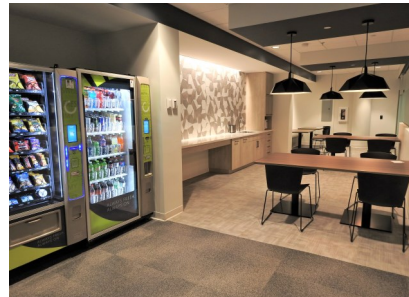


Normandale Place

8201 Norman Center Drive | Bloomington, MN 55437



OFFICE SPACE FOR LEASE

Space Available: 1,981 - 18,290 RSF

NNN Rate: \$13.00/RSF

2026 OPEX & RE Taxes: \$10.79/RSF

Operating Expenses: \$6.51/RSF

RE Taxes: \$4.28/RSF

- Access to I-494 and Hwy 100. 169 and I-35W
- Located on a Metro Transit Bus-Route
- Large training room with Wifi
- Modern Break room
- Fitness Center
- Lots of natural light
- 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



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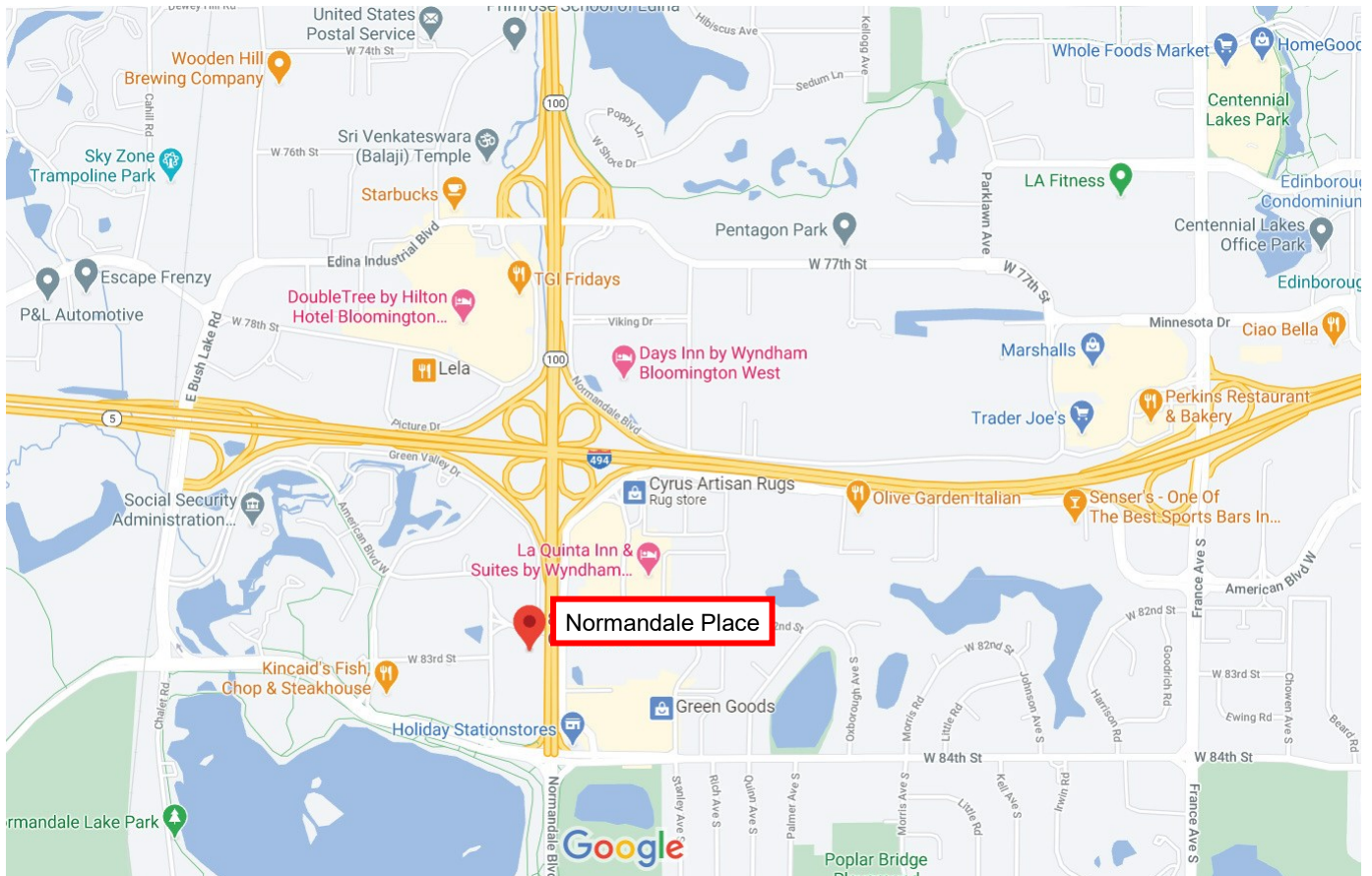
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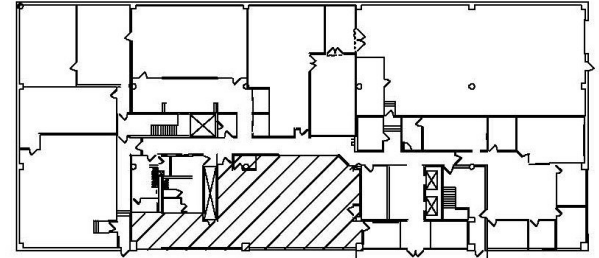
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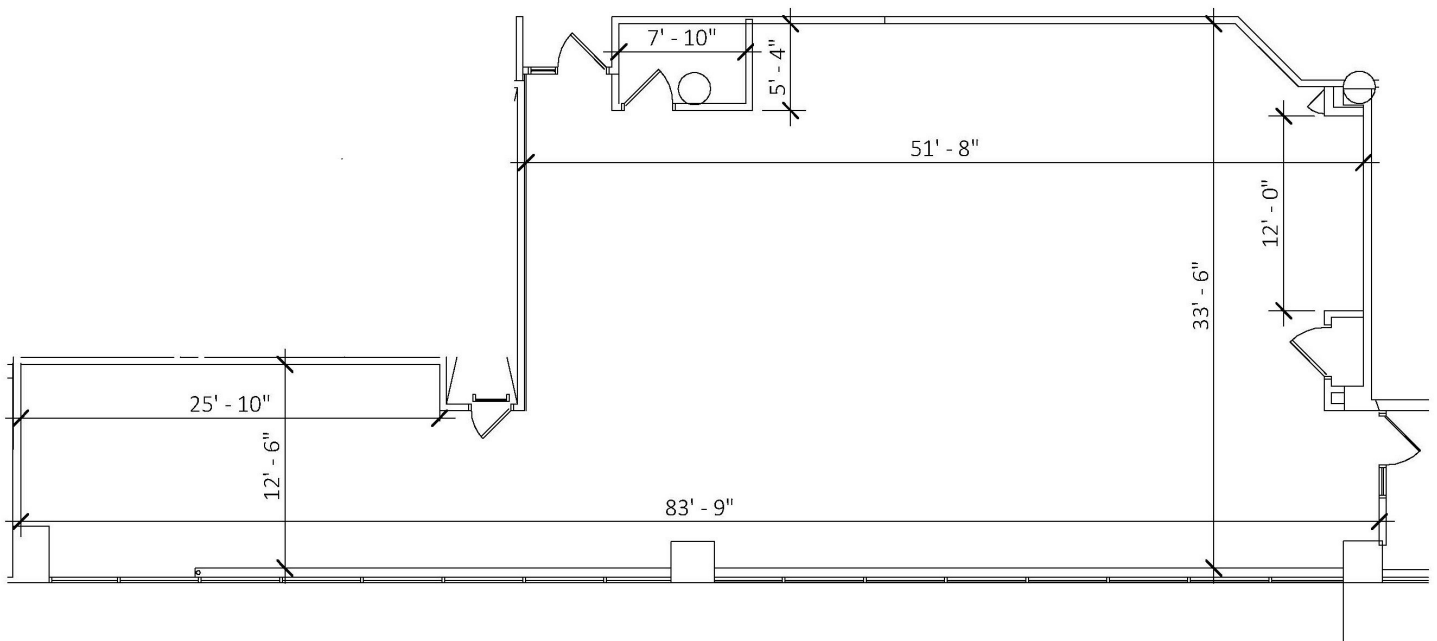
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Key Plan - 1st Floor

