PARAMOUNT
REAL ESTATE CORPORATION

FOR LEASE

HIGH-VALUE INEXPENSIVE OFFICE SPACE
Bloomington, Minnesota

CONTACT:

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3601 Minnesota Drive
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Bloomington, MN 55435
(952) 854-8290

FAX:

(952) 854-8295

CSM

OLD SHAKOPEE ROAD BUSINESS CENTER
6301 W Old Shakopee Road, Suite A | Bloomington, MN

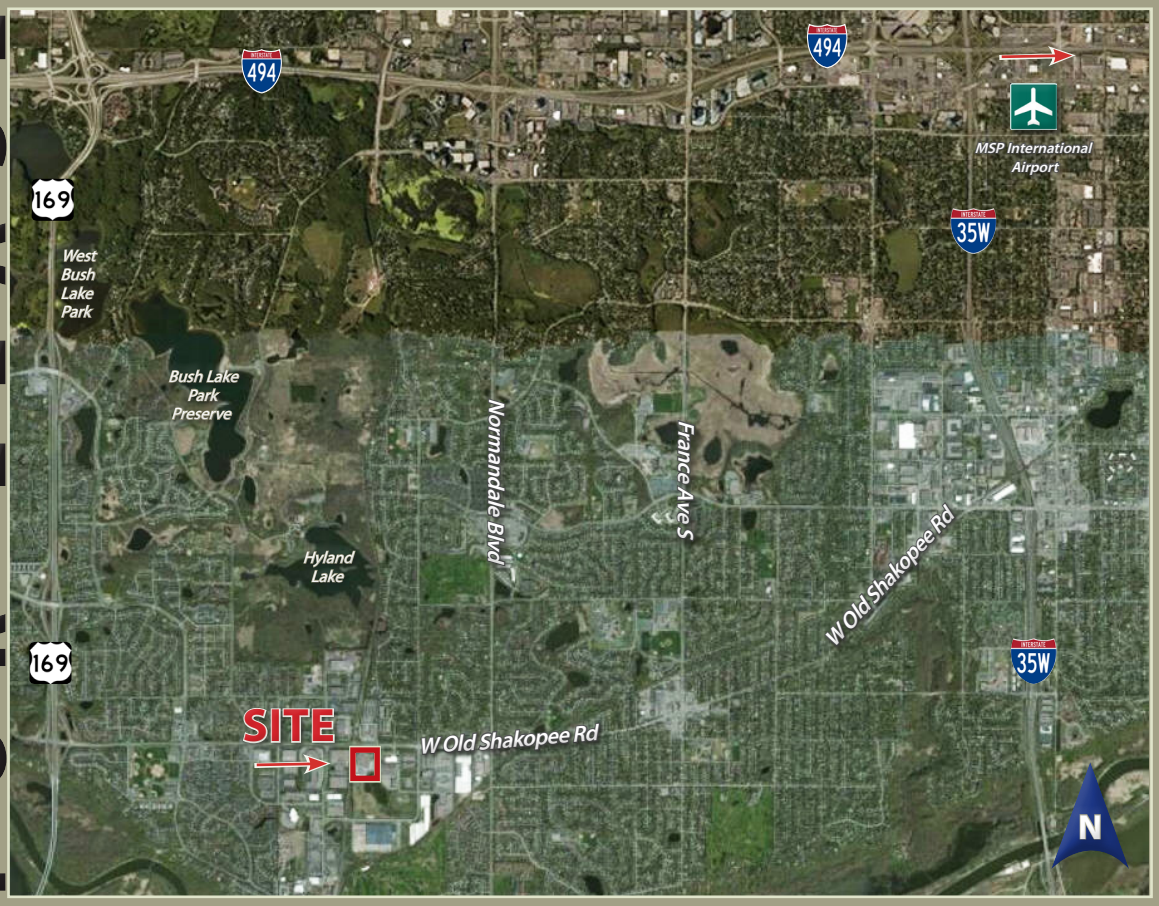
FEATURES:

- Flexible size spaces and lease terms available
- Excellent glass line - corner location
- Very open floor plan
- Convenient access to I-494, Highways 169 and 100 and Normandale Boulevard

SPACE SPECIFICS:

- 17,551 SF available (demisable)
  - 15,875 SF office
  - 190 SF production
  - 1,486 SF warehouse
- Ability to demo 3,800 SF of office to warehouse
- 9' ceiling height in office
- 18' clear height in warehouse
- One (1) drive-in door
- Parking: 64 shared stalls
- Zoned: Industrial
- Available immediately

FOR LEASE



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TRUSTED. DEDICATED. EXPERIENCED.

