

# Highland Bloomington

**8,571 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, Jimmy John's 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; 8,571 SF available

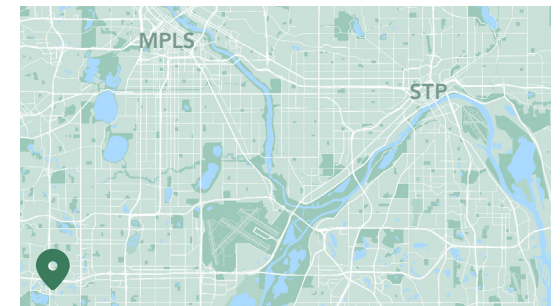
302 surface stalls, 5.6 : 1,000 SF

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.

# Available Suites



Suite 205 - 3,599 SF

3D Tour [▶](#)



Suite 260 - 2,442 SF

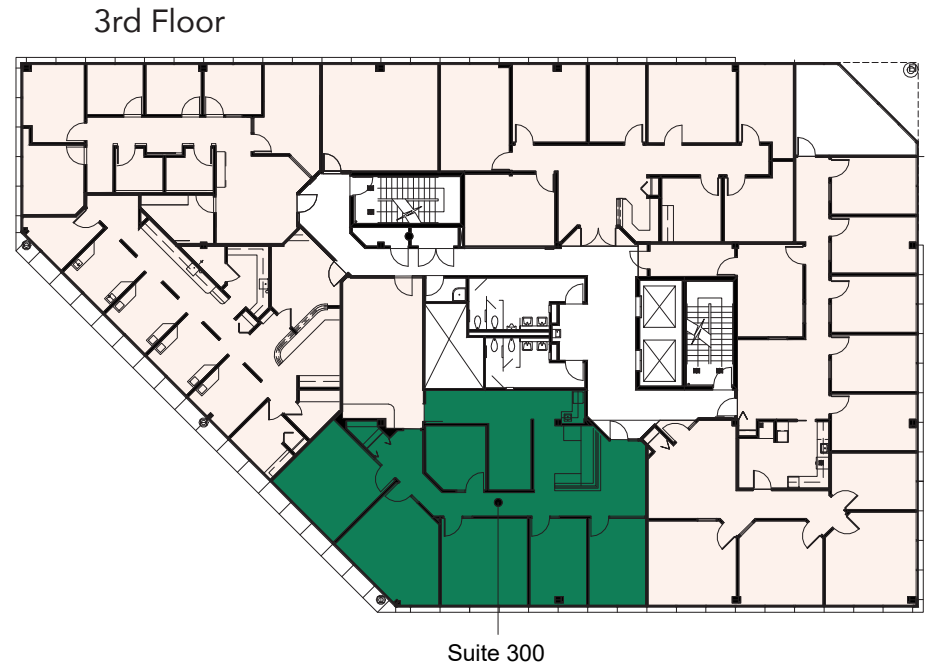
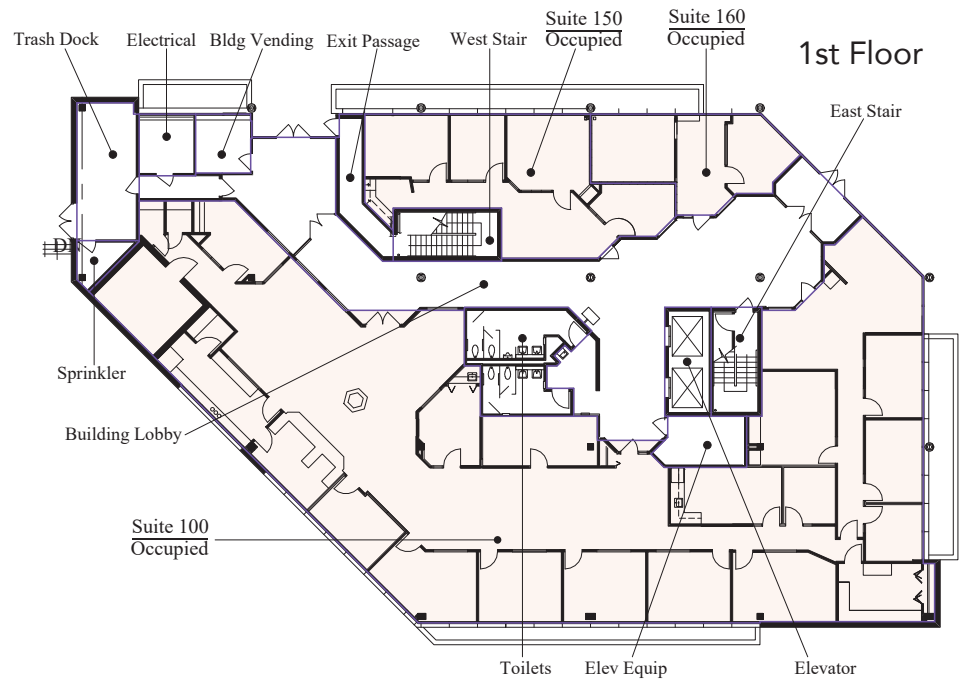
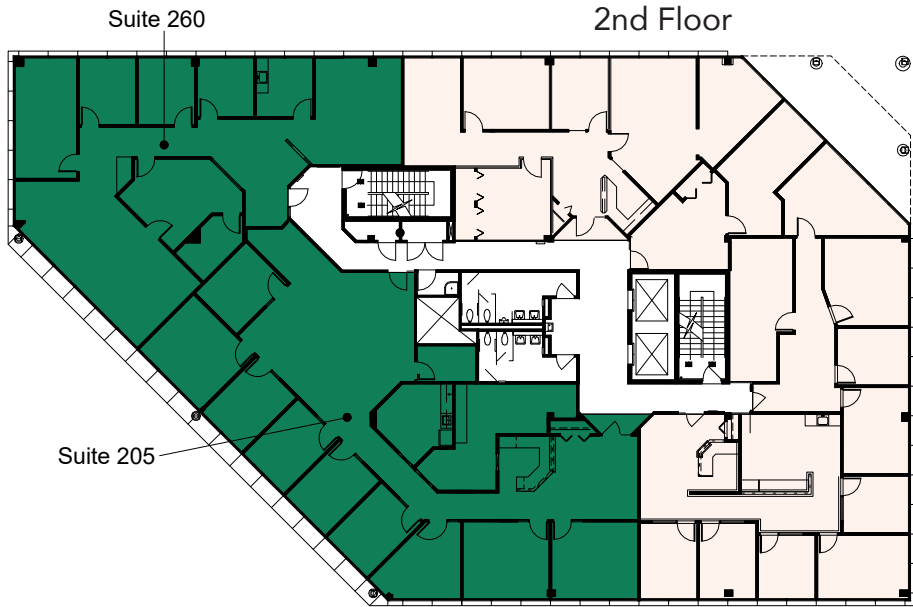
3D Tour [▶](#)