Suite 100 - 2,545 RSF



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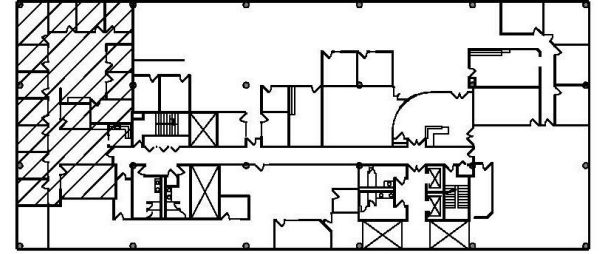
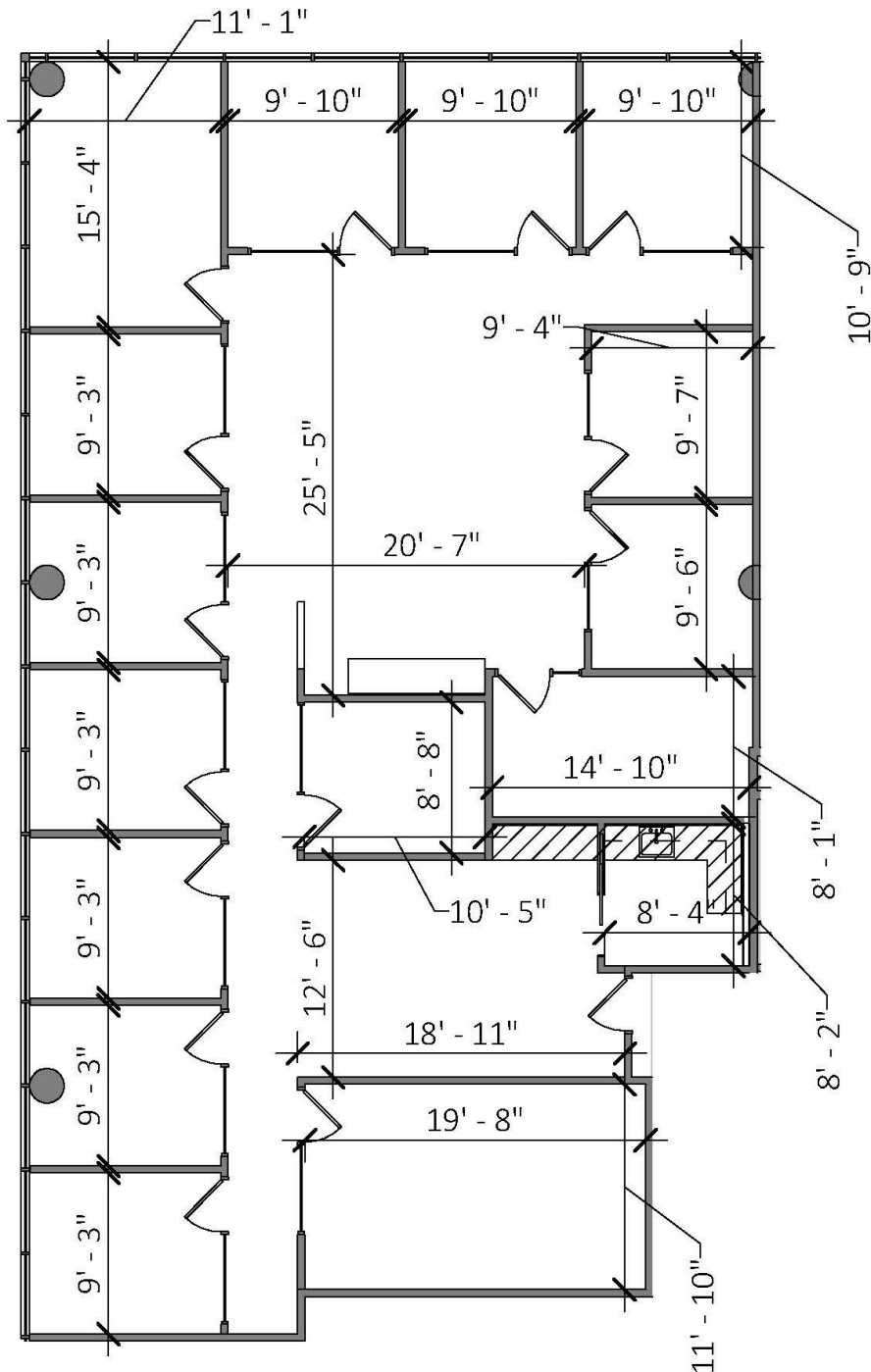
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Suite 230 - 3,476 RSF



