

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; 17,560 SF available

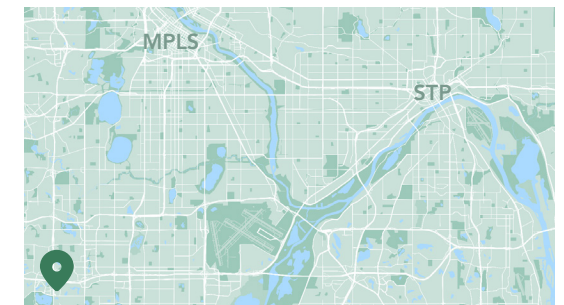
302 surface stalls, 5.6 : 1,000 SF

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 205 - 3,599 SF

[3D Tour](#) 



Suite 210 - 1,438 SF

[3D Tour](#) 



Suite 250 - 534 SF

[3D Tour](#) 



Suite 265 - 1,228 SF

[3D Tour](#) 

Available Suites



Suite 300 - 2,137 SF

[3D Tour](#) 



Suite 360 - 1,563 SF

[3D Tour](#) 



Suite 370 - 1,560 SF



Suite 510 - 445 SF

[3D Tour](#) 

Available Suites



Suite 550 - 3,690 SF

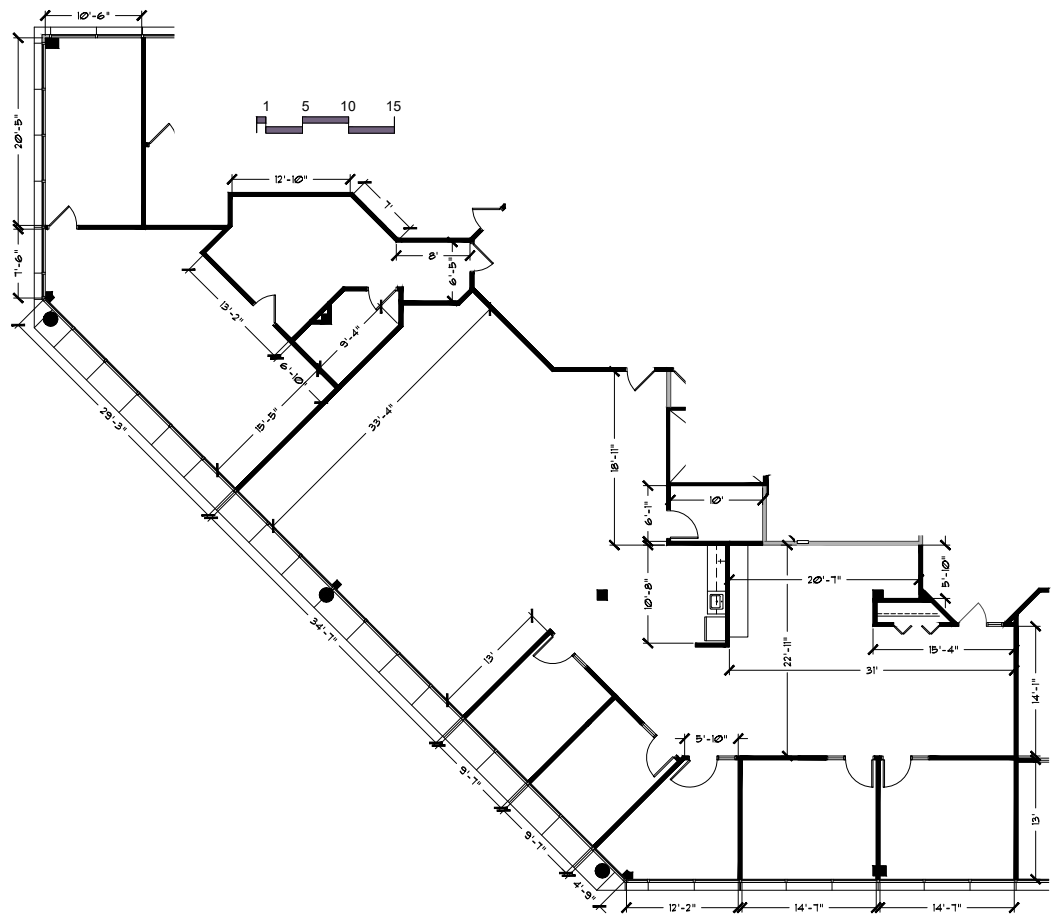
[3D Tour](#) 



Suite 560 - 1,380 SF

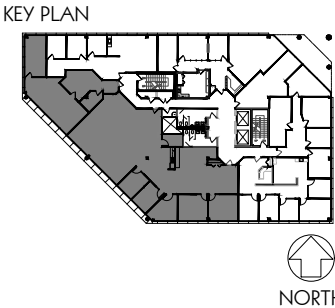
[3D Tour](#) 