F O R L E A S E

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BUILDING SIZE:	180,300 square feet	
SQ. FT. AVAILABLE:	**Option 1:** 15,875 SF office 190 SF production 1,486 SF warehouse **17,551 SF total**	**Option 2:** 12,275 SF office 190 SF production 5,294 SF warehouse **17,551 SF total**
NET RENTAL RATES:	Negotiable	
LEASE TERM:	Negotiable	
2019 EST. CAM & TAX:	$2.70 per sq. ft.	
LOADING:	One (1) drive-in door	
PARKING:	64 shared stalls	
OFFICE CEILING HEIGHT:	9′	
WAREHOUSE CLEAR HEIGHT:	18′	
AVAILABLE:	Immediately	
COMMENTS:	• Flexible lease term • Flexible size/space • Convenient access to I-494, Highways 169 & 100 and Normandale Blvd • Owned and managed by CSM Corporation • Ability to demo 3,800 SF of office to warehouse	

For further information contact:
PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE
Phil Simonet | (952) 854-8381 | psimonet@paramountre.com
Jeff Swanson | (952) 854-7485 | jswanson@paramountre.com

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Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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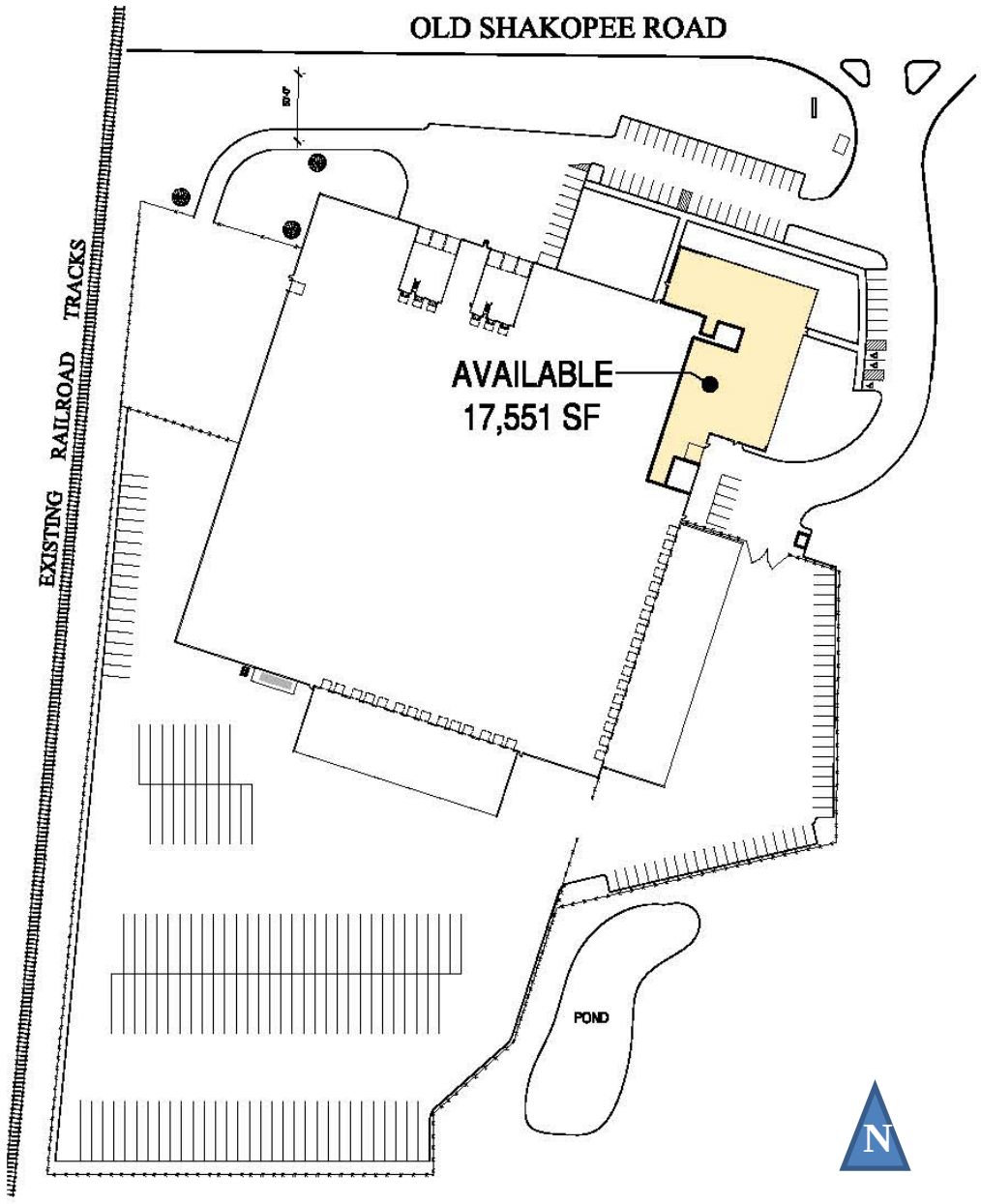
Site Plan



