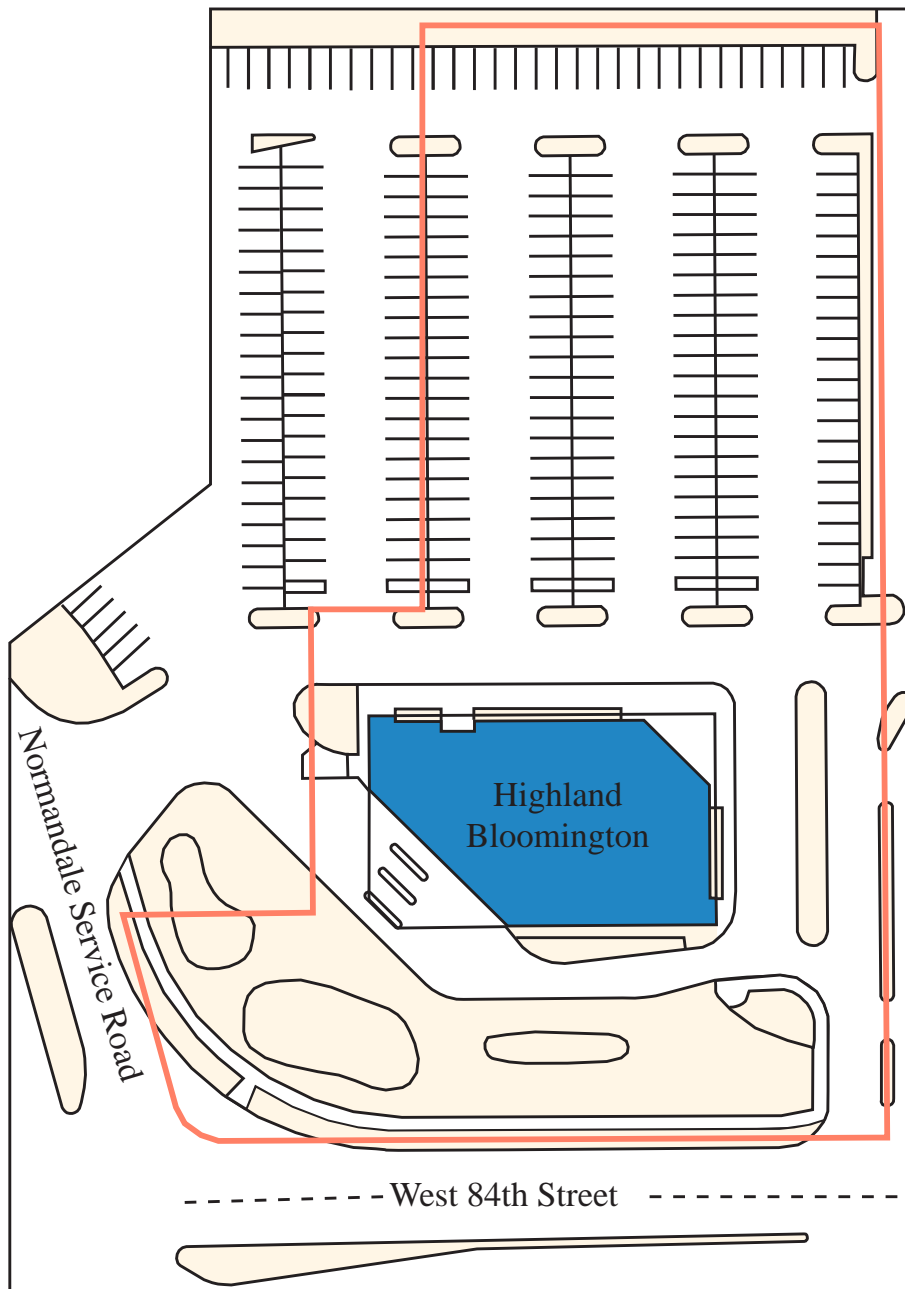


HIGHLAND BLOOMINGTON







5270 West 84th Street, Bloomington, MN 55437

SITE PLAN



PROPERTY HIGHLIGHTS

- Adjacent to restaurants, shopping, gym, hotels, and other amenities
- Bank and ATM located on site
- Five story limestone building with blue-tinted seamless glass ribbon windows
- Parking 5.5:1
- Adjacent to Normandale Lakes Office Park