Key Plan - 2ND Floor

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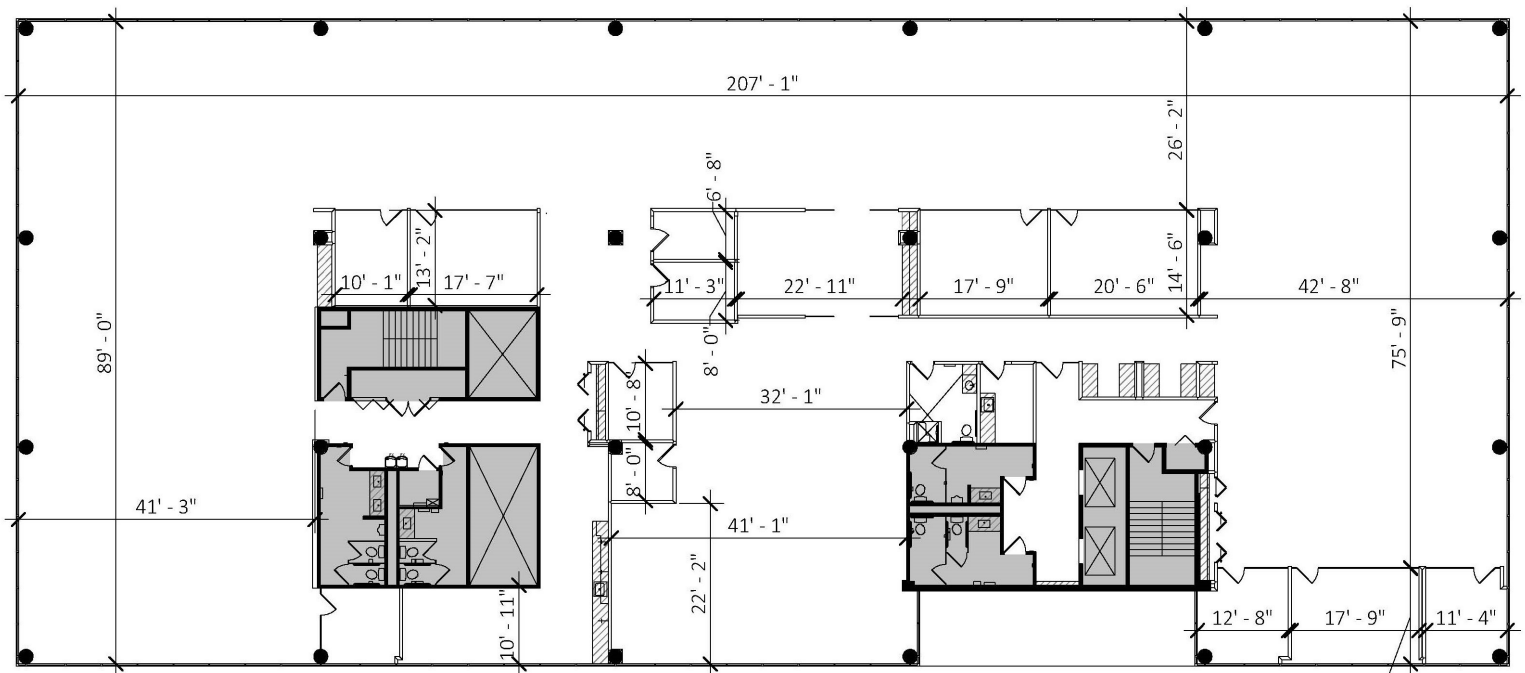
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- Entire 3rd Floor
- Elevator Access
- Private bathrooms and shower
- Wellness Room