Suite 205-265 Space Plan

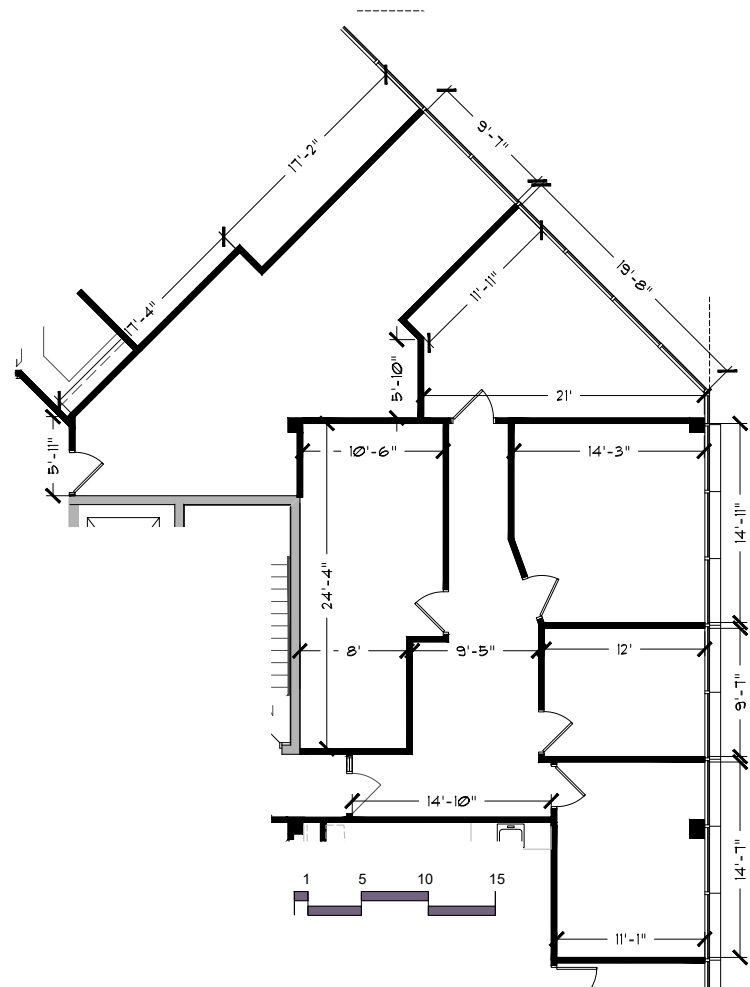


Suite 205	3,599 RSF
Suite 265	1,228 RSF
Total	4,827 RSF

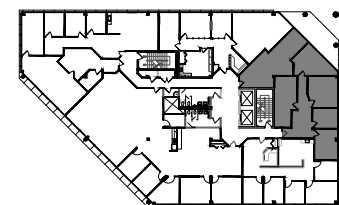
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Suite 210-250 Space Plan