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Available Sq. Ft.: 17,551

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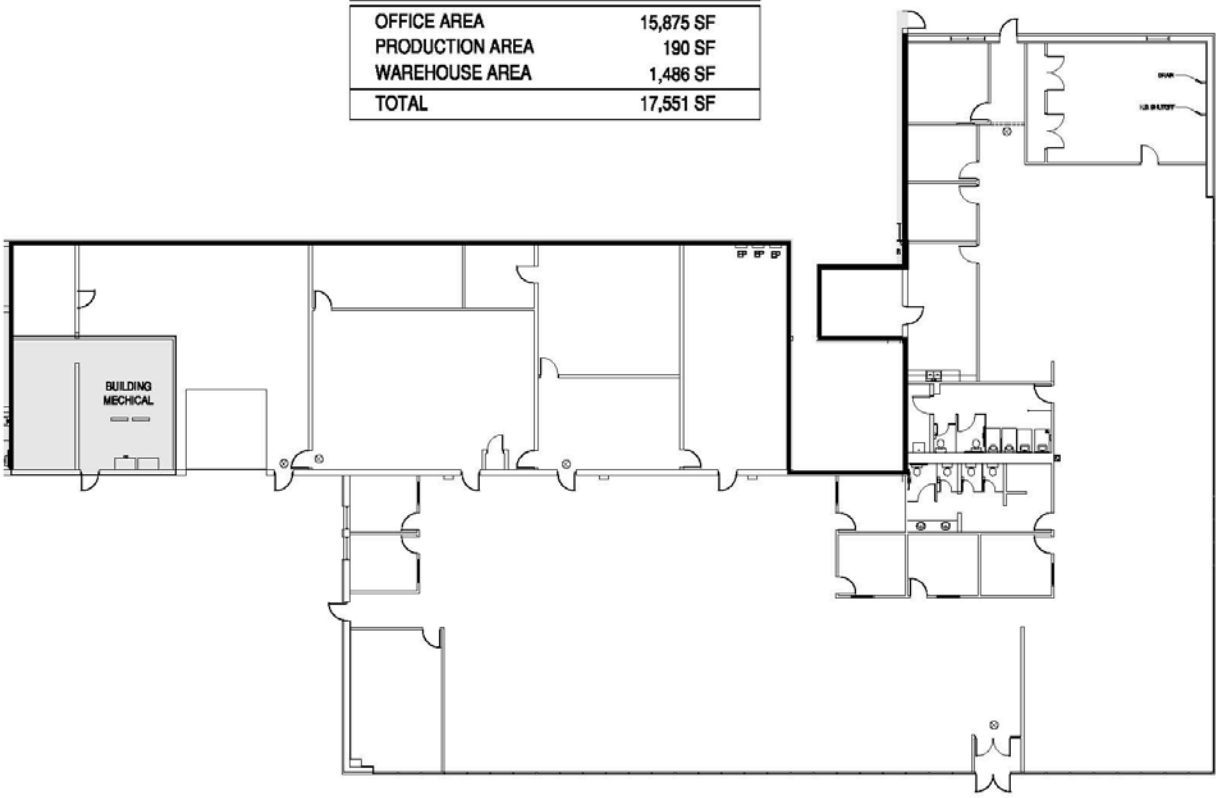
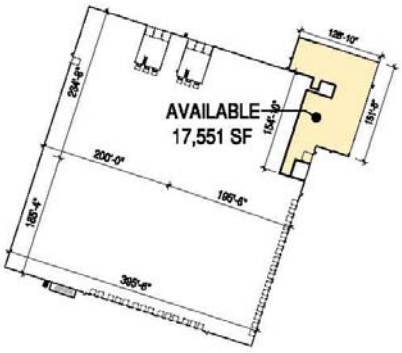
Floor Plan - Option 1