Suite 300 - 18,290 RSF



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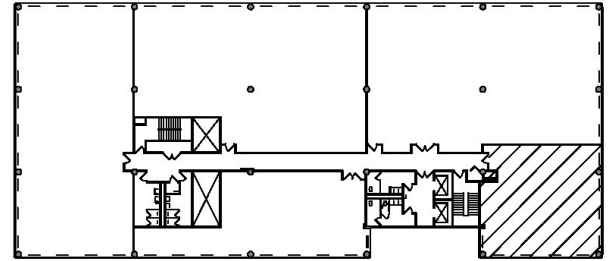
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M: 612-889-2242

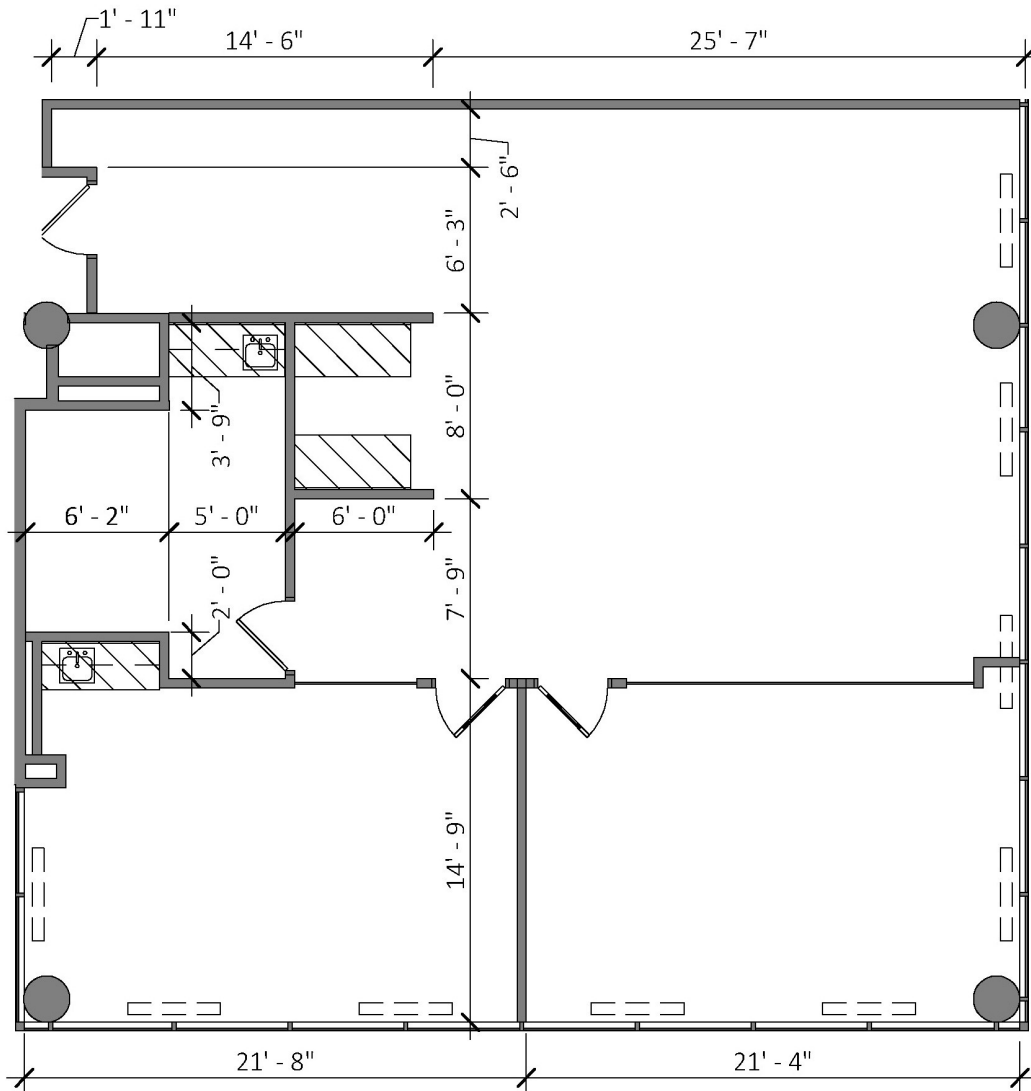
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Key Plan - 4th Floor