KEY PLAN

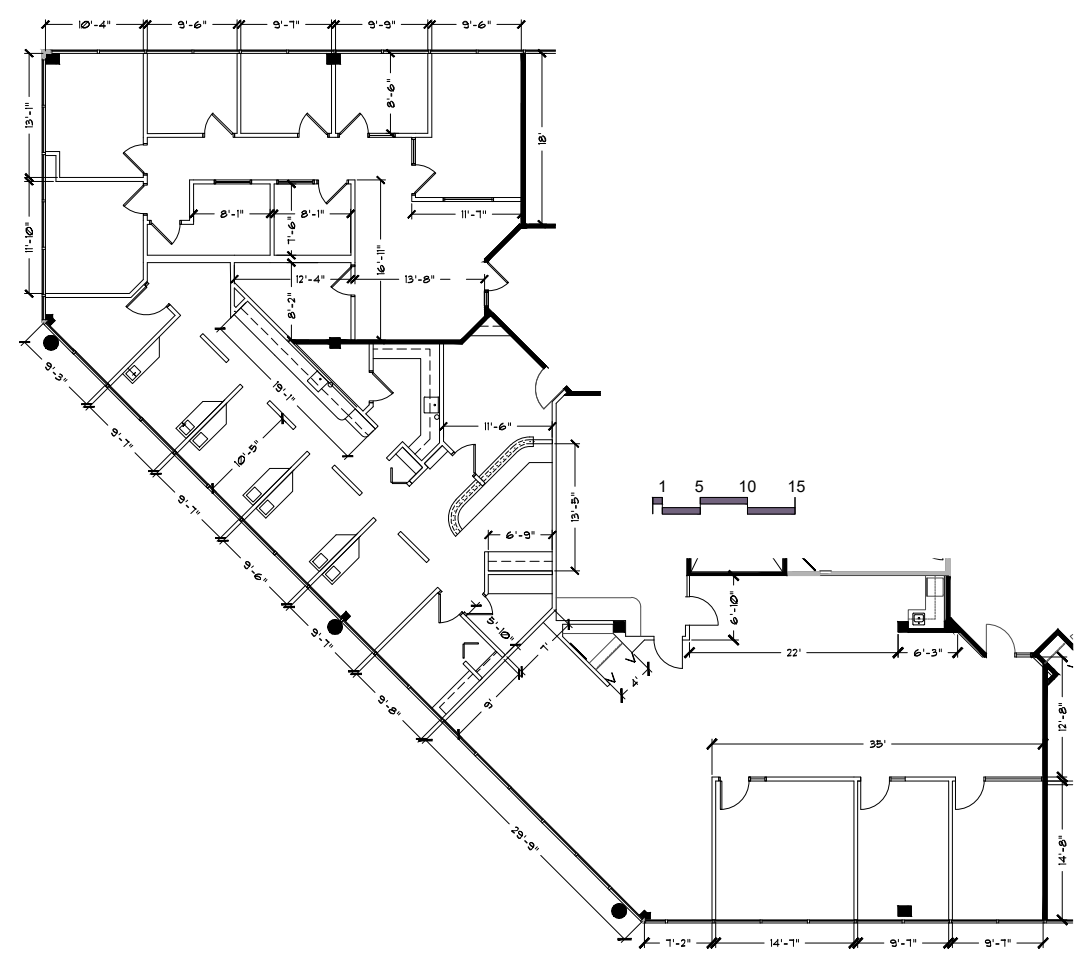


Suite 210	1,414 RSF
Suite 250	520 RSF
Total	1,934 RSF

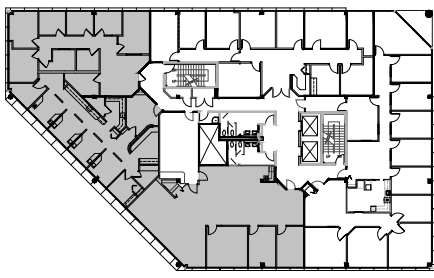
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Suite 300-370 Space Plan