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	15,875 SF
PRODUCTION AREA	190 SF
WAREHOUSE AREA	1,486 SF
TOTAL	17,551 SF





Building Plan

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Available Sq. Ft.: 17,551

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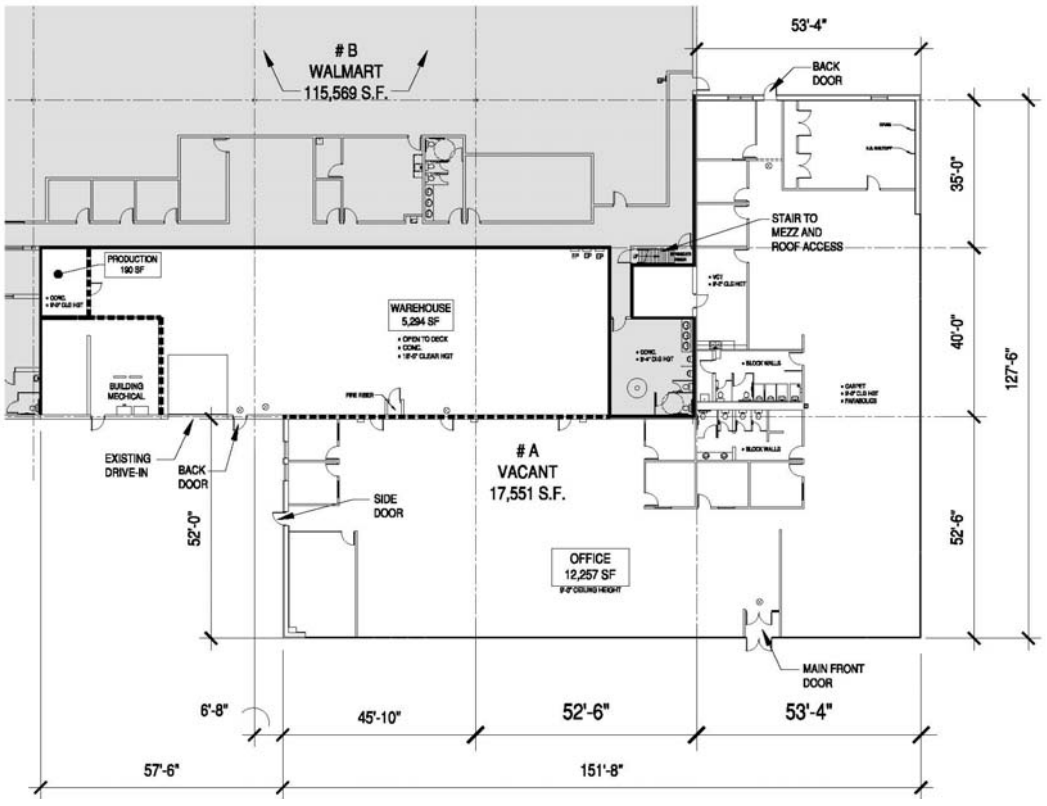
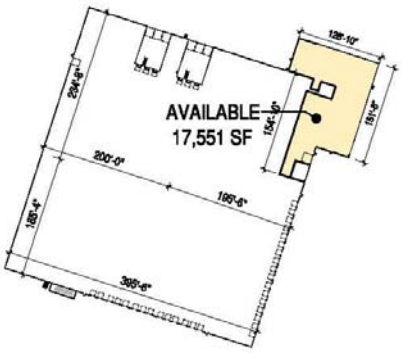
Floor Plan - Option 2





Building Plan

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	12,257 SF
PRODUCTION AREA	190 SF
WAREHOUSE AREA	5,294 SF
TOTAL	17,551 SF

DASHED LINE INDICATES OFFICE/WAREHOUSE/PRODUCTION SEPARATION

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Available Sq. Ft.: 17,551

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