

# Highland Bloomington

*9,311 SF of office space for lease*

5270 West 84th Street  
Bloomington, MN 55437

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**WELLINGTON**  
MANAGEMENT





## HIGHLIGHTS

- Limestone building with blue-tinted seamless ribbon windows for ample natural light and views of Normandale Lake
- Adjacent to restaurants, shopping, hotels, Lifetime Fitness, multiple parks and other amenities
- Walkable to Full Tilt Tavern, Pancheros Mexican Grill, and other sit-down and fast-casual options
- Major tenants include: Highland Bank, Shapiro Medical Group and Summit Mortgage Corporation

### Space Available

Owner, Manager, Leasing

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55,000 SF; 9,321 SF available

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302 surface stalls, 5.6 : 1,000 SF

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5-story office building

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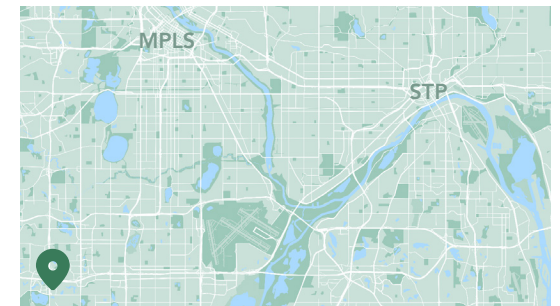
Built in 1986

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8'6" to 10' clear height

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Southwest Metro



## Office where commercial activity meets natural beauty.

Tenants of Highland Bloomington enjoy a high-quality, locally owned and managed office building with the convenience of great retail activity and a serene parkland environment nearby. Ideally located in the southeast quadrant of the 494 and 100 interchange within 10 minutes of Downtown Minneapolis, the five-story limestone building towers above the adjacent commercial and residential uses for excellent views of Normandale Lake. Blue-tinted seamless ribbon windows allow for abundant natural light, and walking paths, restaurants, nearby nature preserves and the Lifetime Fitness across the parking lot provide employees with countless recreation options.