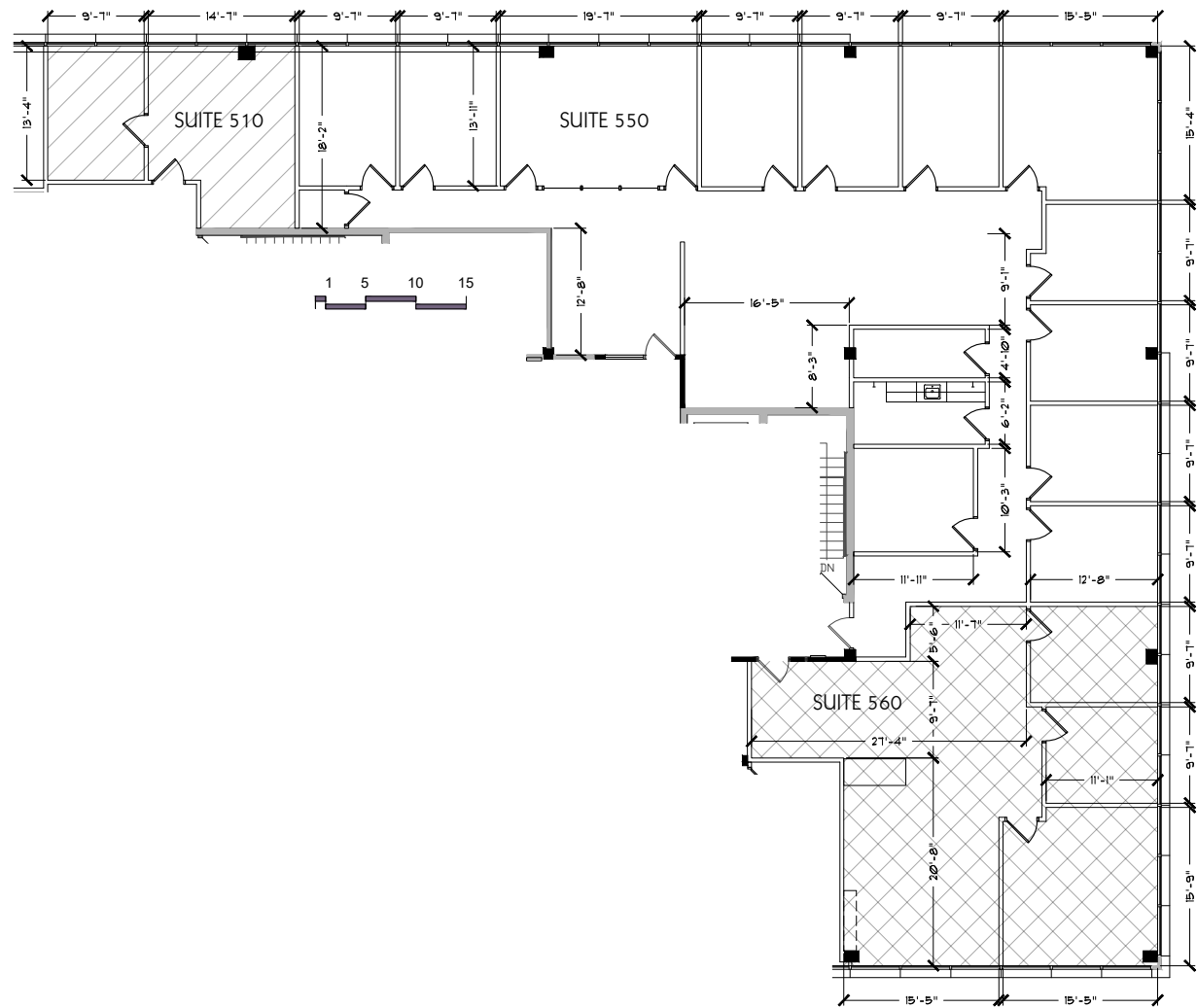
KEY PLAN - 3rd Floor



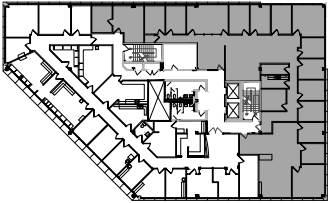
Suite 300	2,137 RSF
Suite 360	1,563 RSF
Suite 370	1,560 RSF
Total	5,260 RSF



