



Hines

For more information, contact:

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FOR LEASE

HAMPSHIRE AVENUE TECH CENTER
10900 HAMPSHIRE AVENUE SOUTH
BLOOMINGTON | MN

- ◇ 50,578 Total sf available
- ◇ Up to 43,004 sf contiguous available - additional expansion possible
- ◇ Easy access to Hwy-169/Bloomington Ferry Bridge
- ◇ End-cap space with excellent exterior glass line
- ◇ Class "A" finishes throughout
- ◇ Impressive exterior image
- ◇ Five interior, heated parking spaces
- ◇ 10' reflective ceiling throughout
- ◇ Located near proposed new retail development
- ◇ Excellent labor pool

COLLIERS
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**TURLEY
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Commercial Real Estate Services



FOR LEASE

HAMPSHIRE AVENUE TECH CENTER
 10900 HAMPSHIRE AVENUE SOUTH
 BLOOMINGTON | MN

Year Built:	1998
Building SF:	144,441 SF
Available SF:	<p>Suite 50</p> <p>Office: 41,940 SF</p> <p>Garage: 1,503 SF</p> <p>Warehouse: 1,064 SF</p> <hr/> <p>Total: 44,507 SF</p> <p>Additional 26,482 SF of expansion possible</p> <p>Suite 130</p> <p>Office: 7,574 SF</p>
Divisible:	20,000 SF
Net Rental Rate:	Office: \$12.50 PSF Warehouse: Negotiable
2009 Estimated Taxes/CAM:	\$6.22 PSF
Parking:	4.72/1,000
Comments:	<ul style="list-style-type: none"> • End Cap with Three Walls of Glass • Heavy Parking • Easy Access to Hwy. 169 & Normandale Blvd • Indoor Executive Parking

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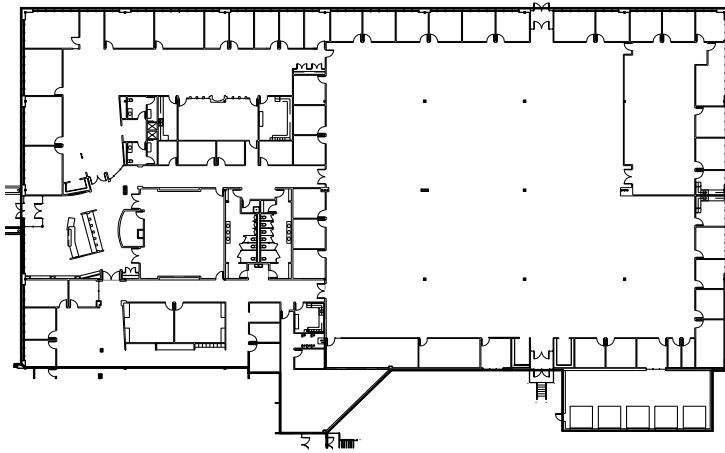


FOR LEASE

HAMPSHIRE AVENUE TECH CENTER
10900 HAMPSHIRE AVENUE SOUTH
BLOOMINGTON | MN

Suite 160

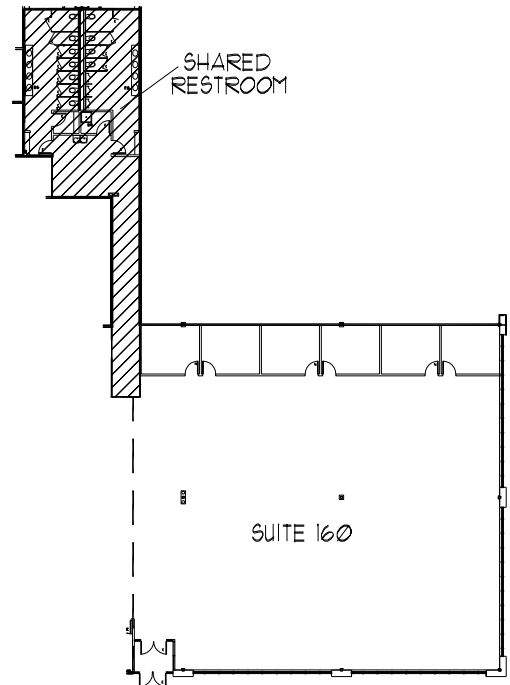
Office	7,026 rsf
<u>Restroom Portion</u>	<u>548 rsf</u>
Total	7,574 rsf



Suite 50

Office	41,940 rsf
<u>Warehouse</u>	<u>1,064 rsf</u>
Total	43,004 rsf

Garage	1,503 rsf
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