CBRE

Penn Avenue Business Center

9231 Penn Avenue S, Bloomington MN 55431

BROKER INCENTIVE FOR SPACES 200 / 500: $5,000 GIFT CARD
IF A 3+ YEAR LEASE IS EXECUTED BEFORE YEAR-END 2026

Buligo
Building Growth

Building Specifications

- Visibility to 6,965 VPD
- Roof replaced in 2021
- New parking lot
- Exterior recently painted
- Close proximity to 35W & I-494

AVAILABLE SPACES	10,163 - 48,362 SF
BUILDING SIZE	218,311 SF
CLEAR HEIGHT	14’ - 18’
SPRINKLER	Yes
YEAR BUILT	1967, 1998, renovated 2014
ZONING	I-2 (Limited Industry)
PARKING	1.09 / 1,000 SF
COLUMN SPACING	23’ x 30’
PARKING	1.09 / 1,000 SF
PARCEL SIZE	9.26 Acres
LEASE RATES	Negotiable
EST. 2026 CAM/TAX	Total: $3.77

Suite 100A

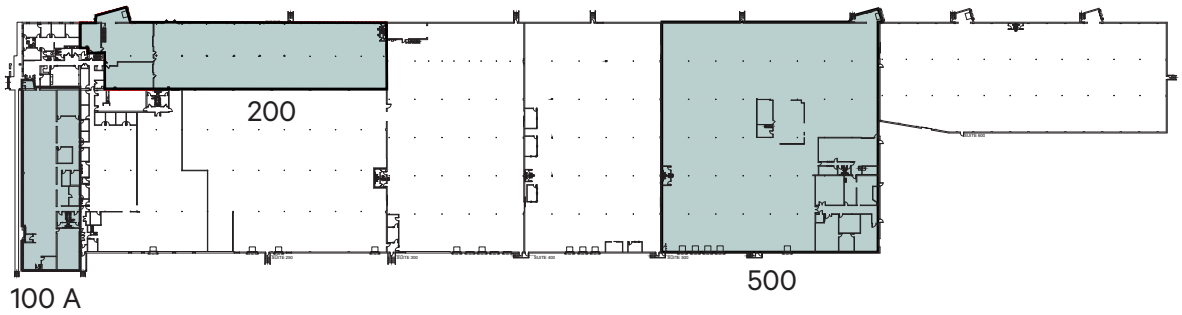
- Total SF: 10,163
- Office: 10,163

Suite 200

- Total SF: 20,637
- 2nd Floor Office: 1,403
- Warehouse: 19,234
- Clear Height: 18’
- Trash Door: (1) 12’ x 10’
- Loading: 1 Dock