# Available Suites



**Suite 205 - 3,599 SF**

**3D Tour** [▶](#)



**Suite 250 - 534 SF**

**3D Tour** [▶](#)



**Suite 265 - 1,228 SF**

**3D Tour** [▶](#)



**Suite 300 - 2,137 SF**

**3D Tour** [▶](#)

# Available Suites



**Suite 510 - 445 SF**

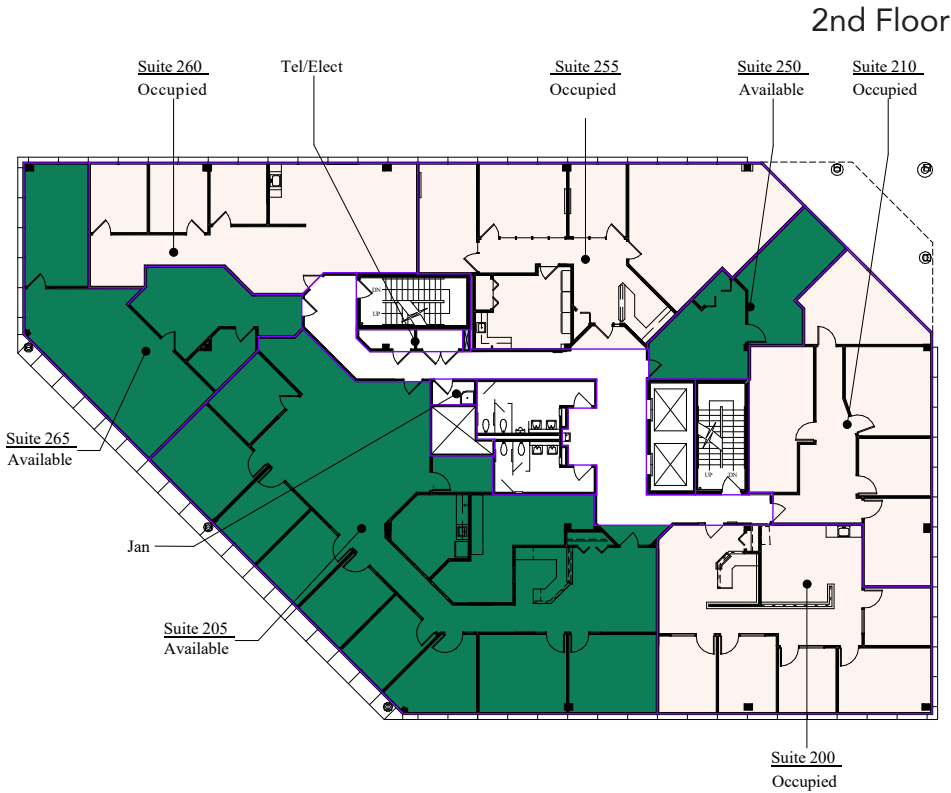
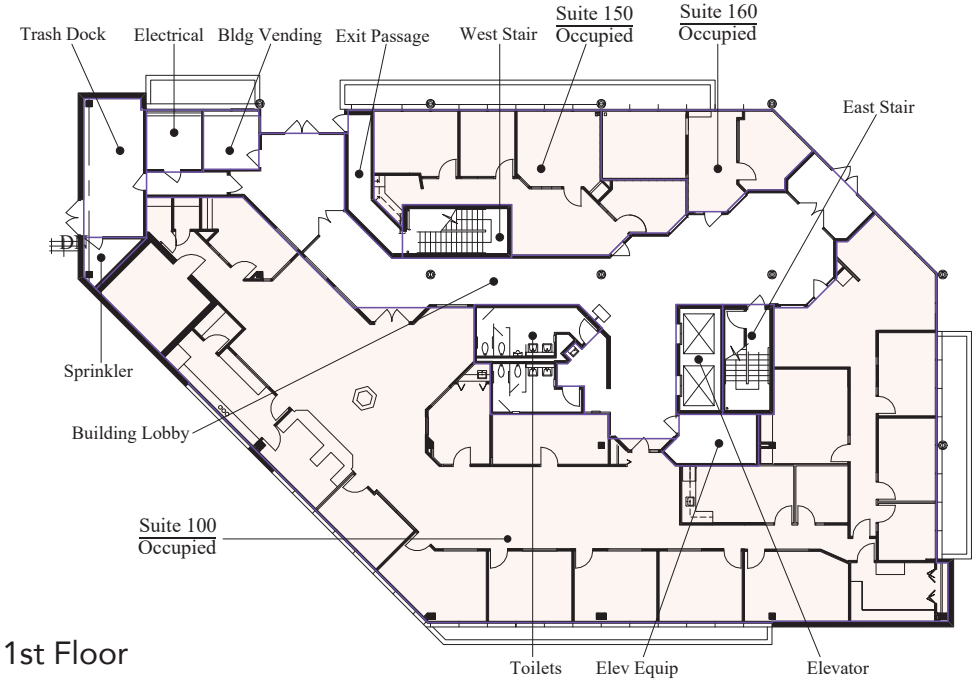
**3D Tour** [!\[\]\(dfbd6b3763a6d1d9afaa974f64e2e4b5\_img.jpg\)](#)



