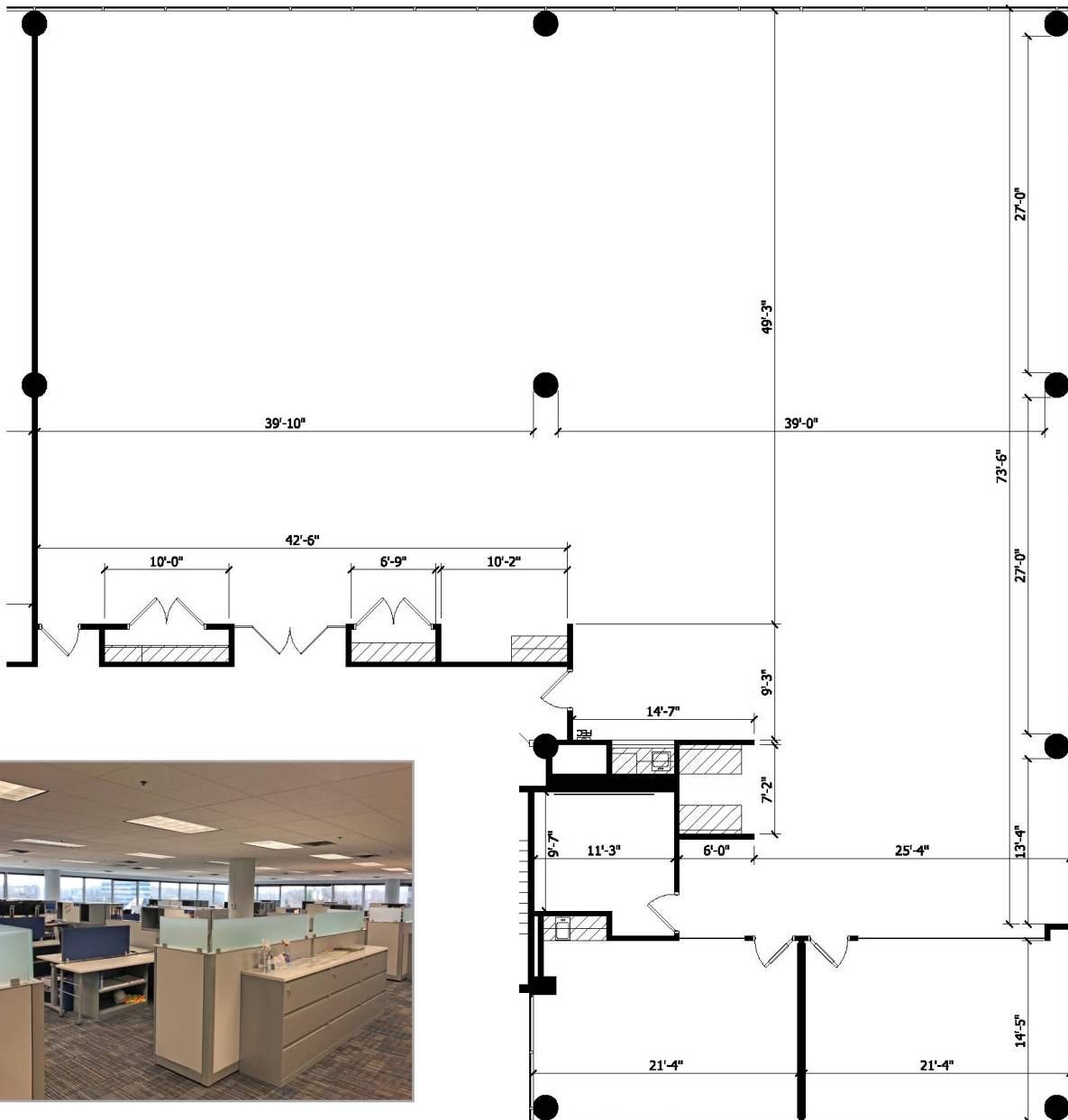
8201 Norman Center Drive | Bloomington, MN 55437

www.shcre.com



N 

*** Suite 400 & 410 are contiguous for a total of 11,463 RSF**



Normandale Place

8201 Norman Center Drive | Bloomington, MN 55437

Jeff Houg

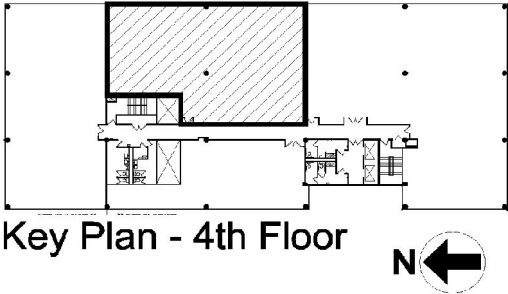
D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