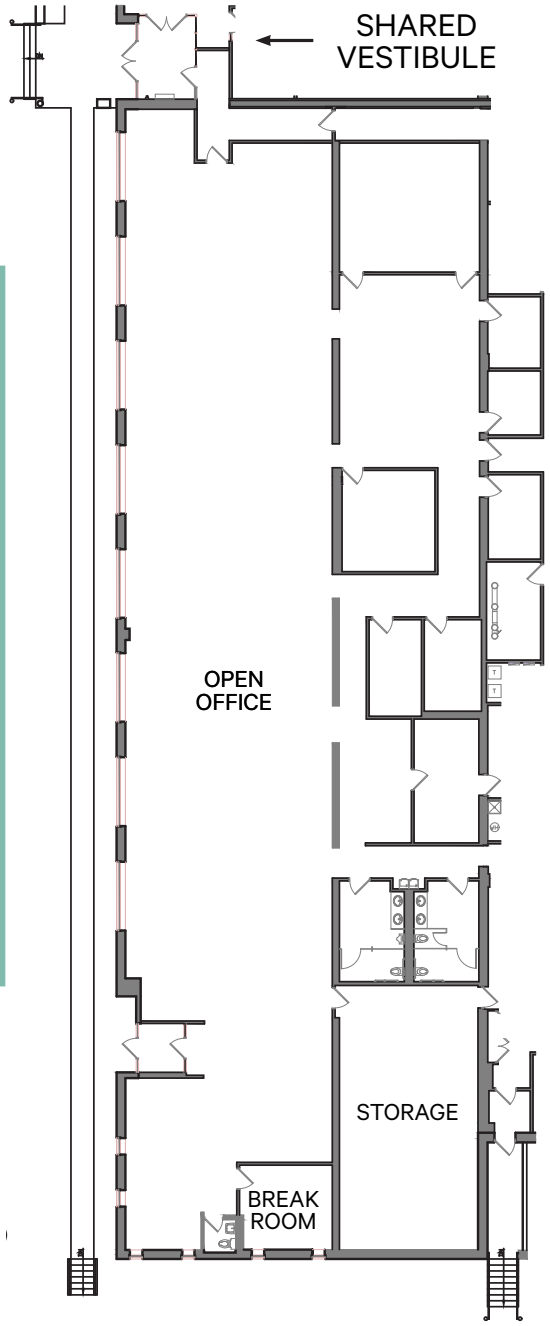
Suite 500

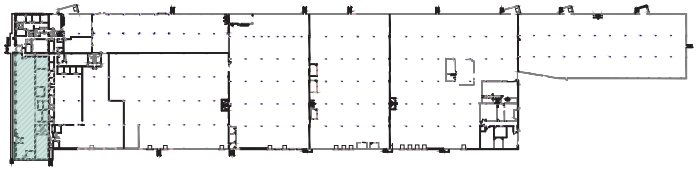
- Total SF: 48,362
- Office: 7,047
- Warehouse: 41,315
- Clear Height: 14’
- Loading:
  - 6 Docks w/ levelers
  - 2 Drive-ins (14’x14’) & (8’x8’)



