

Highland Bank Building

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

55,000 SF; 17,150 SF available

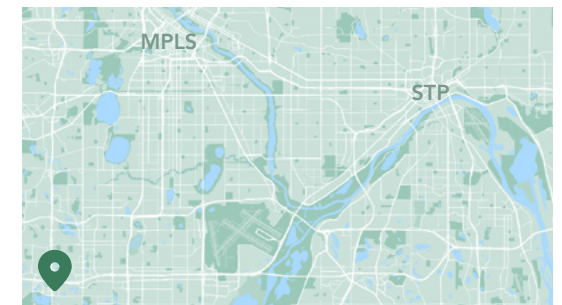
302 surface stalls, 5.6 : 1,000 SF

5-story office building

Built in 1986

8'6" to 10' clear height

Southwest Metro



Office where commercial activity meets natural beauty.

Tenants of Highland Bank Building 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 150 - 1,150 SF [3D Tour](#)



Suite 205 - 3,599 SF [3D Tour](#)



Suite 210 - 1,438 SF [3D Tour](#)



Suite 250 - 534 SF [3D Tour](#)

Available Suites



Suite 265 - 1,228 SF

[3D Tour](#)



Suite 300 - 2,137 SF

[3D Tour](#)



Suite 360 - 1,563 SF

[3D Tour](#)



Suite 510 - 445 SF

[3D Tour](#)

Available Suites



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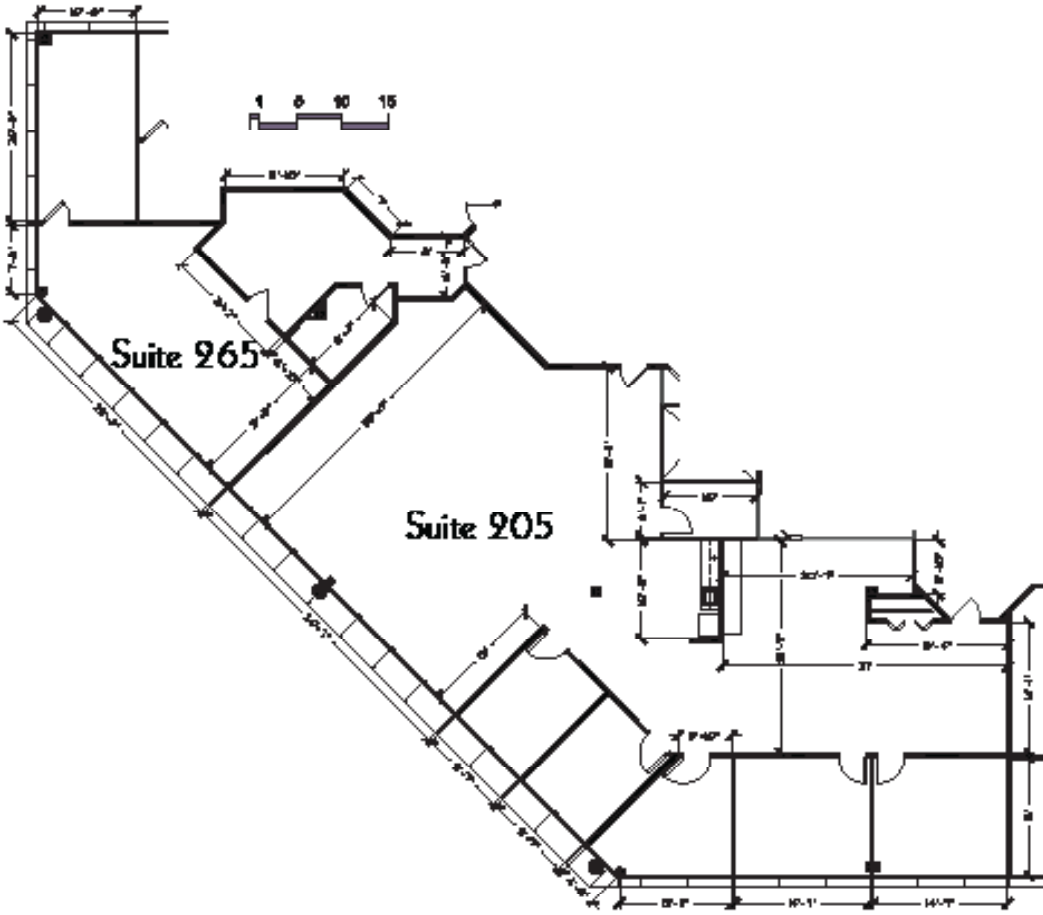
Suite 550 - 3,690 SF