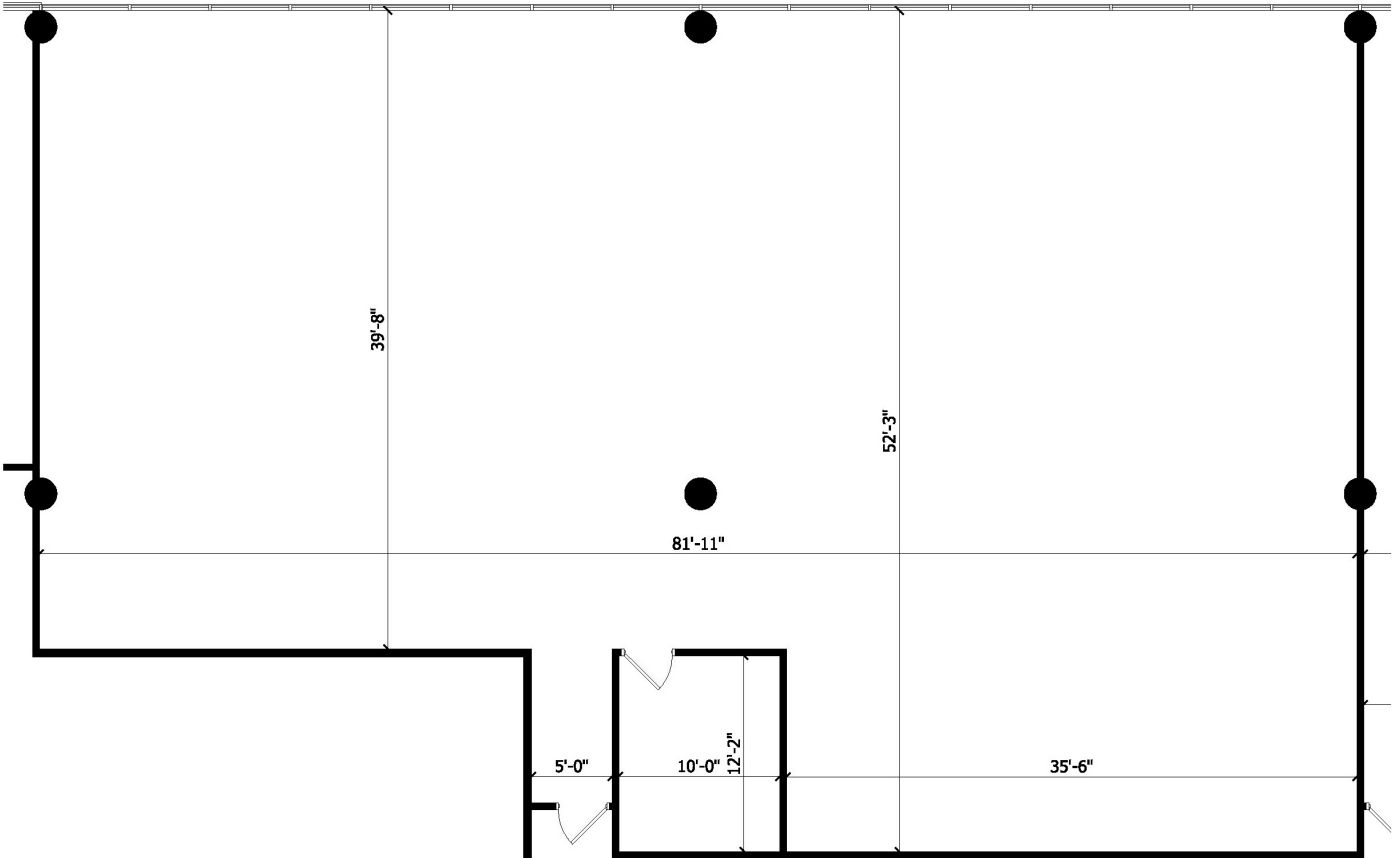
www.shcre.com





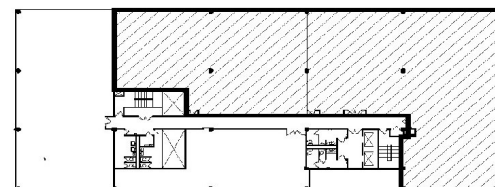
Suite 410 - 4,555 RSF

* Suite 400 & 410 are contiguous for a total of 11,463 RSF



8201 Norman Center Drive | Bloomington, MN 55437

www.shcre.com



N 

This architectural floor plan depicts a building layout with several rooms and corridors. The plan includes the following dimensions and features:

- Overall Dimensions:**
 - Top horizontal dimension: 81'-11"
 - Right vertical dimension: 49'-3"
 - Bottom horizontal dimension: 21'-4" (split into two segments)
 - Far right vertical dimension: 27'-0" (split into 27'-0" and 14'-5")
- Room and Area Dimensions:**
 - Top-left room: 39'-6" (width) x 52'-3" (depth)
 - Top-right room: 39'-10" (width) x 42'-6" (depth)
 - Bottom-left room: 35'-6" (width) x 10'-0" (depth)
 - Bottom-right room: 25'-4" (width) x 11'-3" (depth)
 - Small room on the right: 14'-7" (width) x 9'-3" (depth)
 - Small room at the bottom: 6'-0" (width) x 7'-2" (depth)
- Other Dimensions and Features:**
 - Corridor widths: 5'-0", 10'-0", 10'-2", 6'-9", 10'-0"
 - Staircase: Located in the top-left room.
 - Entrances: Indicated by double lines and arrows at the bottom and right.
 - Structural Elements: Columns are marked with black dots.