Suite 100A

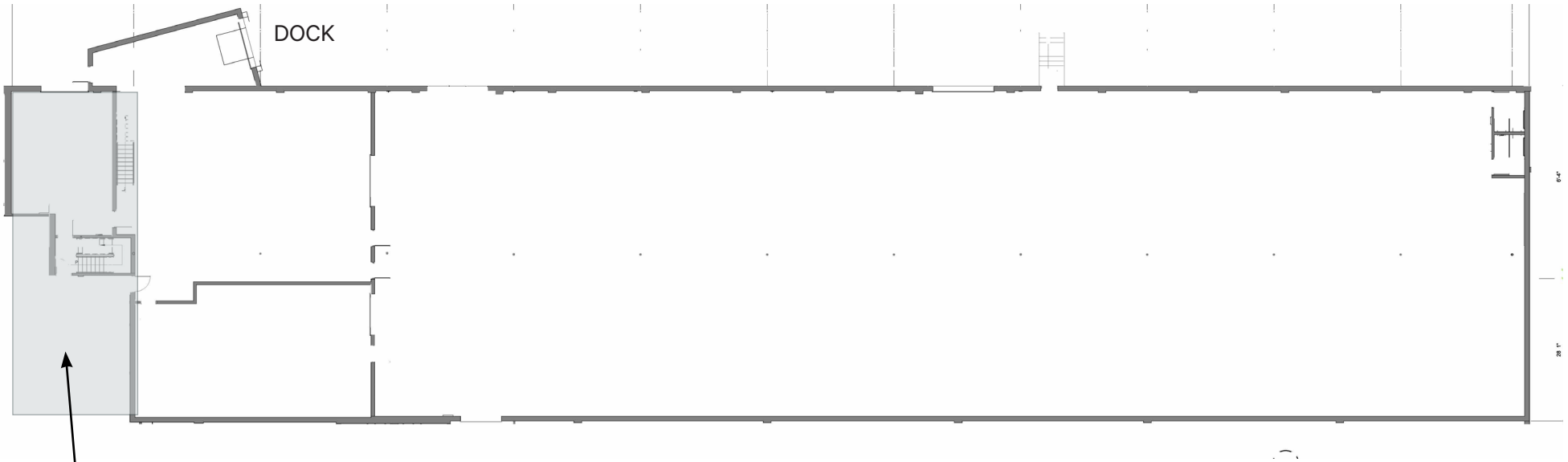
10,163 SF Office



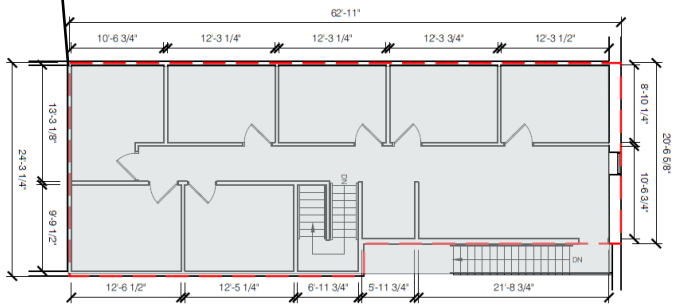


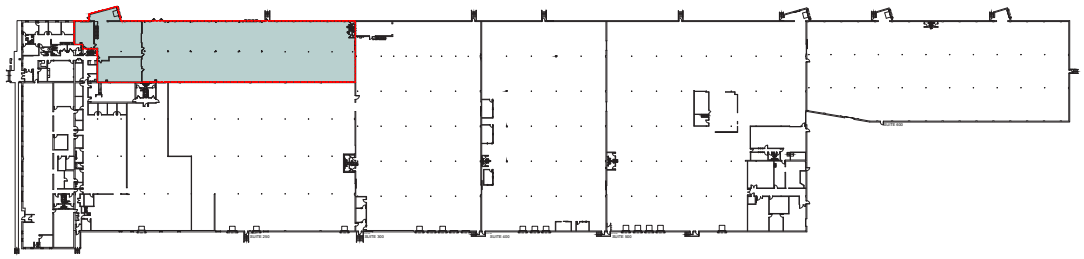
Suite 200

20,637 SF | 1,403 Office | 19,234 Warehouse



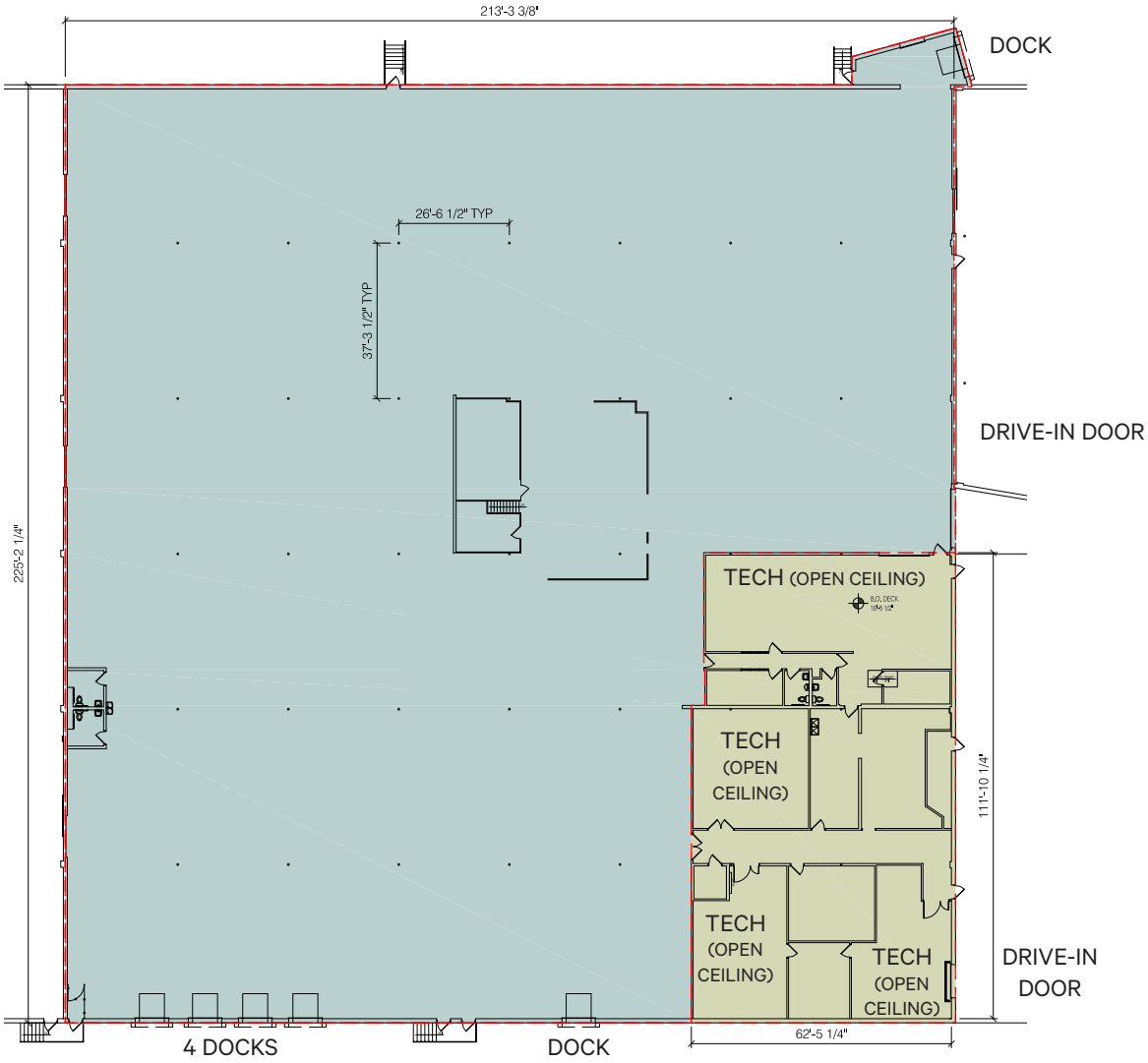
2nd LEVEL OFFICE

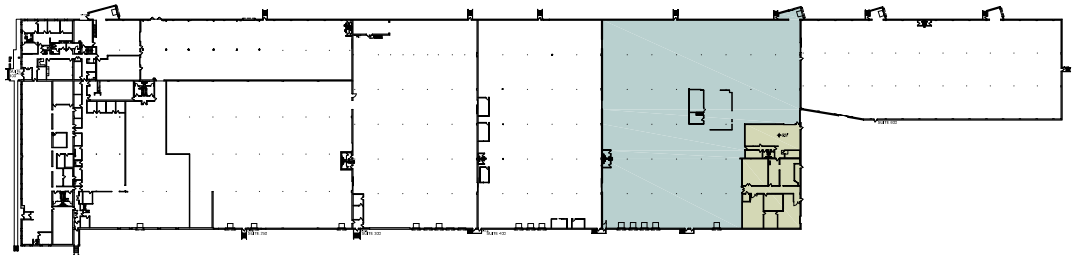




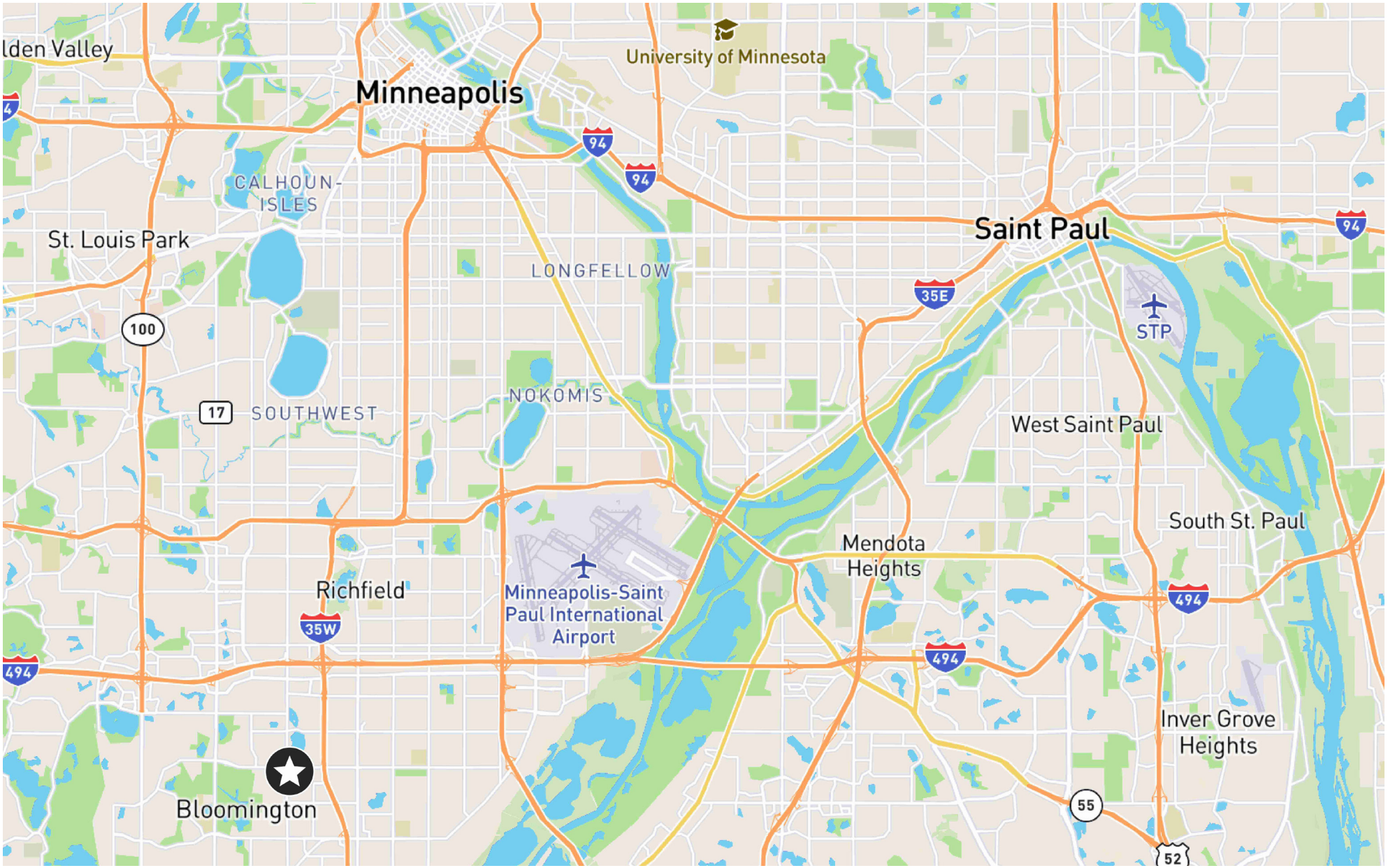