Suite 560 - 1,380 SF

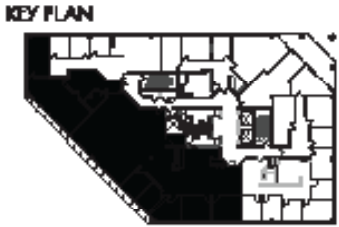
[3D Tour](#) 

Suite 205-265 Space Plan

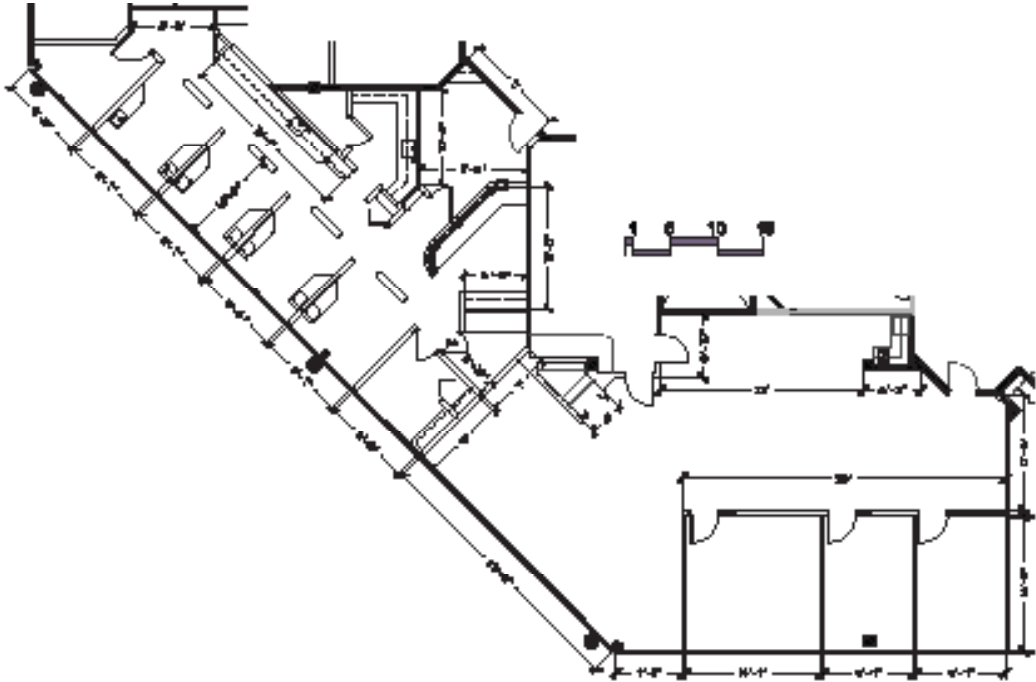


