

# Highland Bloomington

*8,744 SF of office space for lease*

5270 West 84th Street  
Bloomington, MN 55437

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**WELLINGTON**  
MANAGEMENT







### Space Available

Owner, Manager, Leasing

55,000 SF; 8,744 SF available

302 surface stalls, 5.6 : 1,000 SF

5-story office building

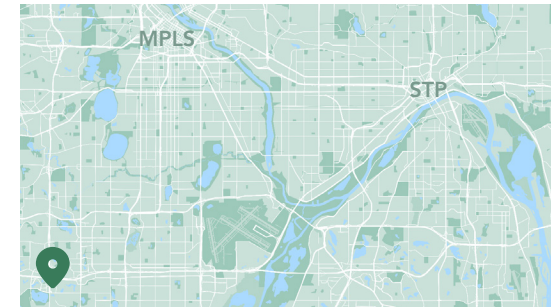
Built in 1986

8'6" to 10' clear height

Southwest Metro

## Office where commercial activity meets natural beauty.

Tenants of Highland 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.



### 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 CW's Bar and Grill, Pancheros Mexican Grill, Jimmy John's and other sit-down and fast-casual options
- Major tenants include: Highland Bank, Shapiro Medical Group and Summit Mortgage Corporation

# Available Suites



Suite 205 - 3,599 SF

3D Tour [▶](#)



Suite 260 - 2,439 SF

3D Tour [▶](#)



Suite 305 - 1,355 SF

3D Tour [▶](#)

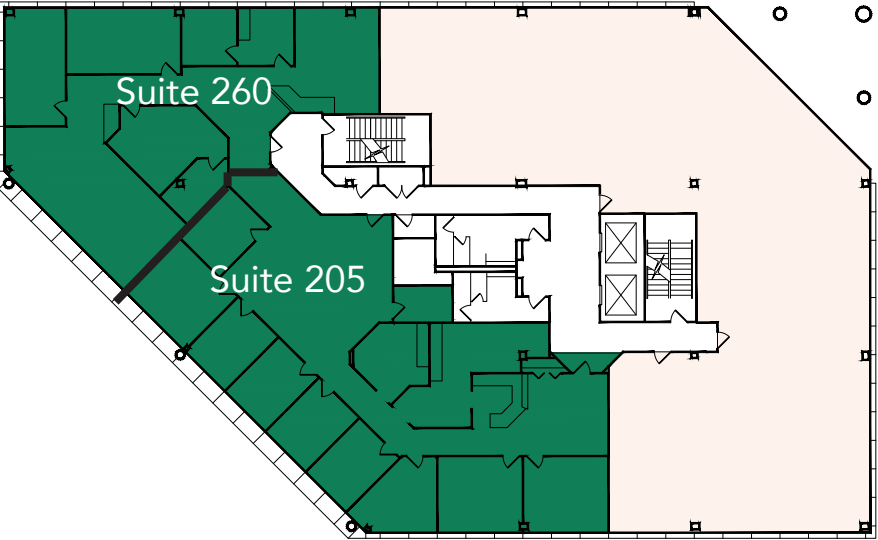


Suite 420 - 1,351 SF

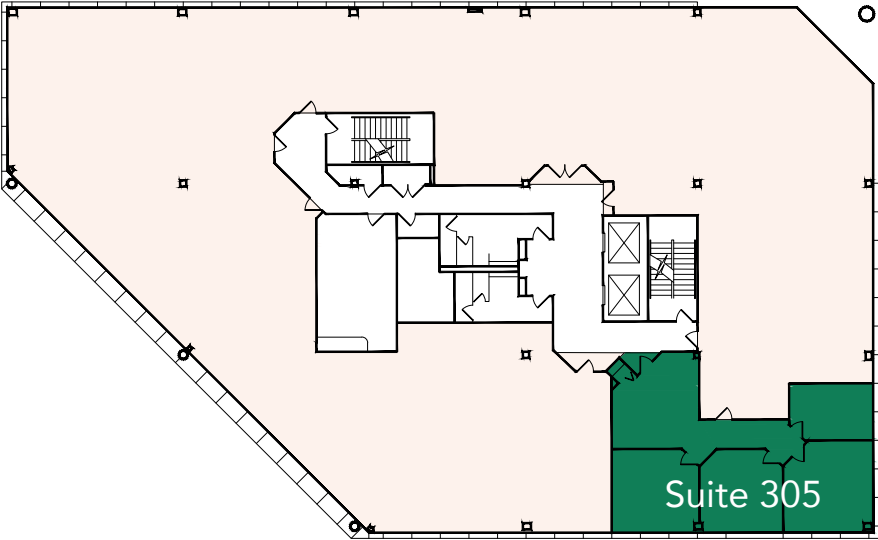
3D Tour [▶](#)