Suite 500

48,362 SF
7,047 Office
41,315 Warehouse

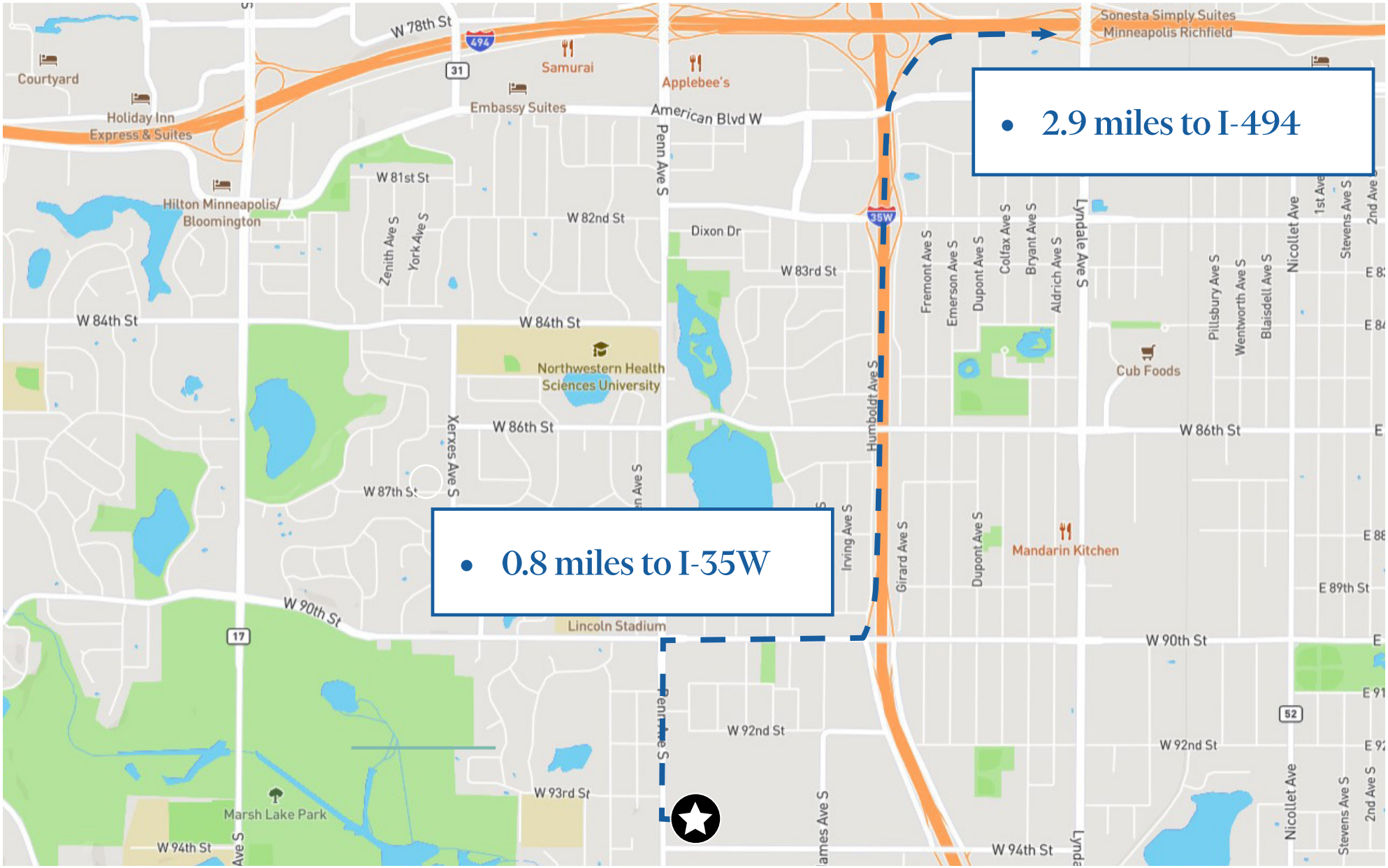


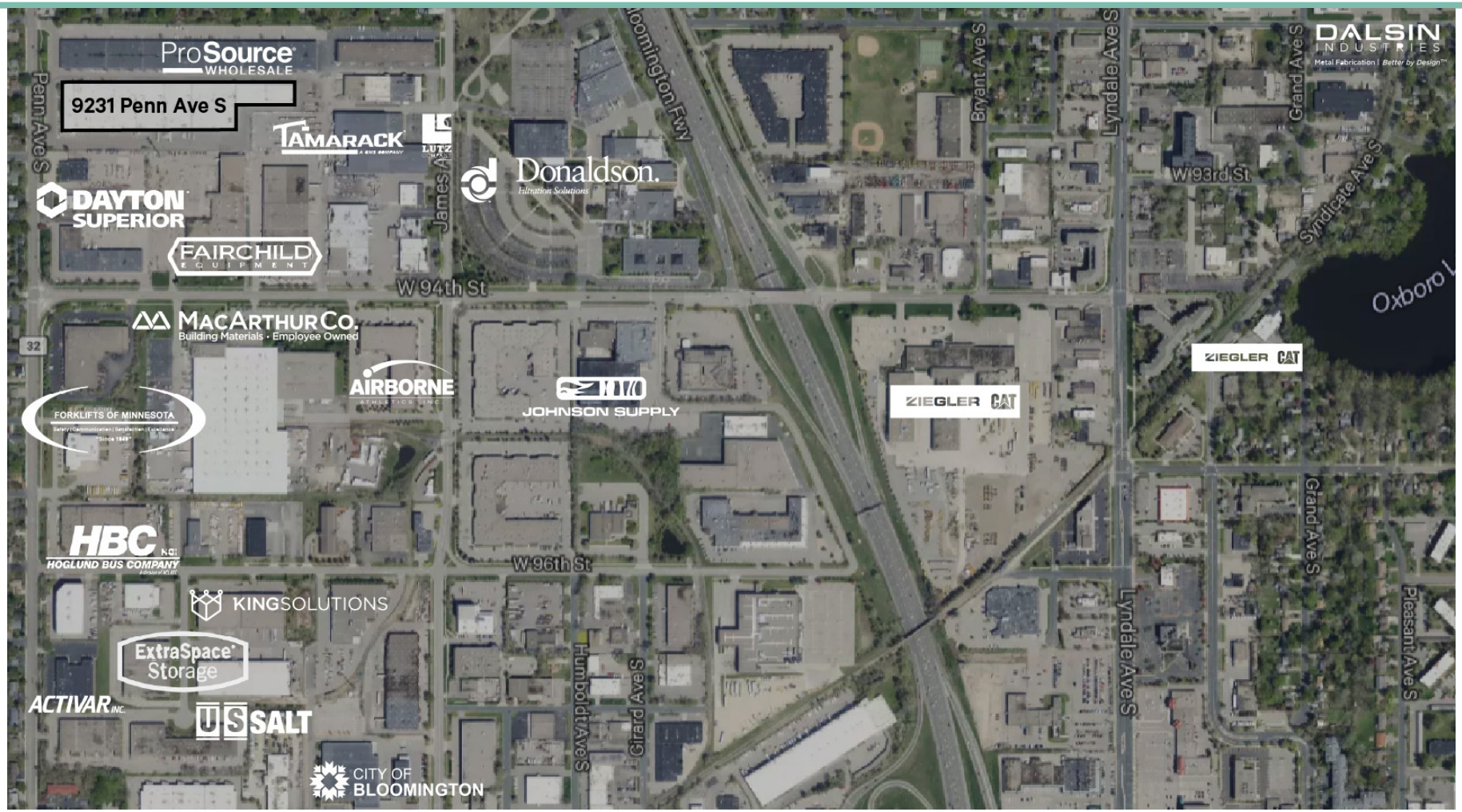


Location


lden Valley
Minneapolis
University of Minnesota
CALHOUN-
ISLES
St. Louis Park
LONGFELLOW
Saint Paul
STP
NOKOMIS
SOUTHWEST
West Saint Paul
South St. Paul
Mendota
Heights
Richfield