Suite 510-560 Space Plan



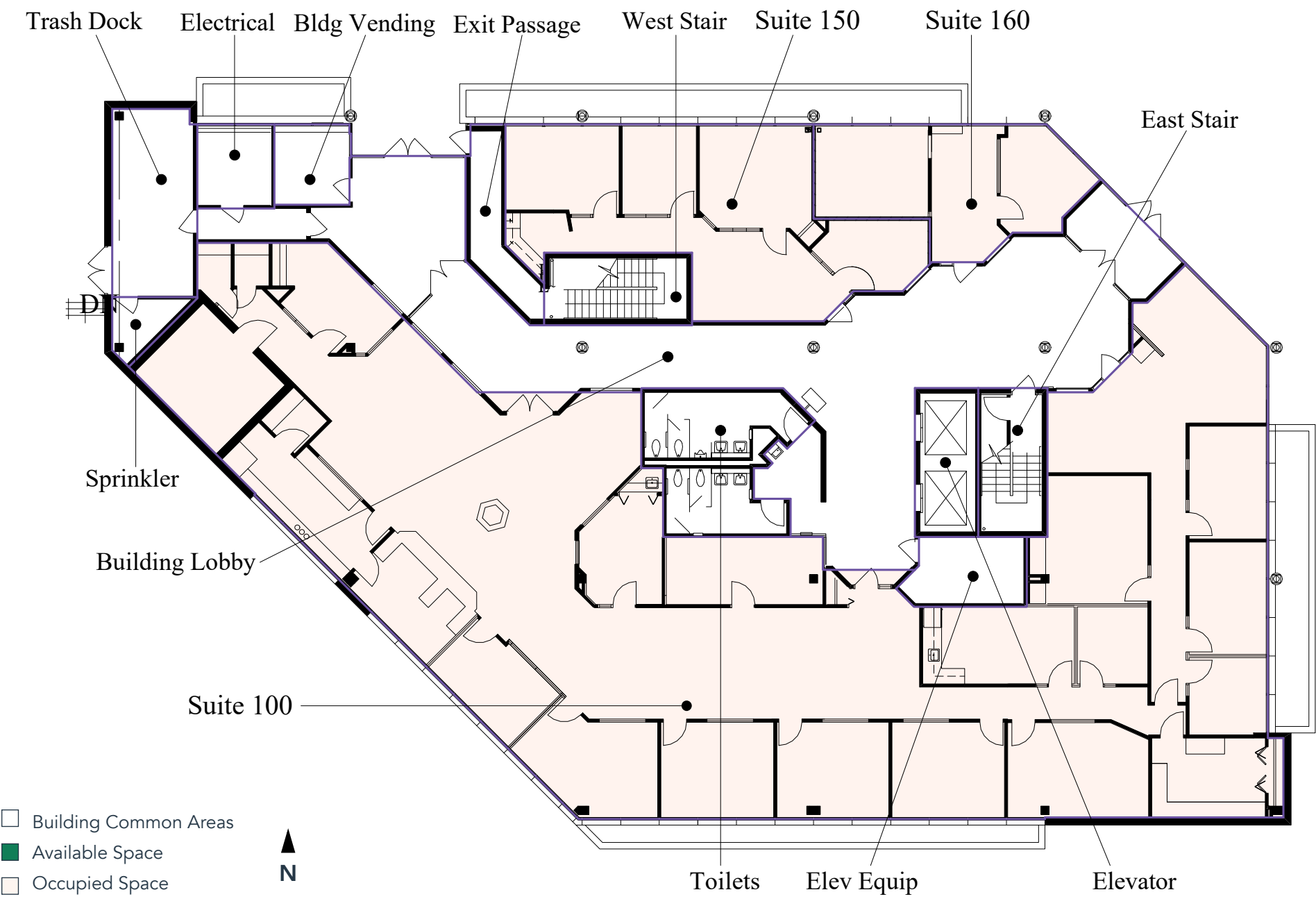
KEY PLAN - 5TH FLOOR



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



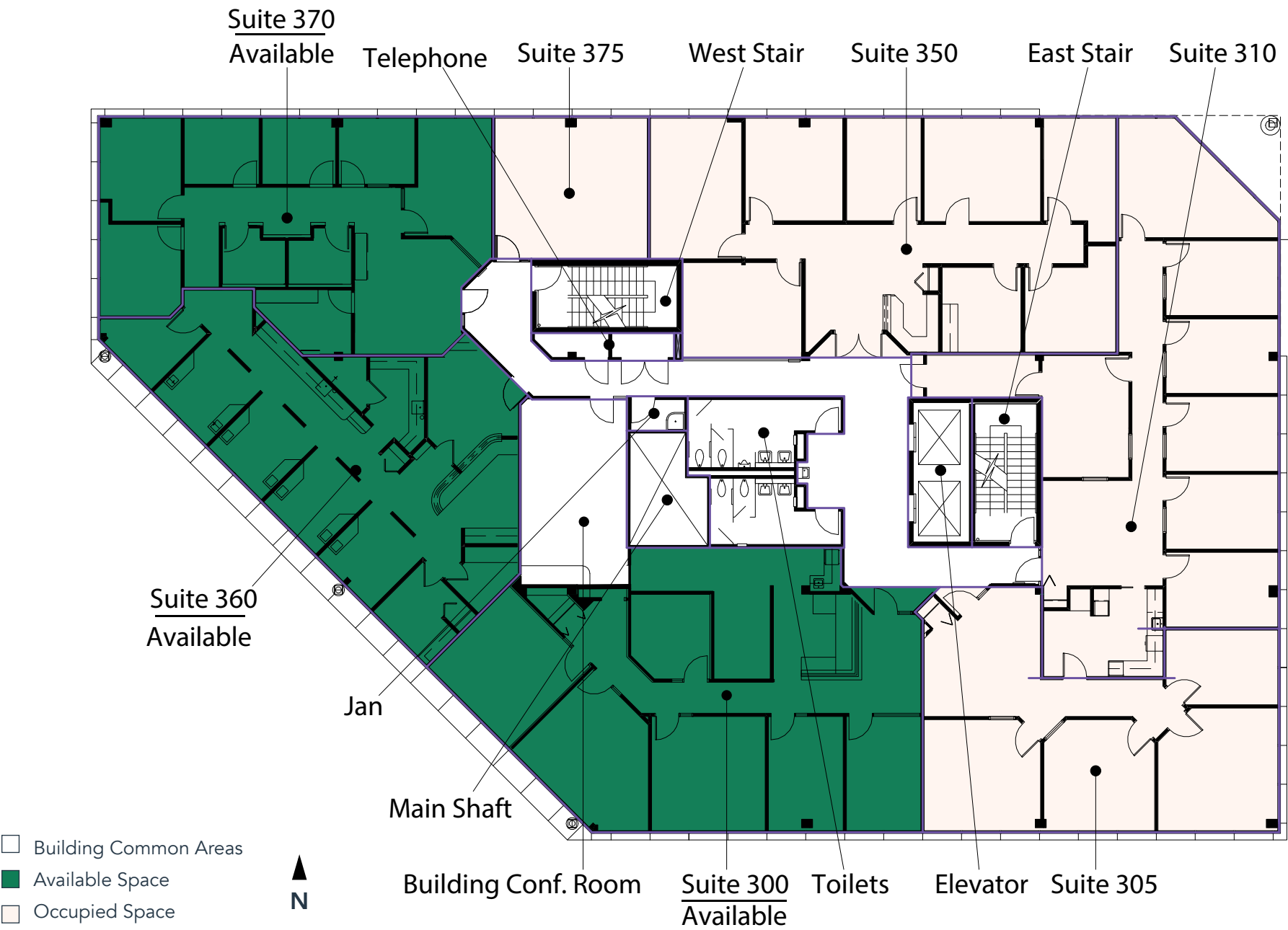