Suite 300 - 2,530 SF

3D Tour [▶](#)

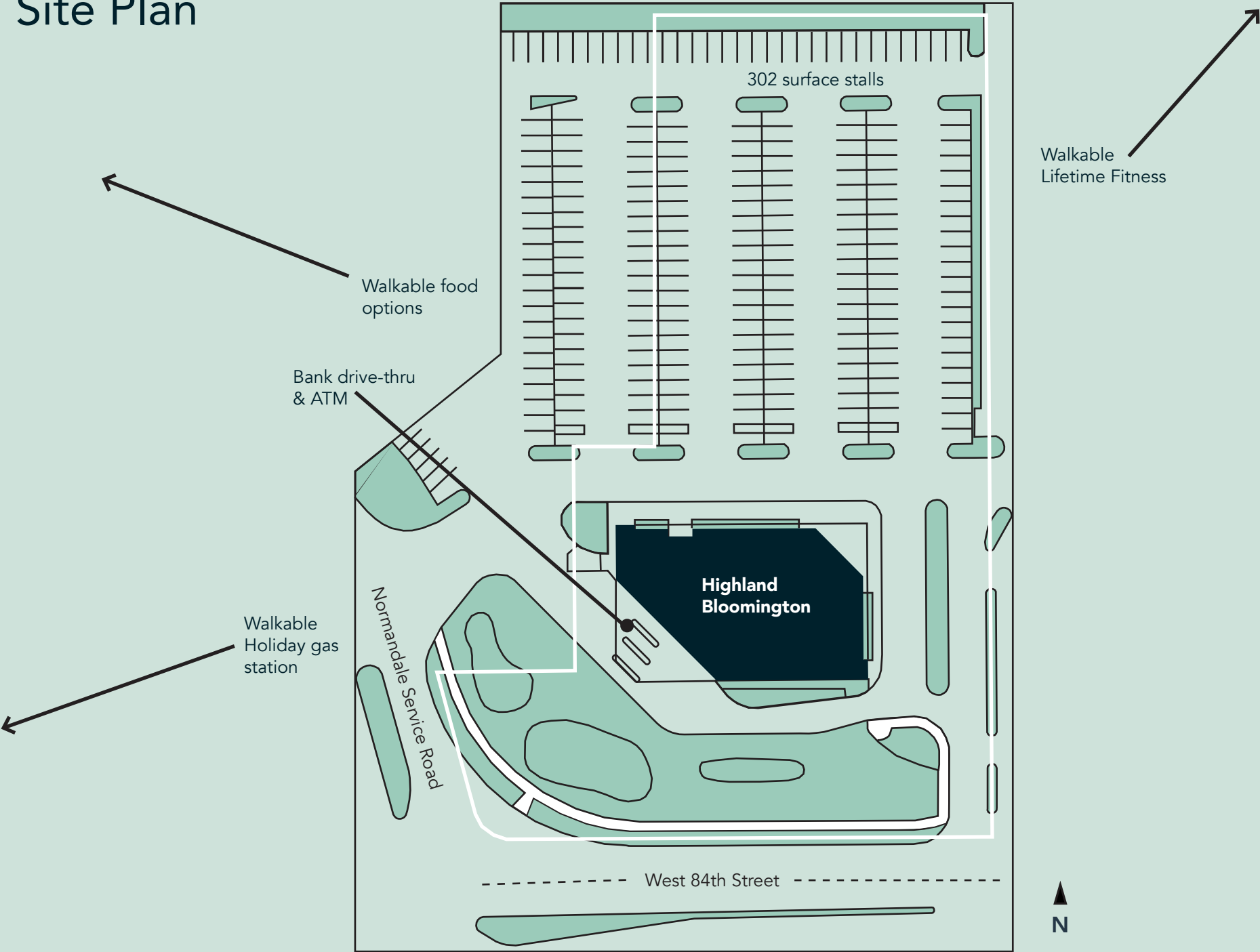
# Floor Plans



- Building Common Areas
- Available Space
- Occupied Space



# Site Plan



302 surface stalls

Walkable food options

Bank drive-thru & ATM

Walkable Holiday gas station

Normande Service Road

Highland Bloomington

West 84th Street

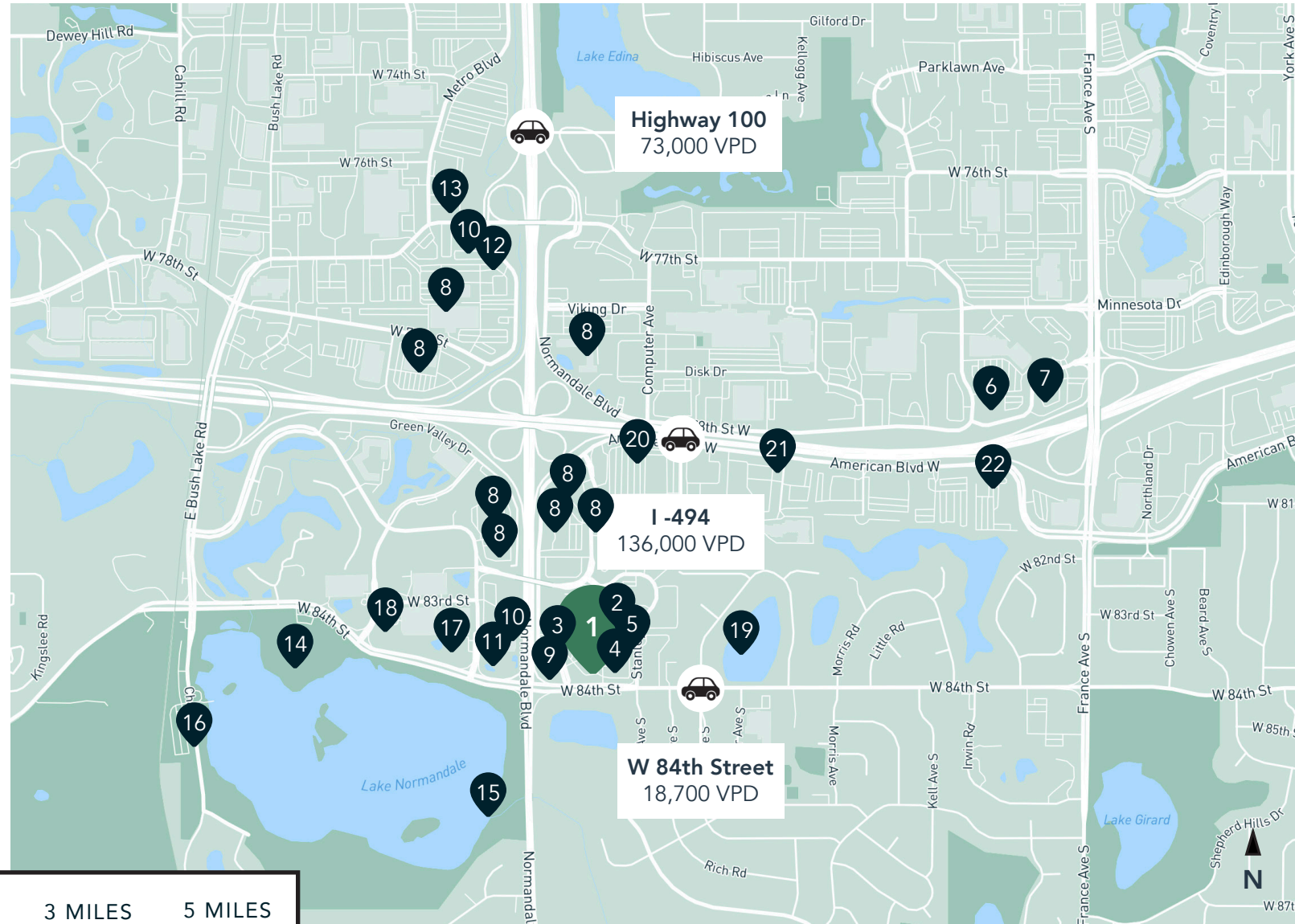
Walkable Lifetime Fitness

N

# 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	5,728	77,278	228,107
HOUSEHOLDS	2,577	34,317	97,404
AVG. INCOME	\$125,951	\$121,536	\$124,297



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PROPERTY MANAGER  
LEASING AGENT

Ashley Burdine

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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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