Minneapolis-Saint
Paul International
Airport
Inver Grove
Heights
Bloomington
94
100
17
35E
35W
494
55
52

HWY Access


• 2.9 miles to I-494
• 0.8 miles to I-35W
W 78th St
494
31
Courtyard
Holiday Inn Express & Suites
Samurai
Embassy Suites
Applebee's
American Blvd W
Sonesta Simply Suites Minneapolis Richfield
Hilton Minneapolis/ Bloomington
W 81st St
W 82nd St
Dixon Dr
W 83rd St
W 84th St
W 84th St
Northwestern Health Sciences University
W 86th St
W 87th St
Penn Ave S
Zenith Ave S
York Ave S
Xerxes Ave S
35W
Humboldt Ave S
Irving Ave S
Girard Ave S
Dupont Ave S
Fremont Ave S
Emerson Ave S
Colfax Ave S
Bryant Ave S
Aldrich Ave S
Lyndale Ave S
Cub Foods
Mandarin Kitchen
Pillsbury Ave S
Wentworth Ave S
Blaisdell Ave S
Nicollet Ave
Stevens Ave S
1st Ave
2nd Ave
W 86th St
E 89th St
W 90th St
17
Lincoln Stadium
W 90th St
52
W 92nd St
W 92nd St
W 93rd St
Marsh Lake Park
W 94th St
W 94th St



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Buligo Building Growth
CBRE

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