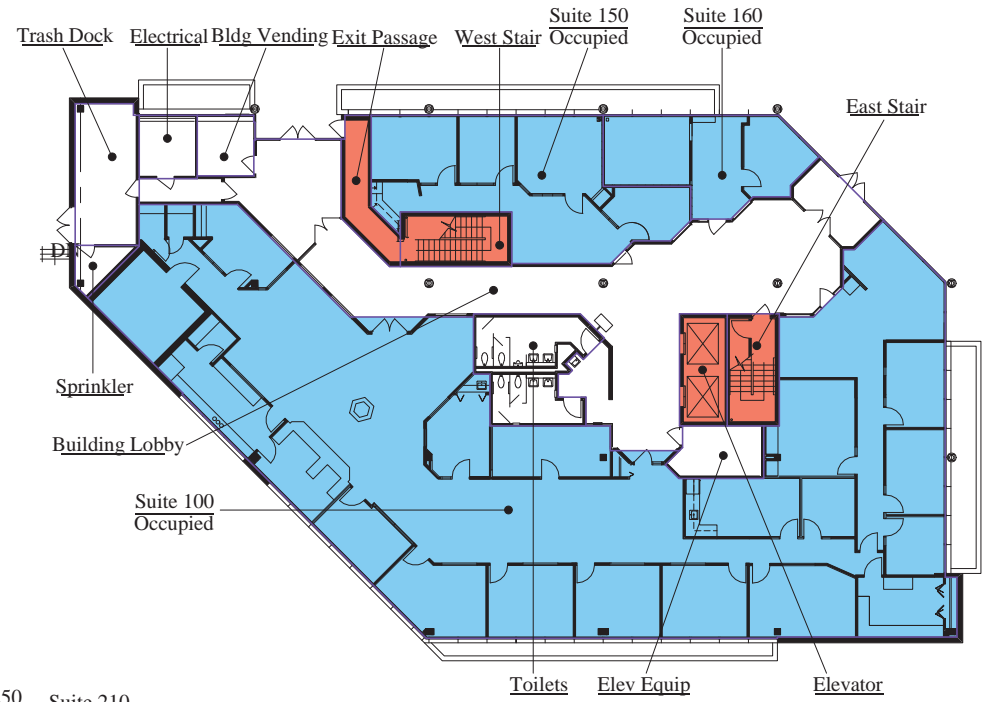
-  Parking Lot/Sidewalk
-  Building
-  Landscape
-  Property Line

ADDRESS	5270 West 84th Street, Bloomington, MN 55437
BUILDING AREA	55,300 SF
NUMBER OF STORIES	5
PARKING STALLS	302 Stalls
CLEAR HEIGHT	8'6" to 10'
YEAR BUILT	1986

