



FOR LEASE

# Victoria Pond Center

4801 West 81st Street  
Bloomington, MN

- Great image with distinctive entrances
- Exceptional glass line
- Easy access of I-494 Frontage Road
- Parking ratio 4.3/1,000
- Excellent labor pool
- Availability from 1,500 - 9,680 SF
- 12' clear height



For more information, contact:

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TURLEY  
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# Victoria Pond Center

4801 West 81st Street  
Bloomington, MN

|                           |   |
|---------------------------|---|
| Year Built:               | 1998  |
| Building SF:              | 58,876 SF   |
| Available SF:             | Suite 102 - 1,500 SF Office<br>Suite 105 - 6,246 SF<br>Suite 106 - 3,434 SF<br>Suite 115 - 2,618 SF Office, 667 SF Warehouse<br>Suite 118 - 6,218 SF                                    |
| Net Rental Rate:          | \$10.00 per year - Office<br>\$5.00 per year - Warehouse  |
| 2009 Estimated Taxes/CAM: | \$2.66 PSF - Taxes<br><u>\$3.48 PSF - CAM</u><br>\$6.14 PSF Total   |
| Parking:                  | 4.3/1,000 SF  |
| Comments:                 | <ul style="list-style-type: none"><li>• Great distinctive entry image</li><li>• Minutes from retail and restaurants</li><li>• 1 drive-in door</li><li>• Attractive glass line</li></ul> |



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