# Floor Plans

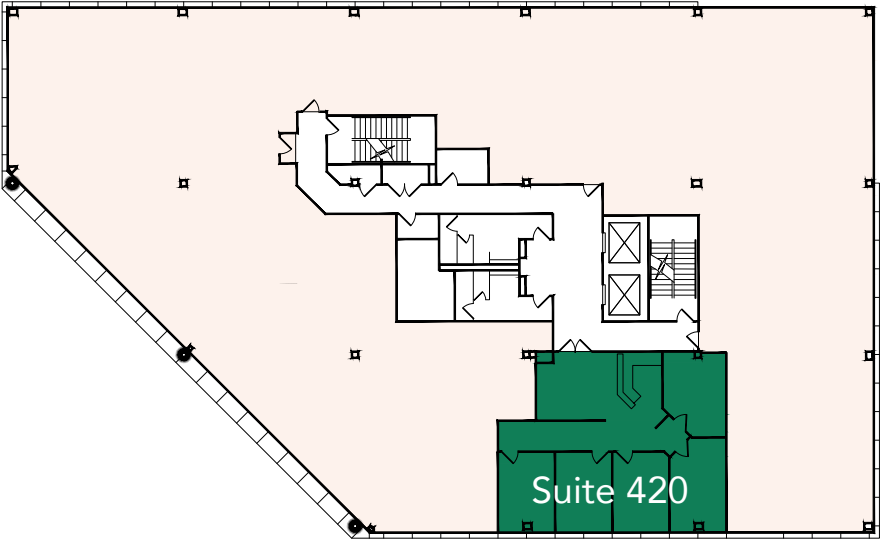
2nd Floor



3rd Floor



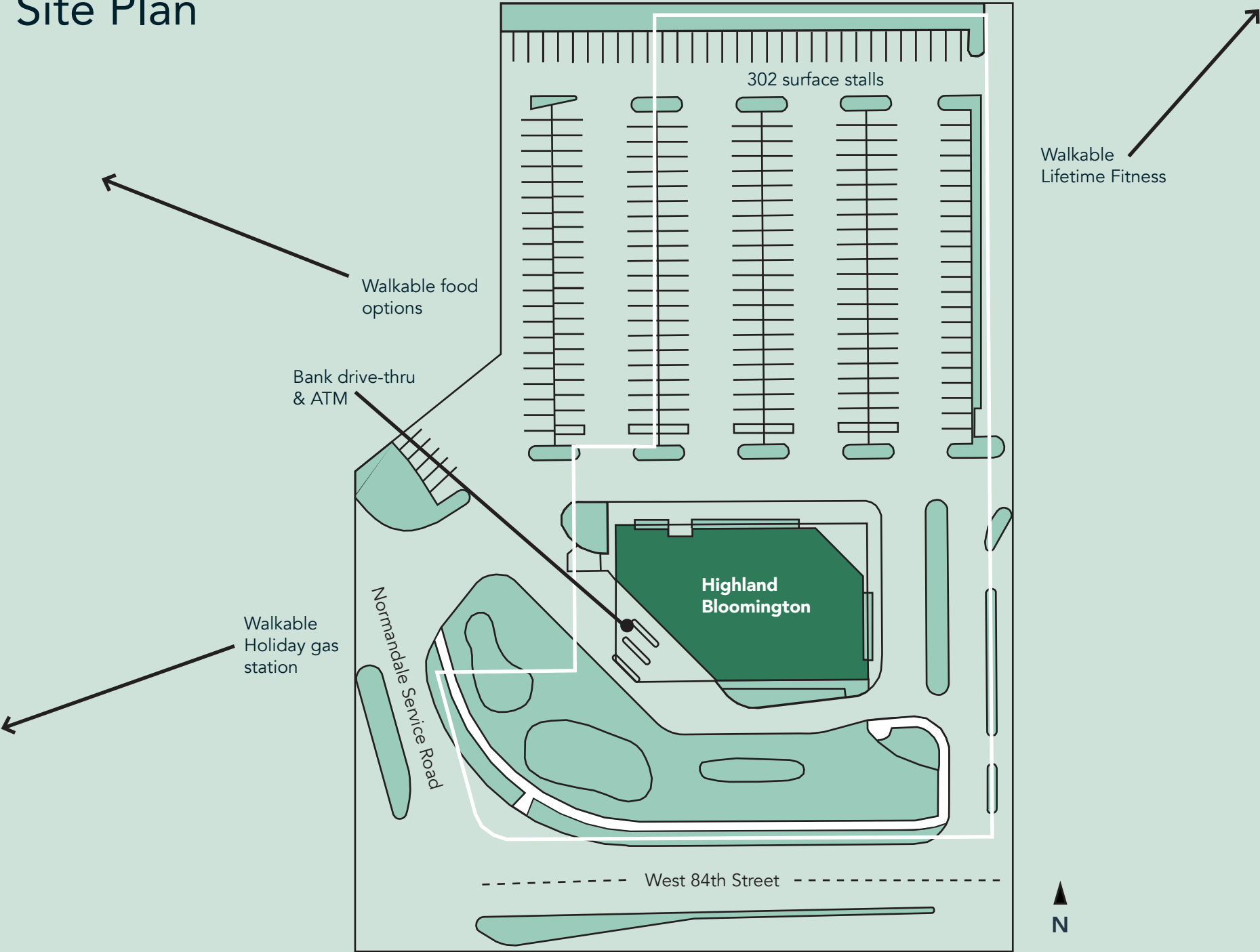
4th Floor



- Building Common Areas
- Available Space
- Occupied Space



# Site Plan

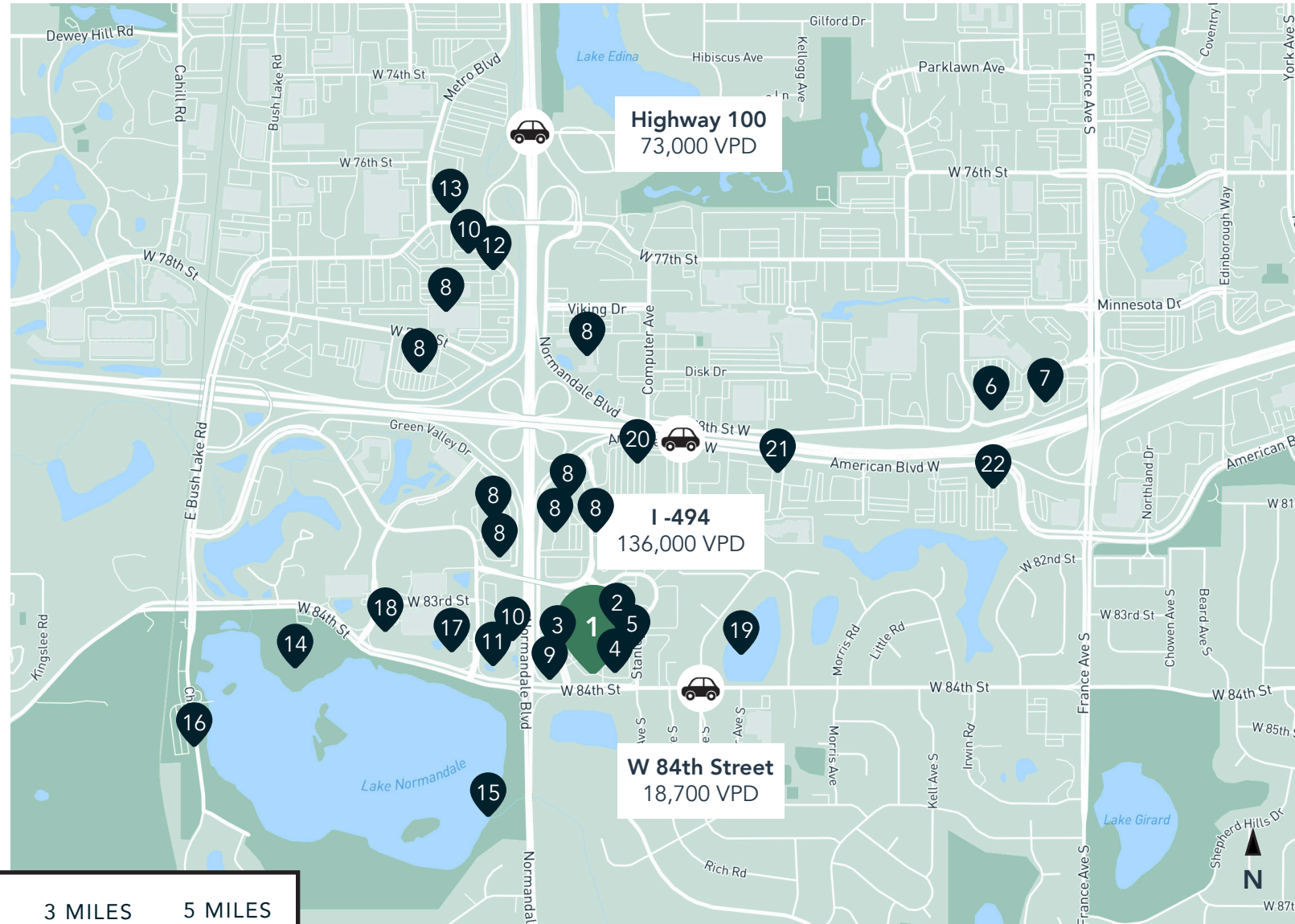




# The Neighborhood

## Hot Spots

1. Highland Bloomington
2. Lifetime Fitness
3. CW's Bar and Grill
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	4,678	75,538	226,960
HOUSEHOLDS	2,105	33,541	97,209
AVG. INCOME	\$100,220	\$105,481	\$107,567





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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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