Suite 205	3,599 RSF
Suite 265	1,228 RSF
Total	4,827 RSF

02-16-86



Suite 300-360 Space Plan

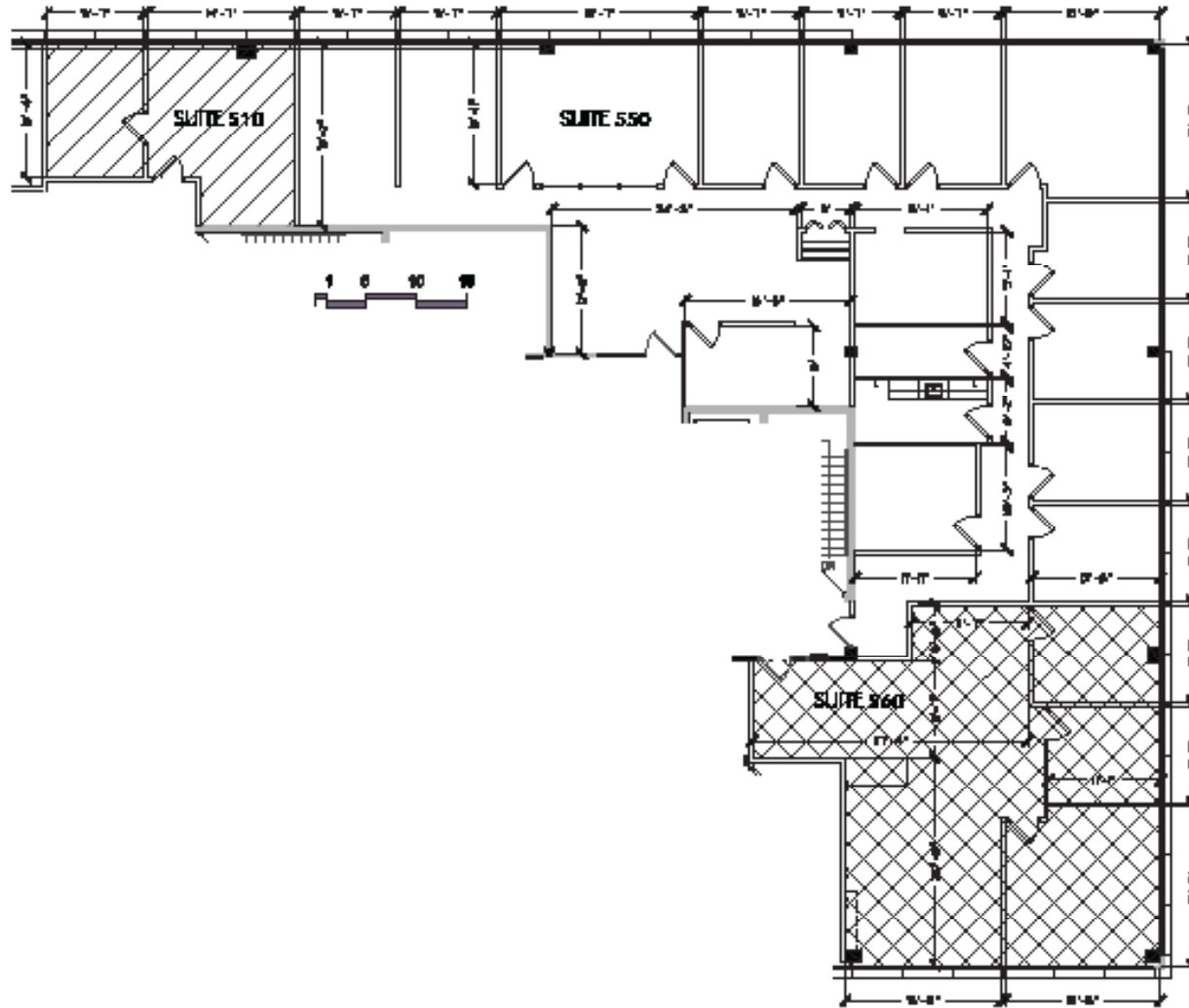