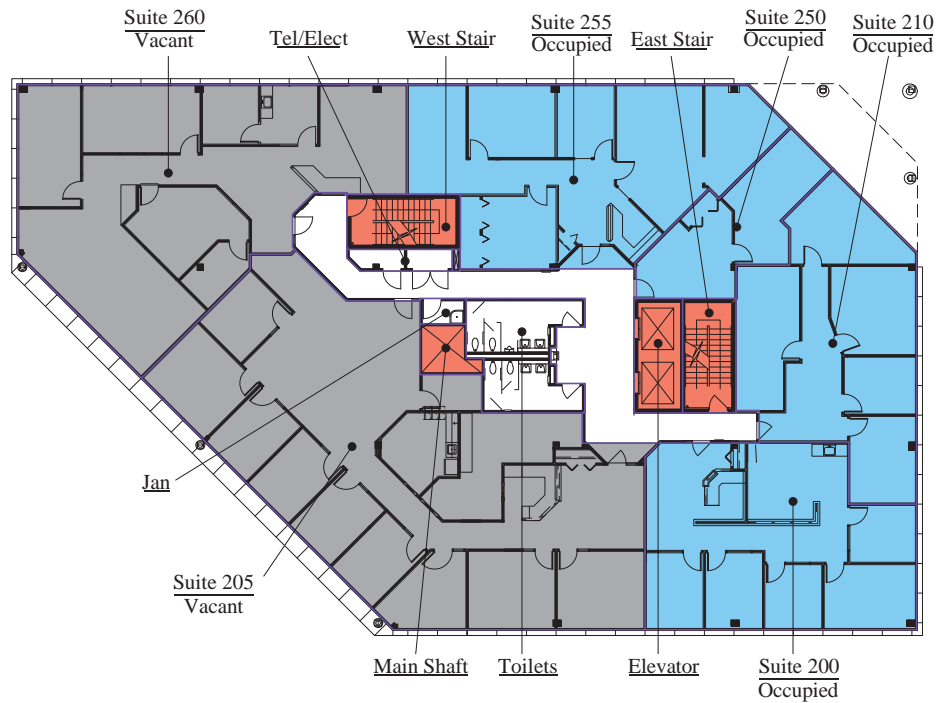


FLOOR PLANS

SECOND FLOOR
10,900 SF



FIRST FLOOR
10,600 SF



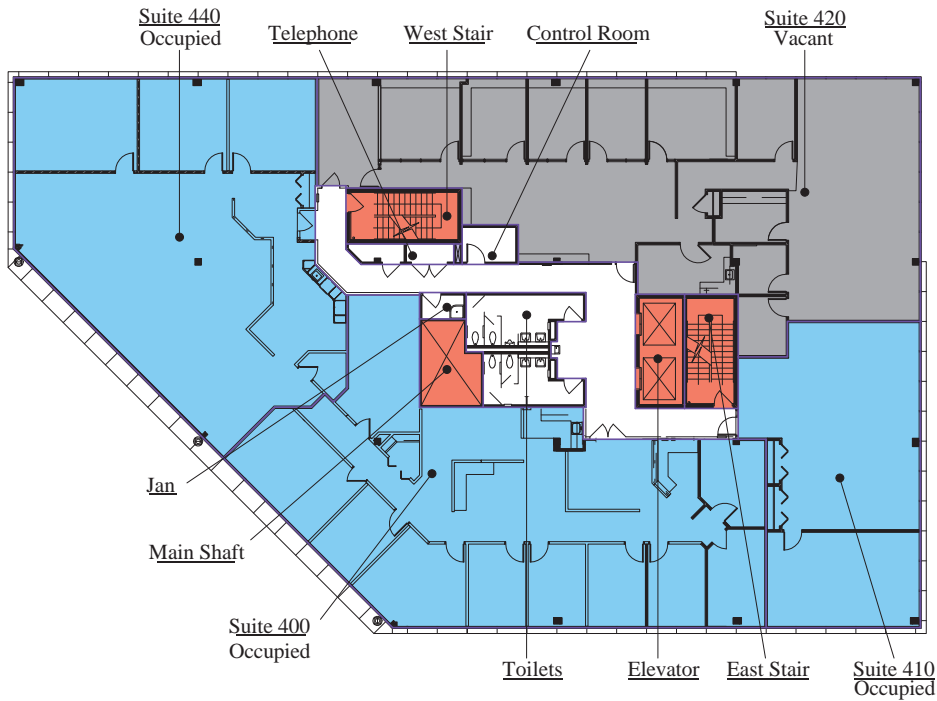
- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration

FLOOR PLANS

FOURTH FLOOR
11,300 SF



THIRD FLOOR
11,300 SF



- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration

FLOOR PLANS

FIFTH FLOOR
11,200 SF



- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration



KINCAID'S
CLASSIC AMERICAN DINING

POSEIDON

CROWNE PLAZA
HOTELS & RESORTS

LA QUINTA
INNS & SUITES

Holiday

PR
Pest Control

LIFETIME
FITNESS

JJ
JIMMY JOHN'S

PANCHEROS
MEXICAN GRILL

NORMANDALE BOULEVARD 38,500 VPD

WEST 84TH STREET 19,600 VPD

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,678	75,538	226,960
HOUSEHOLDS	2,105	33,541	97,209
HOUSEHOLD INCOME	\$100,220	\$105,481	\$107,567