Suite 400 - 1,981 RSF



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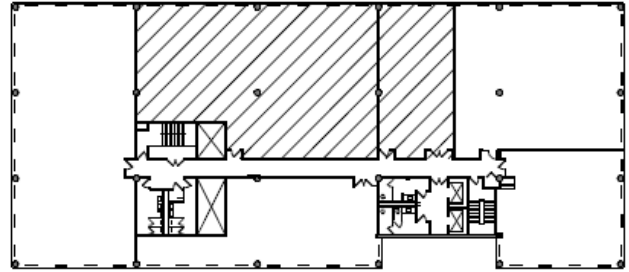
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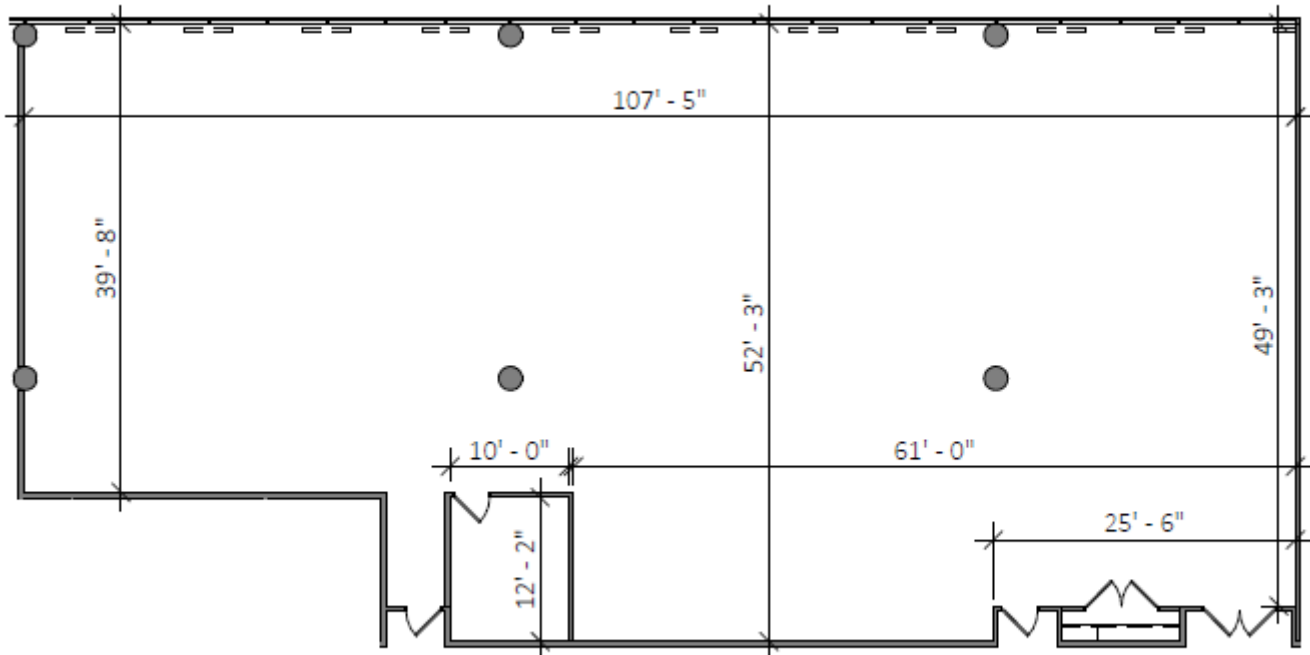
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Key Plan - 4th Floor

