

# Double Office Condo for SALE or LEASE



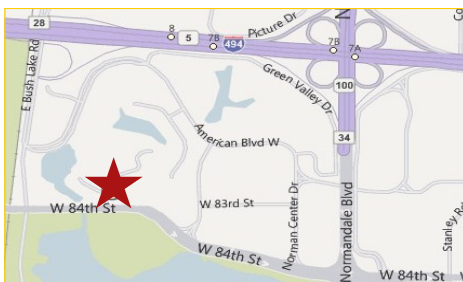
**8301 Creekside Circle  
Units 101 and 102  
Bloomington, MN**

## Custom Office Space in Luxury Residential Condo Building

**Beautifully appointed double office condo in great condition.**

Located across the street from Normandale Lake, this luxury multi-use condominium building is the perfect location for your next office. Great opportunity to locate your business or professional service within easy reach of upper level residents. These twin ground level office condos are being sold as one. Use the entire space or subdivide for lease income!

Fantastic amenities include a private conference room, luxurious lobby area, workout facility with whirlpool, sauna, billiard room for entertainment and heated underground parking!



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## Site Data

<b>Listing Price:</b>	\$197,777	
<b>Lease Rates:</b>	Negotiable	
<b>Location:</b>	8301 Creekside Cir. #101 & #102 Bloomington, MN 55437	
<b>PID Number:</b>	Unit 101— 1711621410021 Unit 102— 1711621410022	
<b>2010 Total Tax:</b>	101 — \$3,516.62 102 — \$4,046.90	
<b>Legal Description:</b>	Lot 000 Block 000 CIC NO 0721 NORMANDALE LAKE CONDO UNIT 101  Lot 000 Block 000 CIC NO 0721 NORMANDALE LAKE CONDO UNIT 102	
<b>Zoning:</b>	Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	Up to two
<b>Foundation Size:</b>	NA	
<b>Total SF</b>	1,612	Unit 101— 859 Unit 102— 753
<b>Acres</b>	NA	
<b>Building Type:</b>	Stucco / Brick Exterior	
<b>Year Built:</b>	1995	
<b>Parking:</b>	Underground garage	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Double office condo in great condition on first floor of luxury residential building.	



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## 55437 Demographics



## Community-at-a-Glance

County Seat:

**Hennepin**

Population:

**17,145**

Median Age:

**34.1**

Average Family Size:

**2.85**

Median Single Family

Home Value:

**\$132,400**

Median Household Income:

**\$39,203**

Commute Time (minutes):

**20.1**

General Characteristics	Number	Percentage
Total population	17,145	—
<i>Male</i>	8,149	49.1
<i>Female</i>	8,996	50.9
Median age (years)	34.1	—
<i>Under 5 years</i>	989	5.8
<i>18 years and over</i>	13,785	80.4
<i>65 years and over</i>	2,483	14.5
Average household size	2.03	—
Average family size	2.85	—
Total housing units	8,390	—
Social Characteristics	Number	Percentage
Population 25 years and over	11,853	—
<i>HS graduate or higher</i>	10,791	91.0
<i>Bachelor's degree or higher</i>	4,153	35.0
Male, now married	3,016	45.0
Female, now married	2,794	36.6
Economic characteristics	Number	Percentage
In labor force	10,076	71.1
Mean travel time to work (minutes)	20.1	—
Median household income (dollars)	39,203	—
Median family income (dollars)	50,359	—
Per capita income (dollars)	26,759	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	2,651	—
<i>Median value (dollars)</i>	132,400	—
Median of selected monthly owner costs with mortgage (dollars)	1,137	—

\*2000 US Census Data

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## Summary

### Building features and amenities include:

- Clean, double office condo with great space for your business!
- Unit 101— 859 Total SF; unit 102— 753 Total SF
- Office space can be subdivided into two separate areas with individual access
- Impressive lobby approach to both condos
- Private conference room for meetings and events
- Common area billiard room for entertainment or special business occasions
- Exercise facility equipped with cardio machines and weights
- Easy access to whirlpool and sauna so you can relax after a long day!
- Parking lot located in front of building—very convenient customer access
- Heated underground garage parking available
- Located across the street from Normandale Lake— beautiful scenery!
- Great opportunity to locate your business within easy reach of condo residents



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.  
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