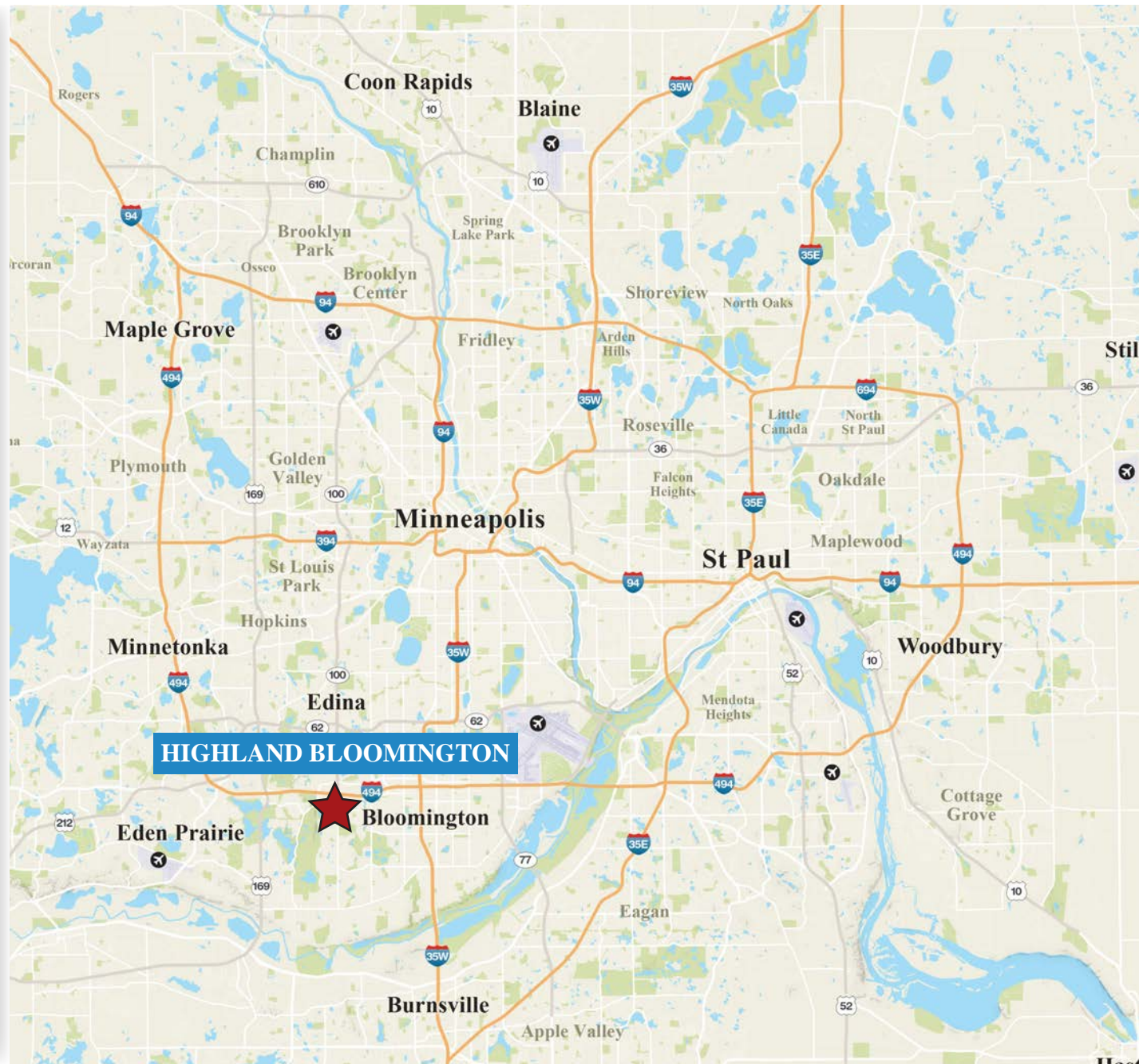
CONTACTS

Joe Houseman

Property Manager & Leasing Agent
(651) 999-5515 Direct
jhouseman@wellingtonmgt.com

Ashley Burdine

Customer Service & Property Administrator
(651) 999-5506 Direct
(651) 999-5516 Customer Service
aburdine@wellingtonmgt.com



1625 Energy Park Drive, Suite 100, St. Paul, MN 55108 | Main (651) 292-9844 | Fax (651) 292-0072 | wellingtonmgt.com