**Suite 560 - 1,380 SF**

**3D Tour** [!\[\]\(c694a3ff3b077d76910920a6a1593ab4\_img.jpg\)](#)

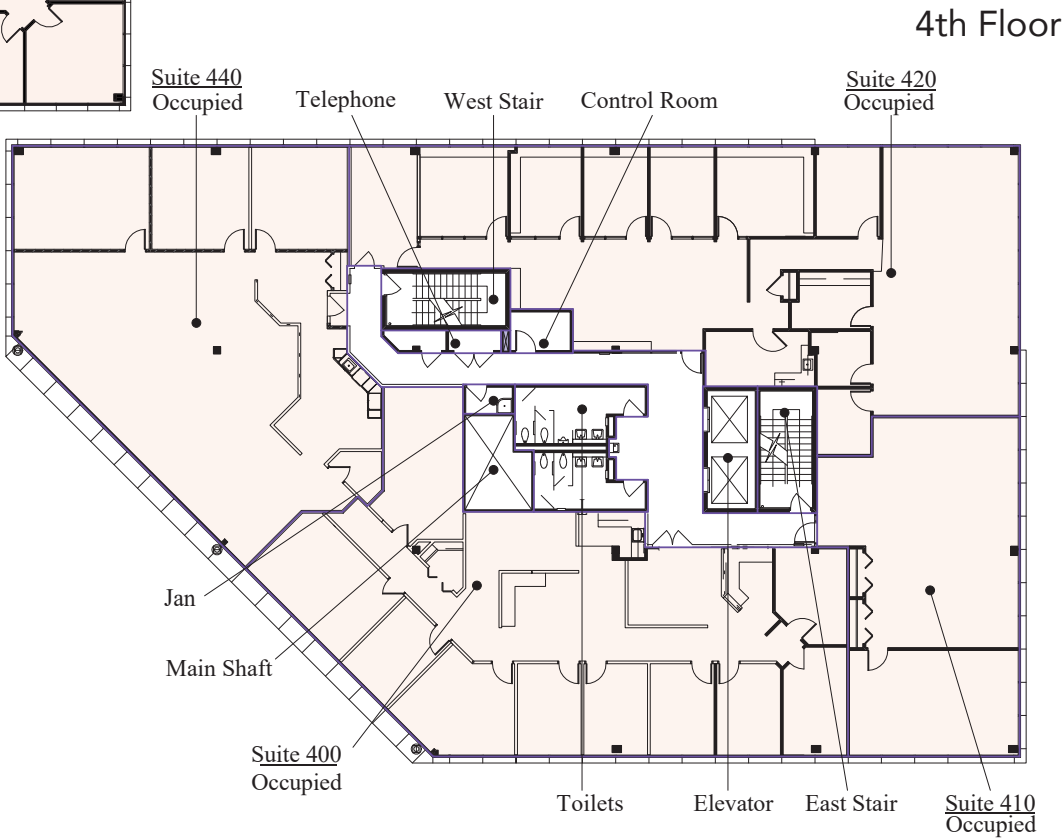
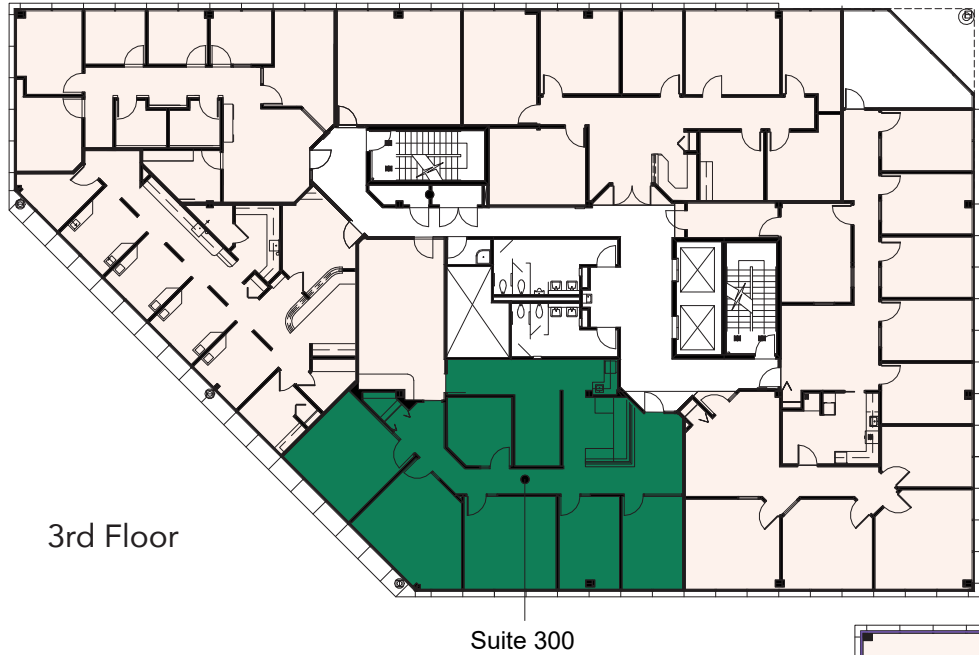
# Floor Plans