Floor Plans - 1st Floor



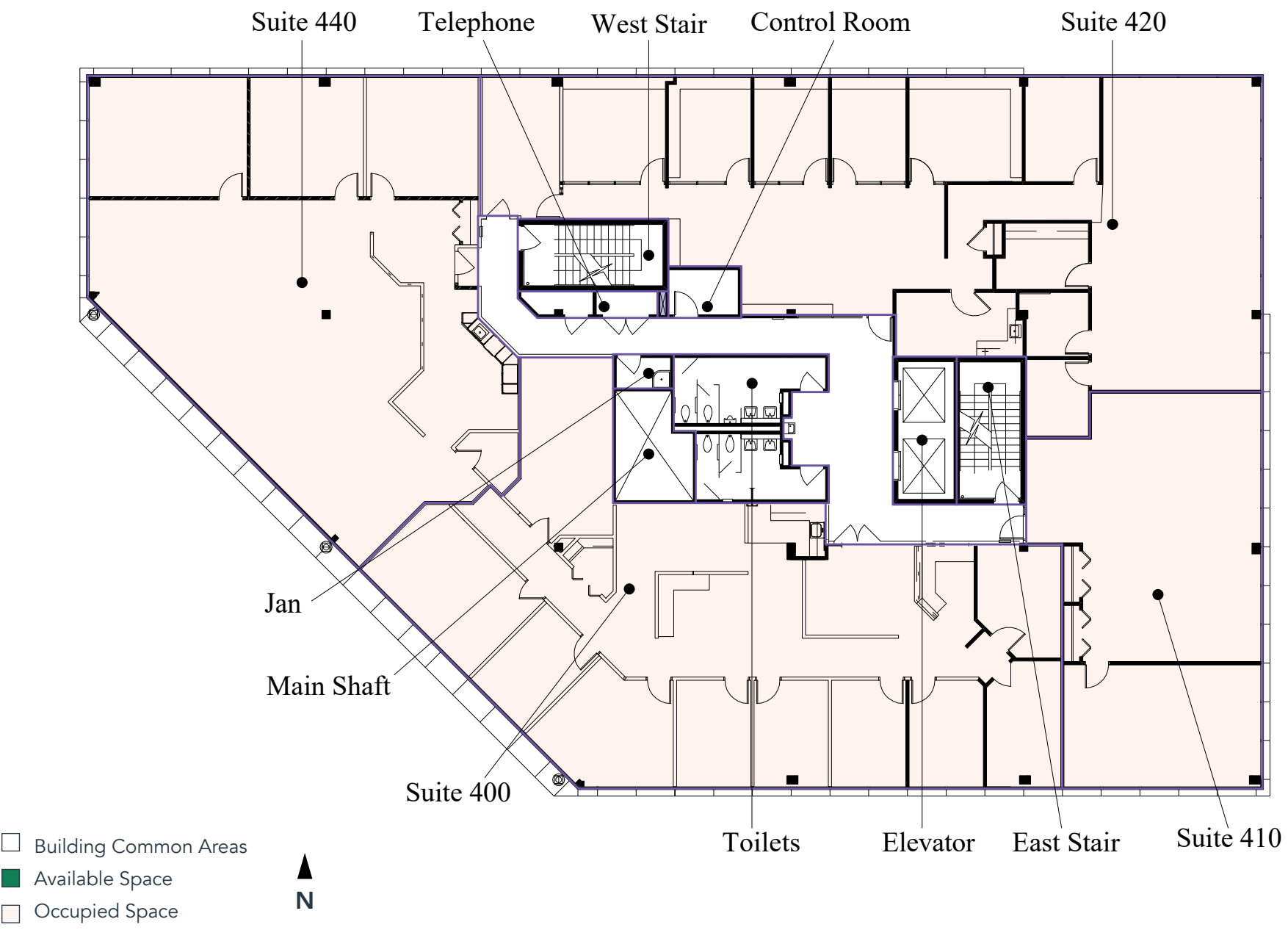
Floor Plans - 2nd Floor



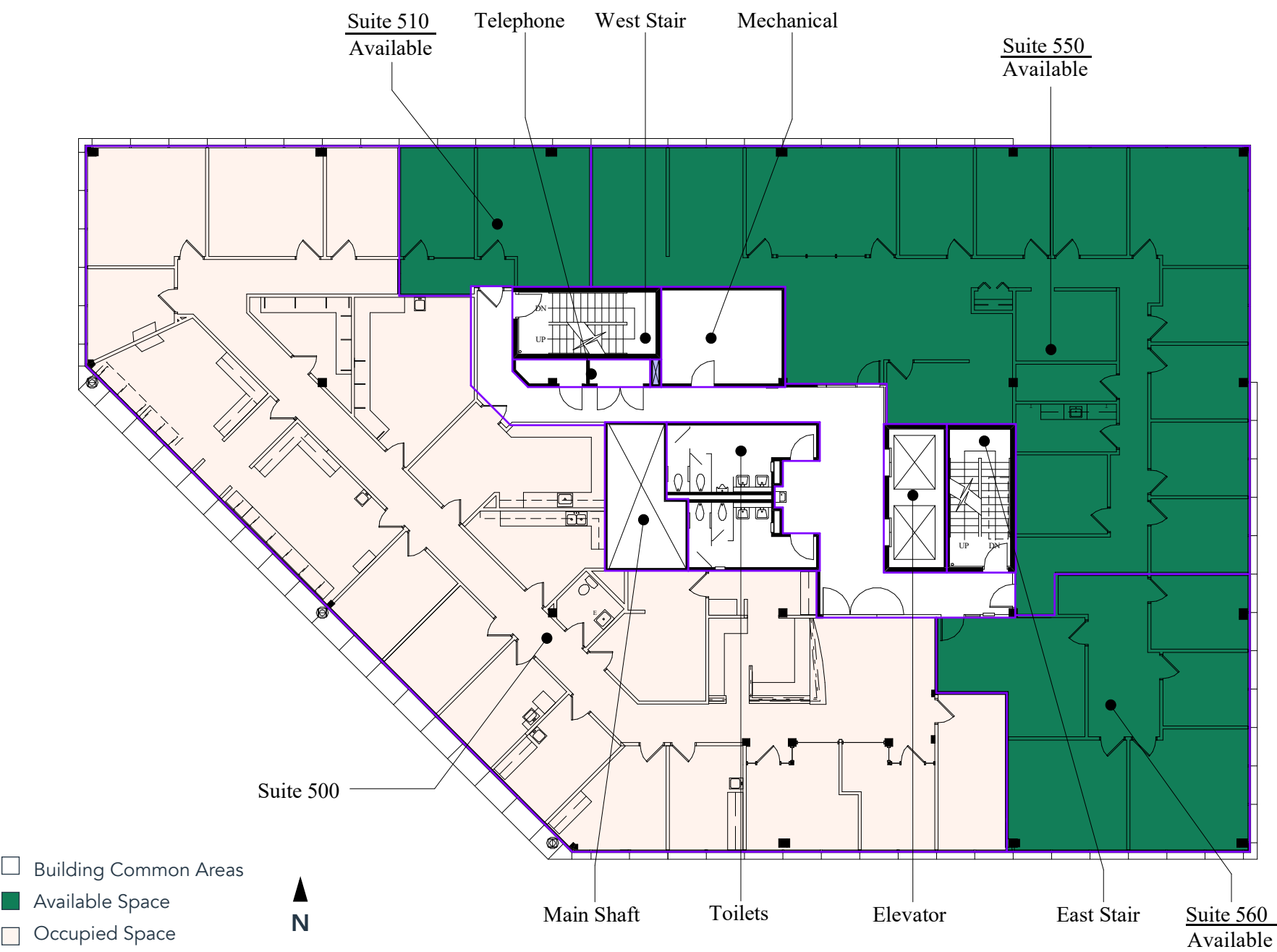
Floor Plans 3rd Floor