Suite 300	2,137 RSF
Suite 360	1,563 RSF
<hr/> Total	<hr/> 3,700 RSF

08-18-05



Suite 510-560 Space Plan



KEY PLAN - 5TH FLOOR

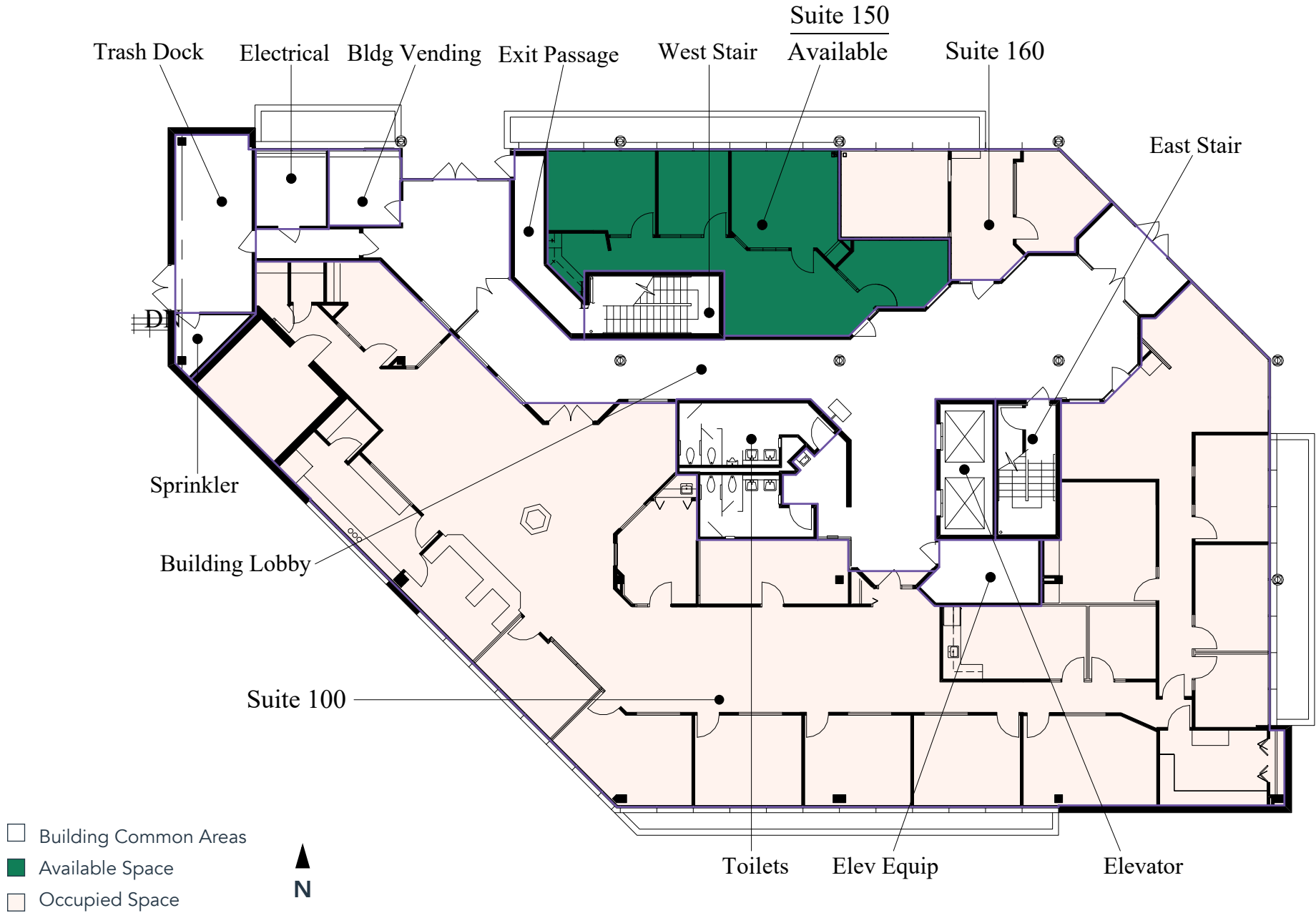


Suite 510	445 RSF
Suite 550	3,689 RSF
Suite 560	1,380 RSF
Total	5,514 RSF

08-16-86



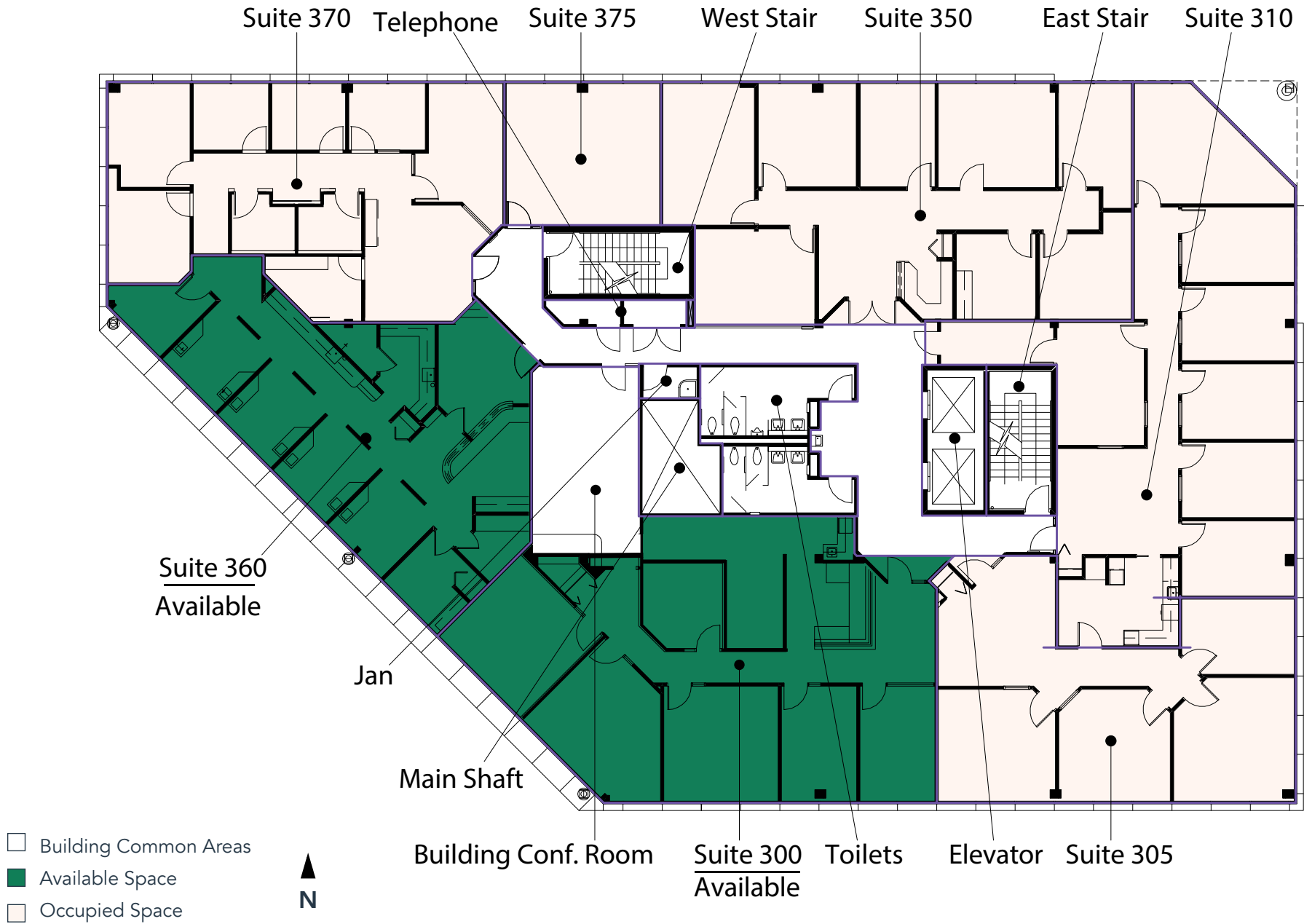