- Building Common Areas
- Available Space
- Occupied Space



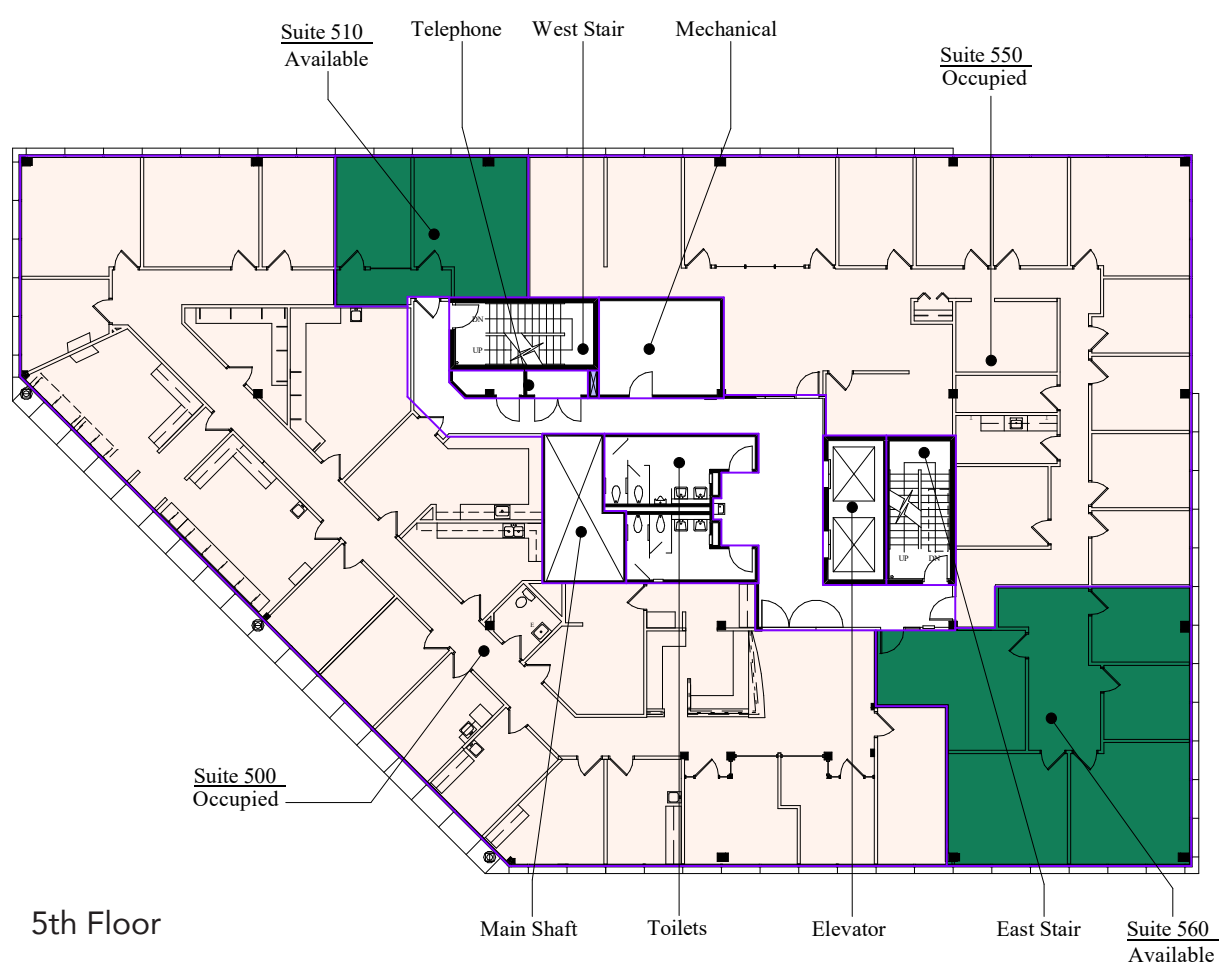
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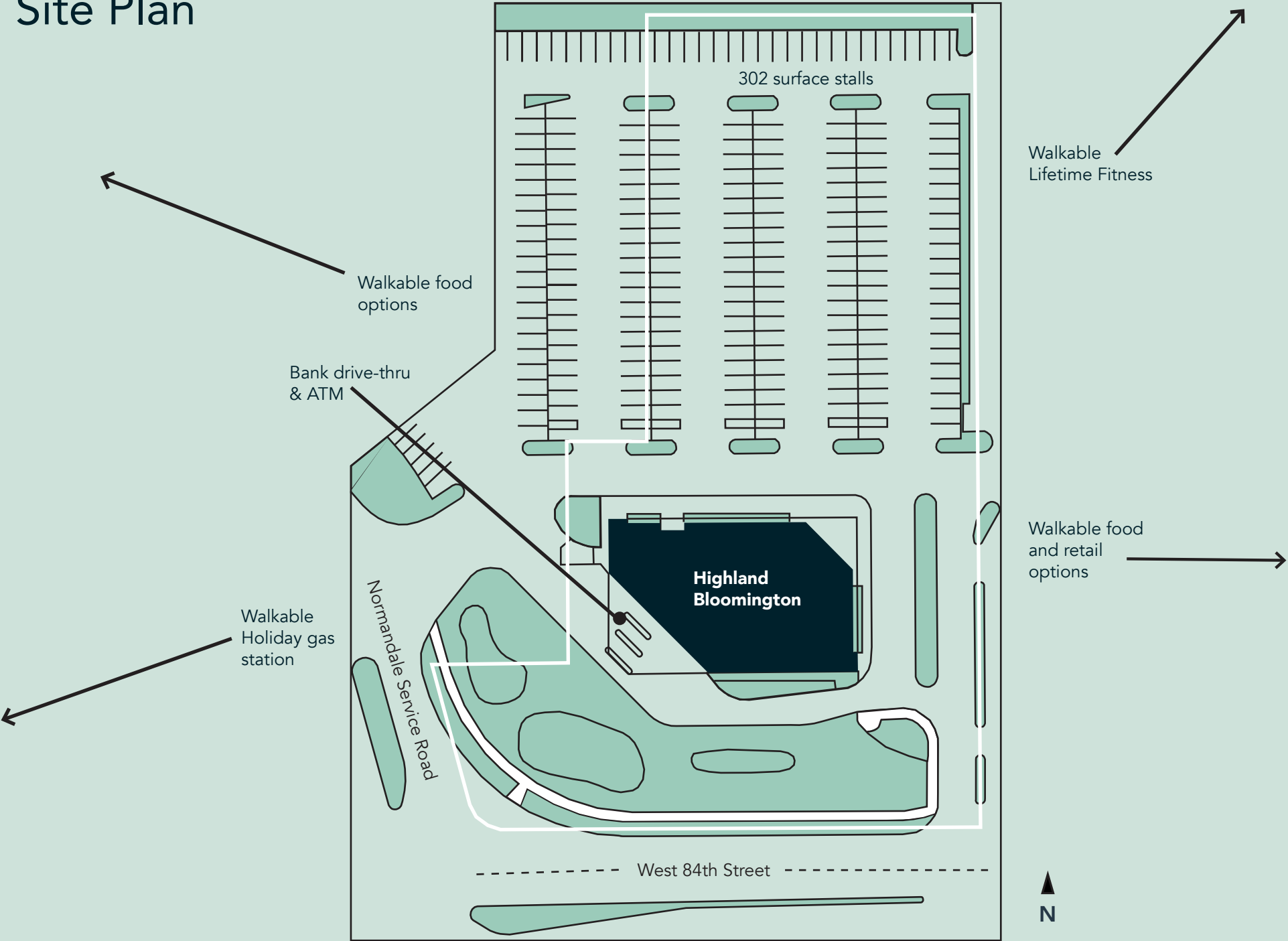
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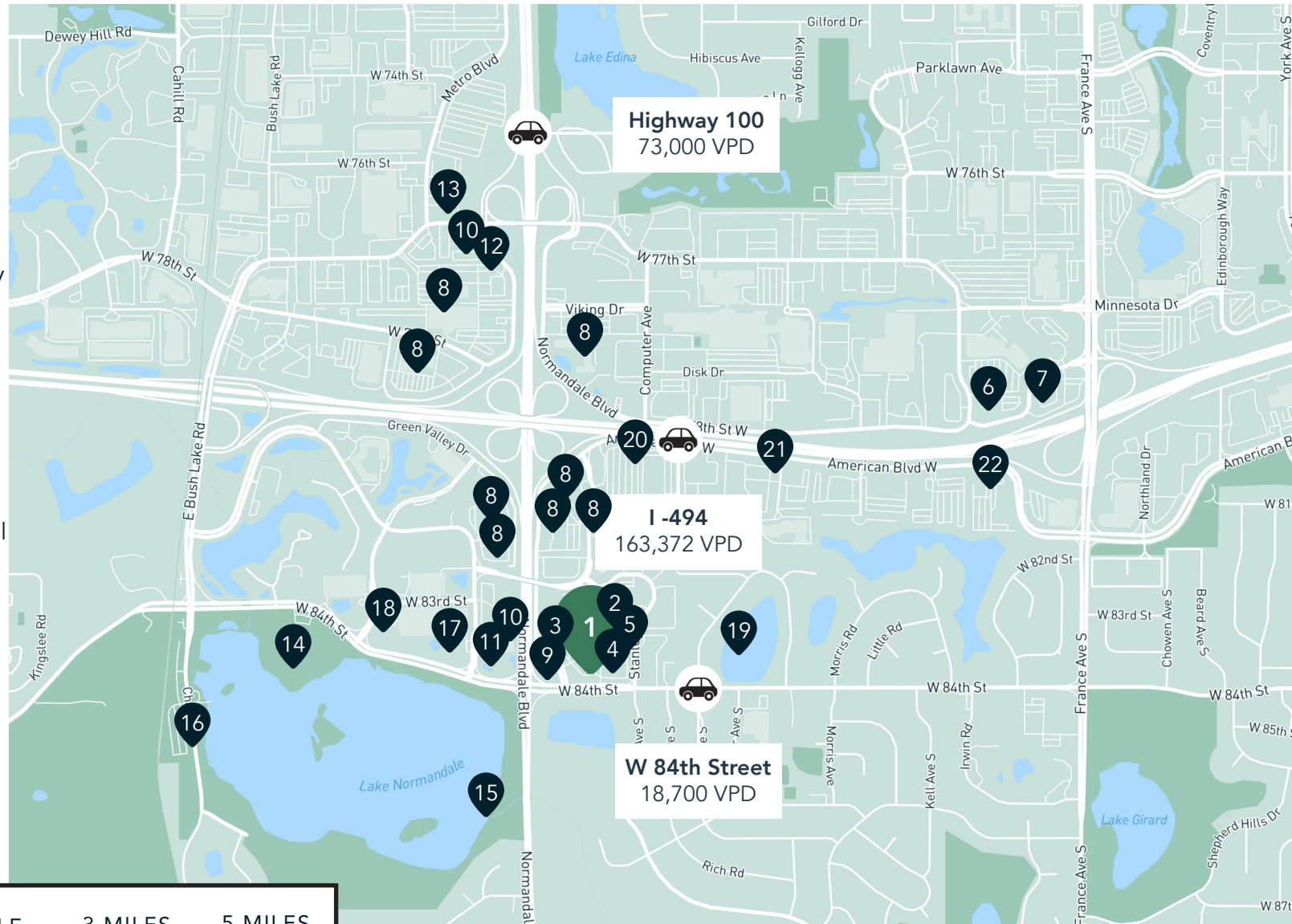
# Site Plan



# The Neighborhood

## Hot Spots

1. Highland Bloomington
2. Lifetime Fitness
3. Full Tilt Tavern
4. Pancheros Mexican Grill
5. Green Goods
6. Trader Joe's
7. Perkins Restaurant & Bakery
8. Hotels
9. Holiday Gas Station
10. Dairy Queen
11. Caribou Coffee
12. TGI Fridays
13. Starbucks
14. Normandale Lake Bandshell
15. Normandale Lake Waterfall
16. Normandale Lake Park
17. Cafe Fusion
18. Kincaid's Fish, Chop & Steakhouse
19. Paulys Pond Park
20. El Loro Mexican Grill
21. Olive Garden
22. Denny's



| Demographics | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------|-----------|-----------|-----------|
| POPULATION   | 5,517     | 77,303    | 228,813   |
| HOUSEHOLDS   | 2,710     | 34,857    | 97,553    |
| AVG. INCOME  | \$137,772 | \$144,044 | \$152,395 |





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PROPERTY MANAGER  
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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