Suite 415 - 6,221 RSF



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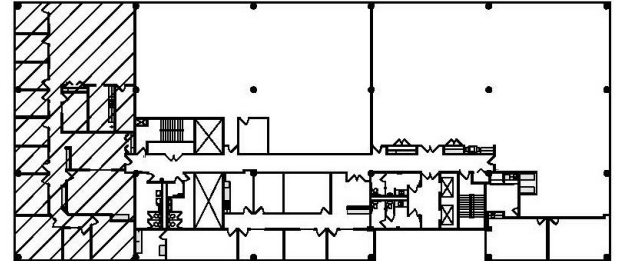
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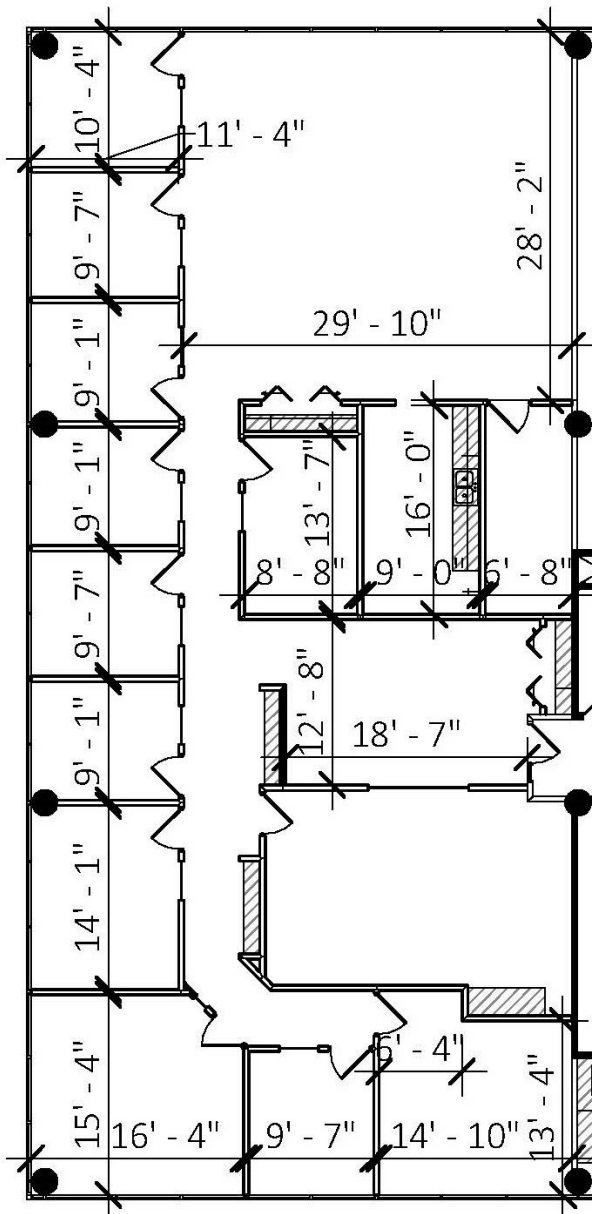
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Suite 450- 4,418 RSF



Key Plan - 4th Floor



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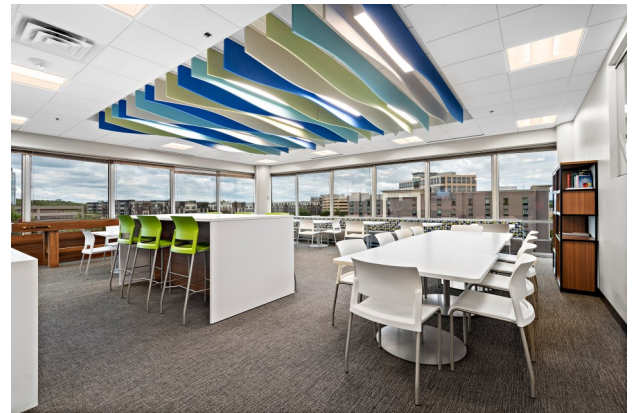
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- Entire 5th Floor
- Elevator Access
- Private bathrooms



Suite 500- 18,290 RSF