Floor Plans



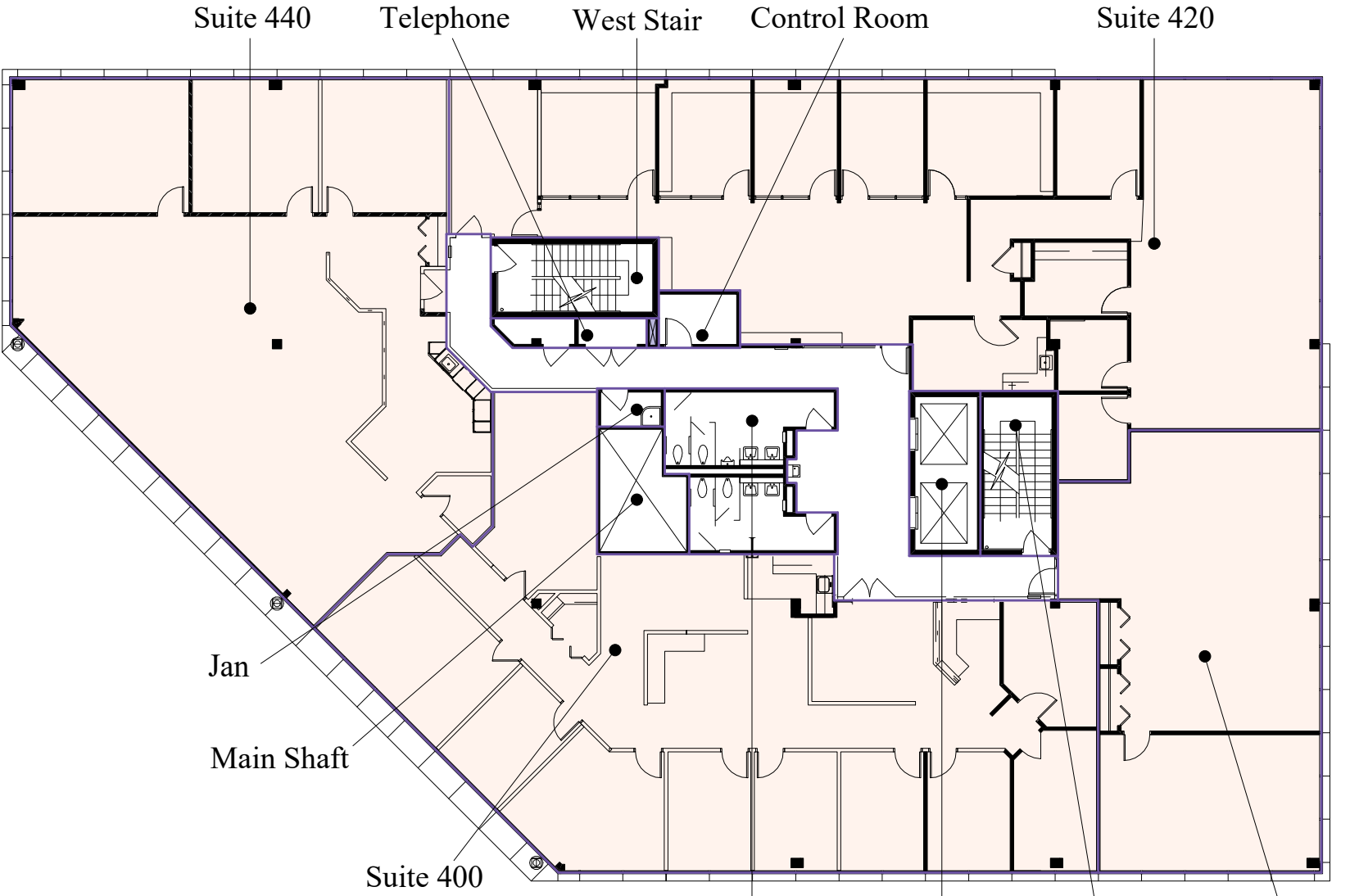
Floor Plans - 2nd Floor



Floor Plans 3rd Floor



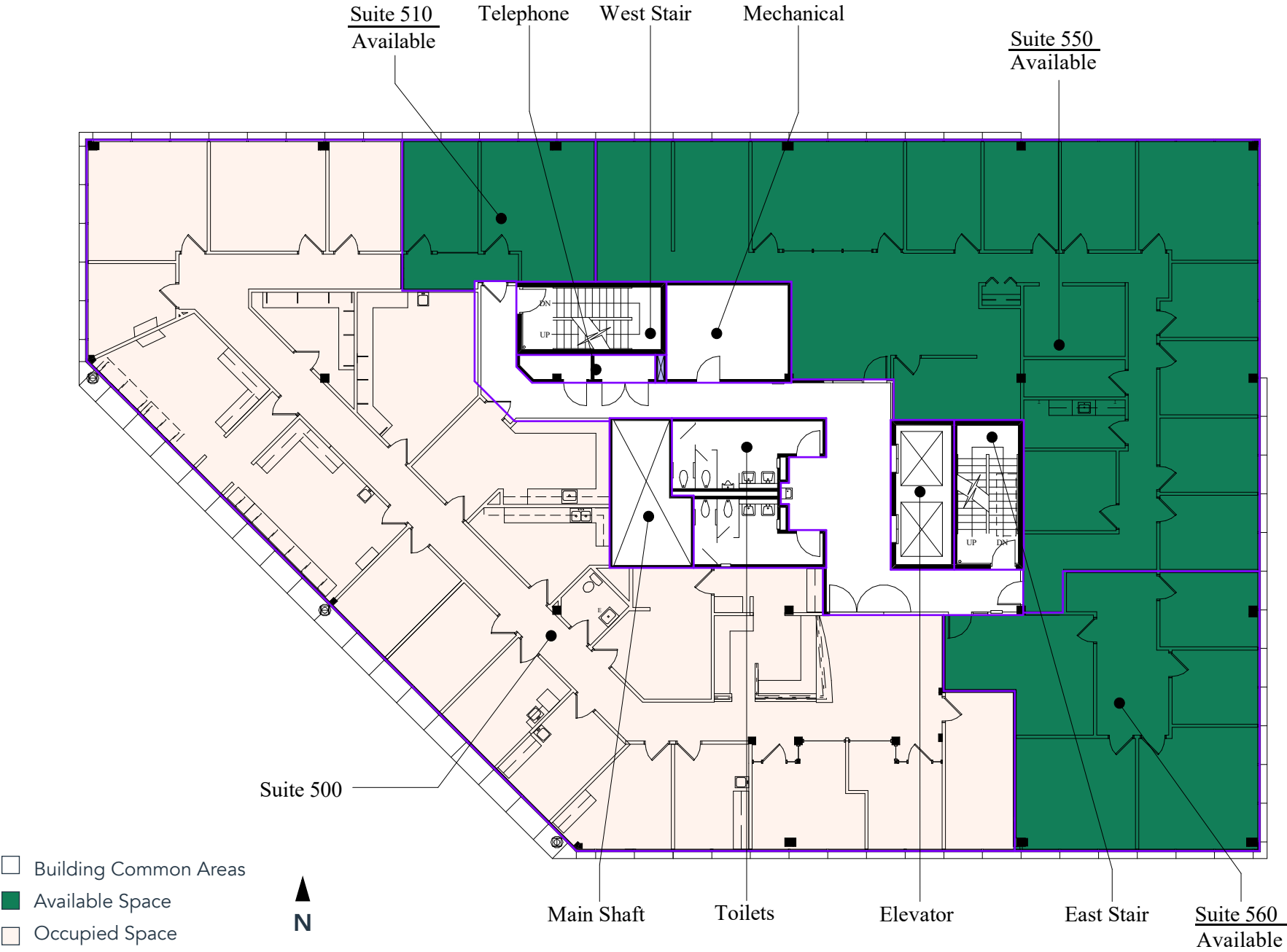
