



OFFICE CONDO FOR SALE / LEASE

CROSSROADS PROFESSIONAL CENTER

8053 E BLOOMINGTON FREEWAY, SUITE 450 | BLOOMINGTON, MN 55420

TOTAL BUILDING SQ FT:	17,685 square feet
CONDO SQ FT:	3,549 rentable square feet office
PID:	04-027-24-13-0061
YEAR BUILT:	1964; Common Interest Community 2007; remodeled 2018
ZONING:	B-1 – Neighborhood office
PARKING:	4.80/1000; 86 striped parking stalls
CONSTRUCTION:	Masonry with brick and stone veneer
NET RENTAL RATES:	\$12.00 per rentable square foot office
OPERATING EXPENSES:	\$6.41 per square foot (includes heat to Suite 450) Electric/janitorial-contracted directly by tenant/owner.
REAL ESTATE TAXES PAYABLE 2019:	\$10,348.52 (\$2.92/SF)
SALE PRICE:	\$475,000 (\$133.84/SF)
COMMENTS:	<ul style="list-style-type: none">▶ Zoning: B-1 – Neighborhood office▶ Within minutes of the Minneapolis/St. Paul International Airport▶ Easy access and freeway visibility off I-35W and I-494▶ Located near many amenities including hotels, restaurants and retail

For further information contact:
PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE
Nancy Powell
(952) 854-9210
npowell@paramountre.com

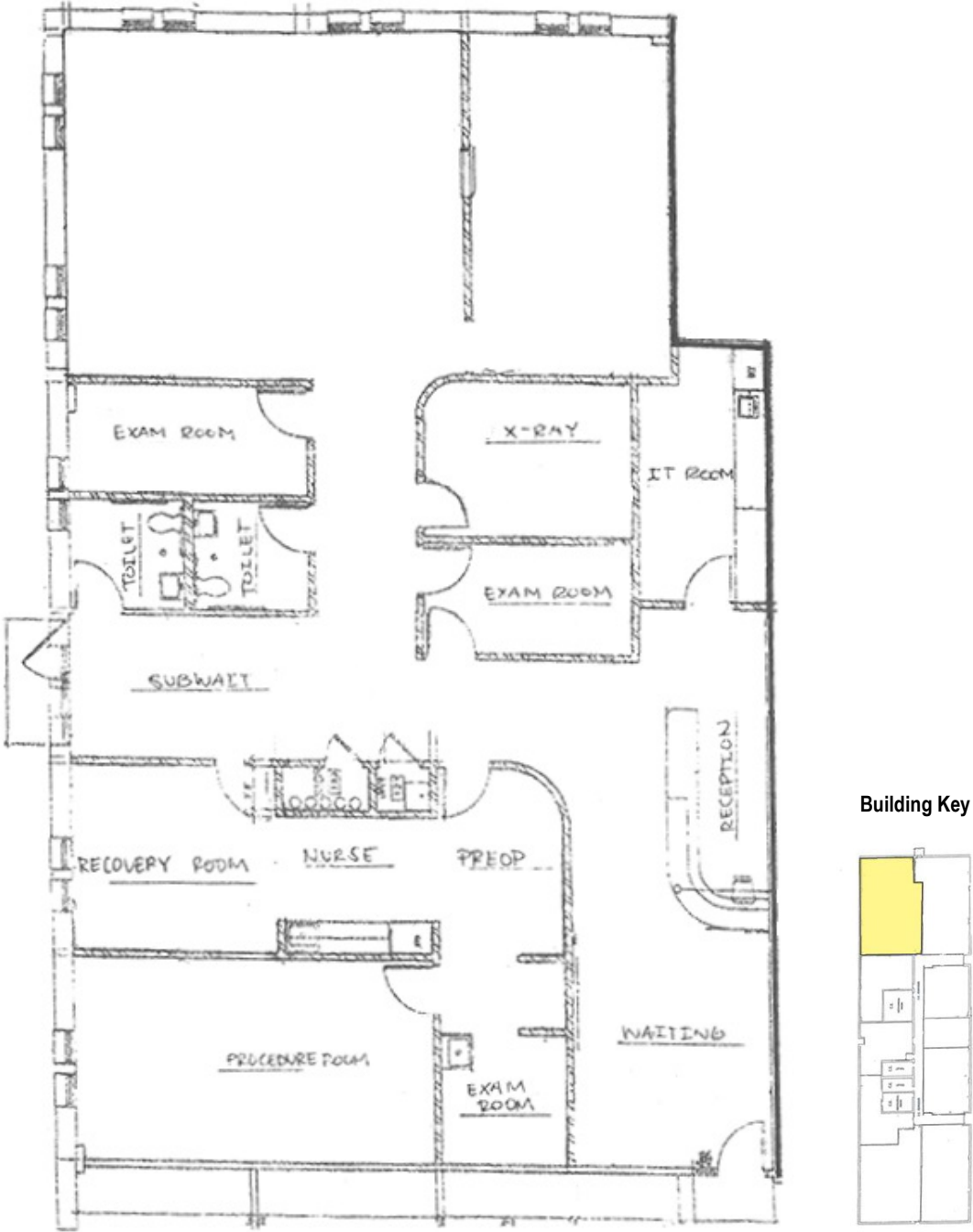
◆ 3601 Minnesota Drive, Suite 925, Bloomington, MN 55435 ◆

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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