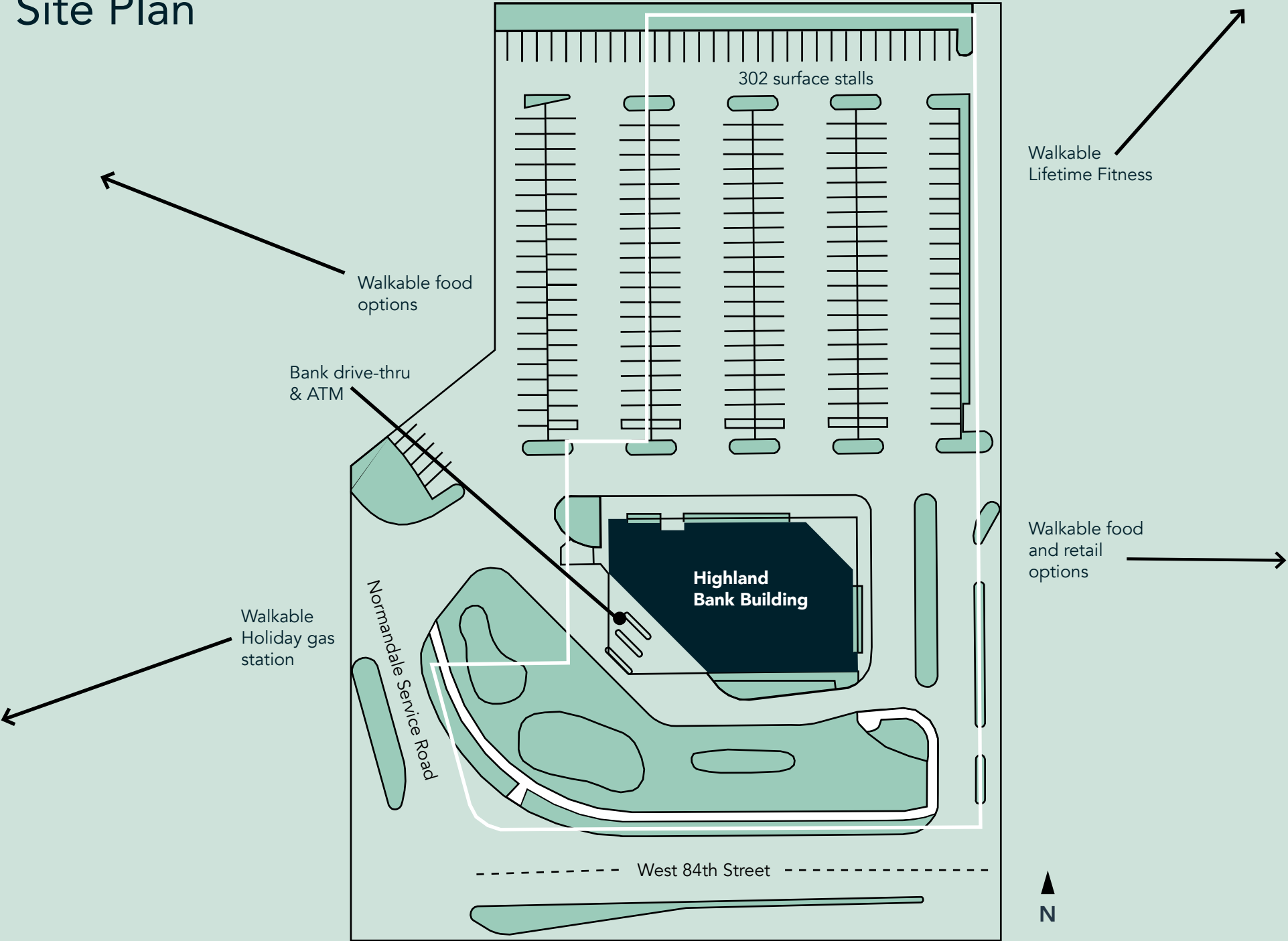
Floor Plans - 4th Floor



Floor Plan - 5th Floor



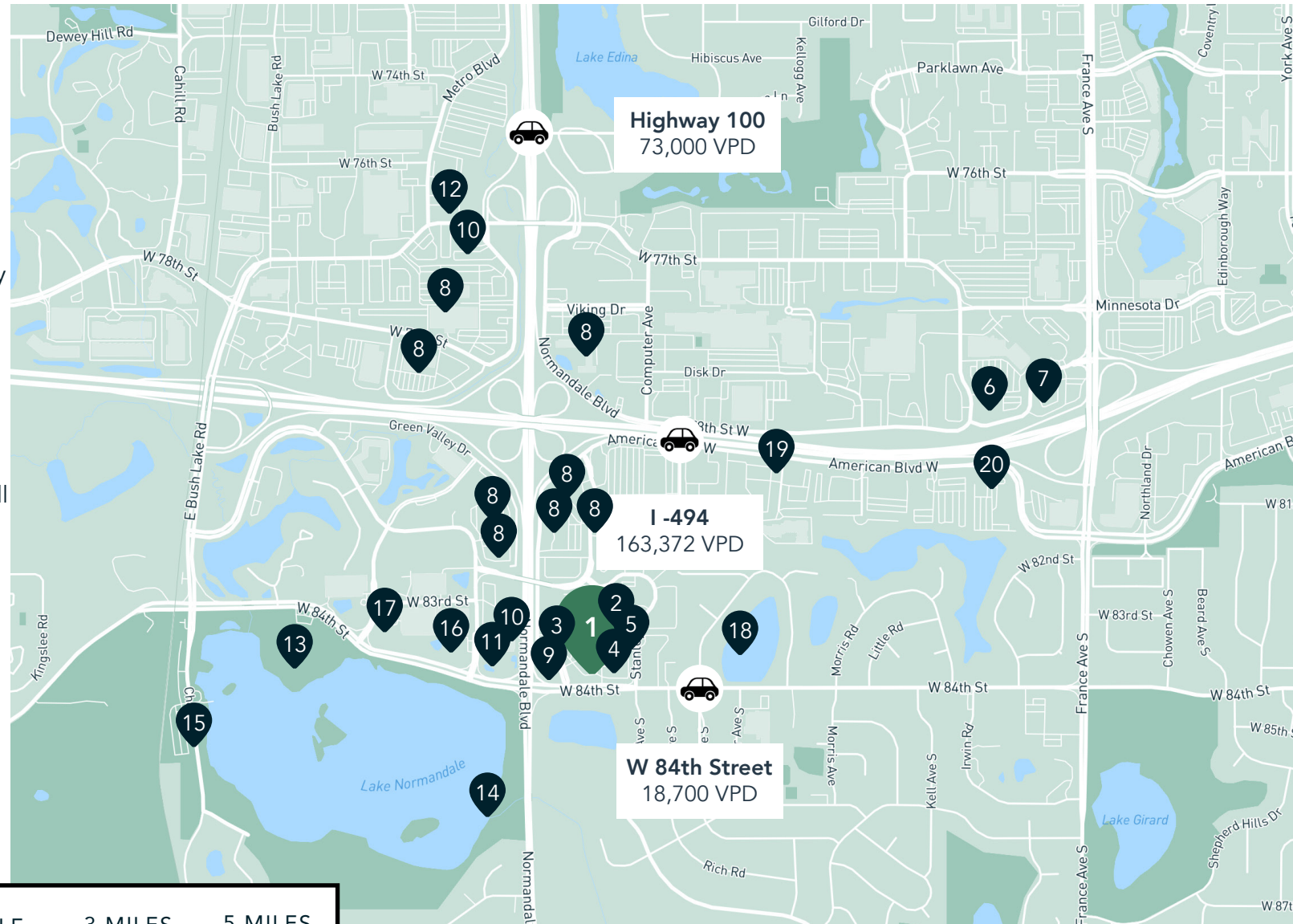
Site Plan



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





Highland Bank Building

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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