Floor Plans - 4th Floor



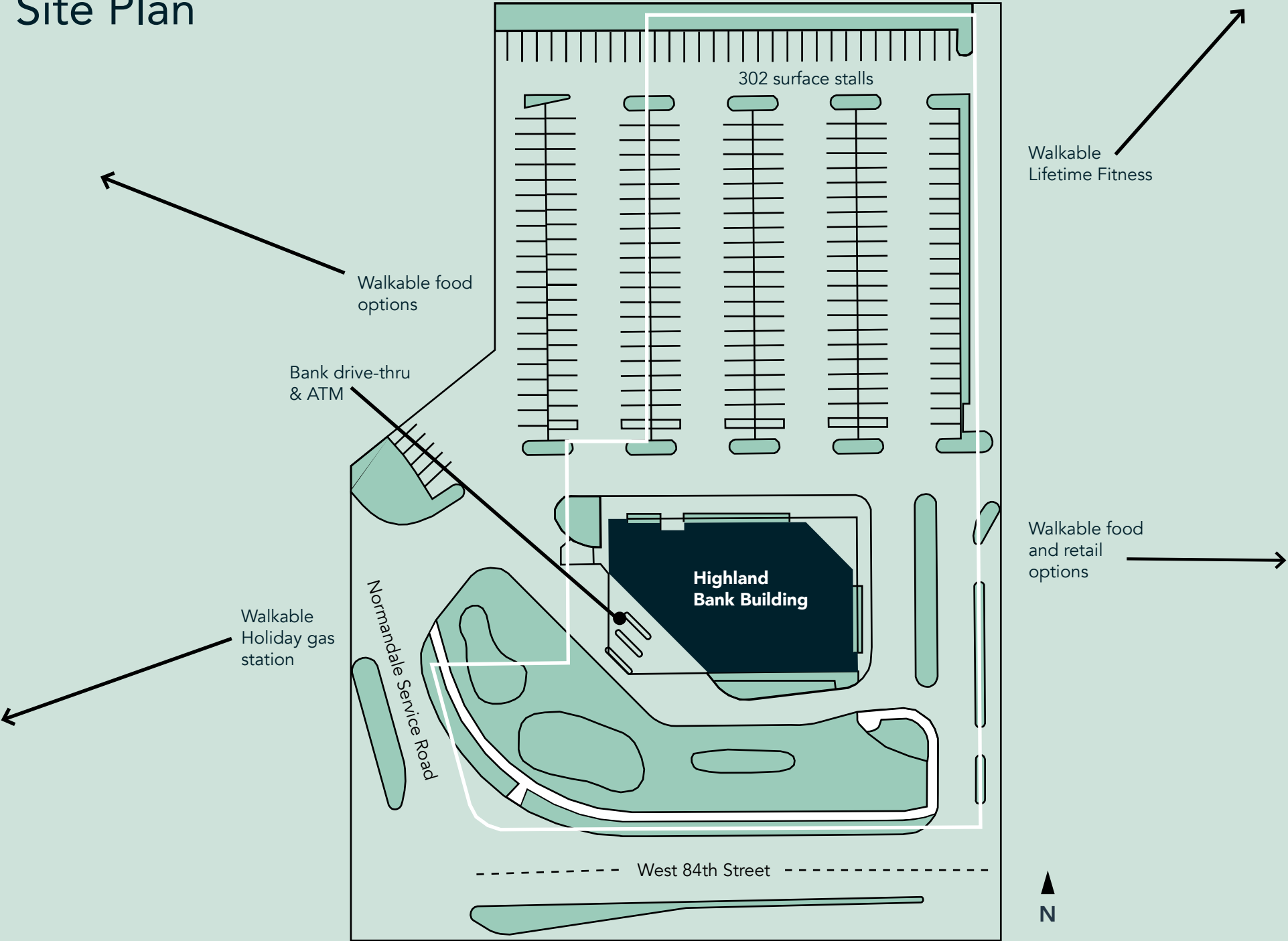
- Building Common Areas
- Available Space
- Occupied Space



Floor Plan - 5th Floor



Site Plan



Walkable food options

Bank drive-thru & ATM

Walkable Holiday gas station

Normande Service Road

302 surface stalls

Highland Bank Building

West 84th Street

Walkable Lifetime Fitness

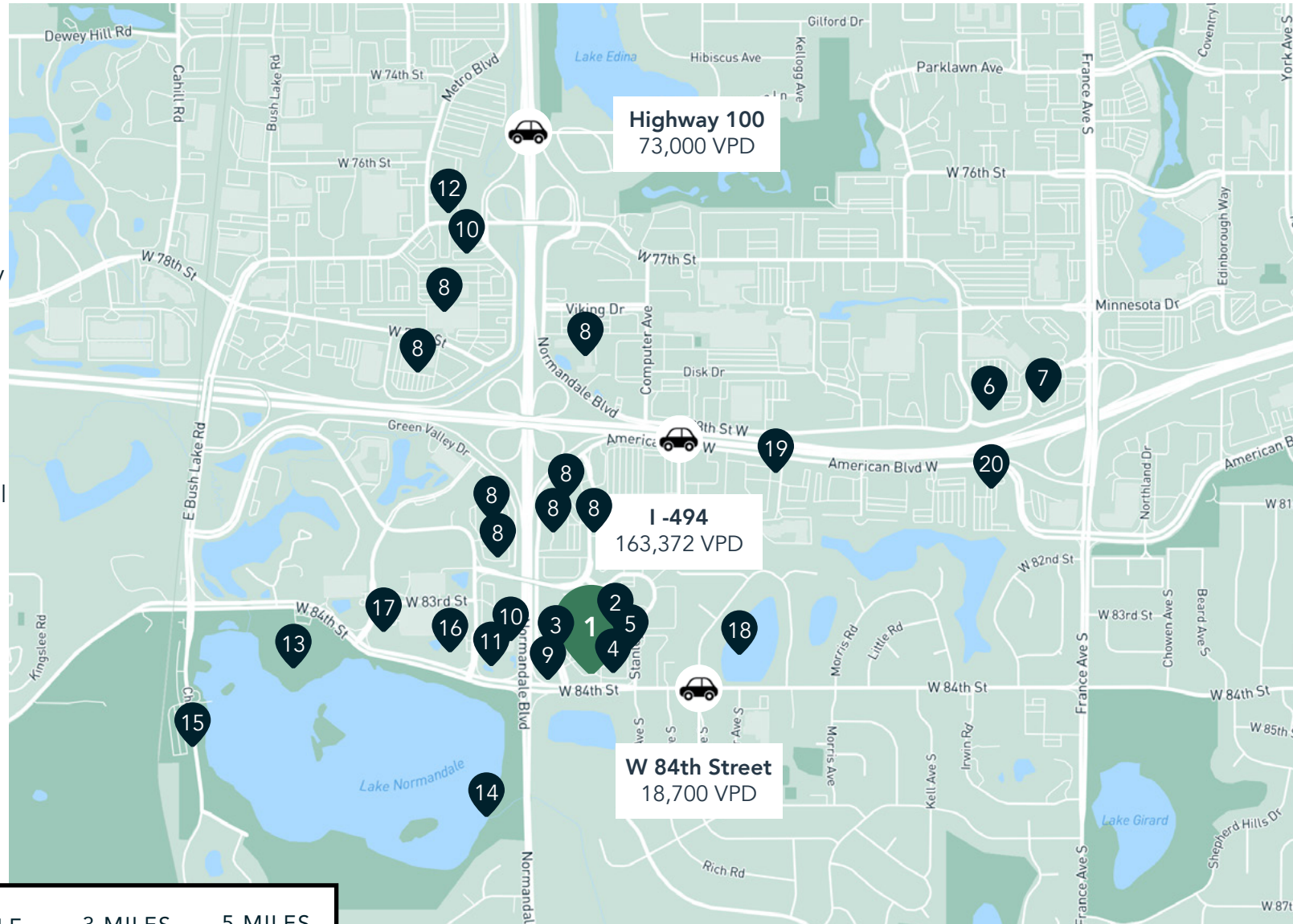
Walkable food and retail options

N

The Neighborhood

Hot Spots

1. Highland Bank Building
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. Starbucks
13. Normandale Lake Bandshell
14. Normandale Lake Waterfall
15. Normandale Lake Park
16. Cafe Fusion
17. Kincaid's Fish, Chop & Steakhouse
18. Paulys Pond Park
19. Olive Garden
20. 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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5270 West 84th Street
Bloomington, MN 55437



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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