

# Normandale Ponds

6161 American Blvd, Suite 160

Bloomington, MN 55438

**workspace**  
property trust

19,553 SF Available Now

2024 OPEX: \$12.90/RSF



# 6161 American Blvd | Suite 160

Bloomington, MN 55438

Located at the intersection of I-494, between Normandale Blvd. and Bush Lake Road, 6161 American Blvd has signage opportunities available for businesses looking to maximize their visibility in the heart of a well-traveled professional business park. This single-story office building comes equipped with conference rooms, and a variety of private offices and open areas for fixed or hoteling workstations. Tenants enjoy the benefit of nearby lifestyle amenities including eateries, banks, shopping and the accessibility to beautiful Normandale Lake Park and all its recreational possibilities.

## Property Highlights

- Ceiling Height: 10' Finished; 13'-7" Clear
- Six hotel options within a mile
- Four daycare options within two miles
- Metro Transit bus service for seamless connectivity
- 2 miles from Hyland Ski Hill, France Ave Retail + Southdale Galleria
- 7 miles to MSP Airport



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Office Space



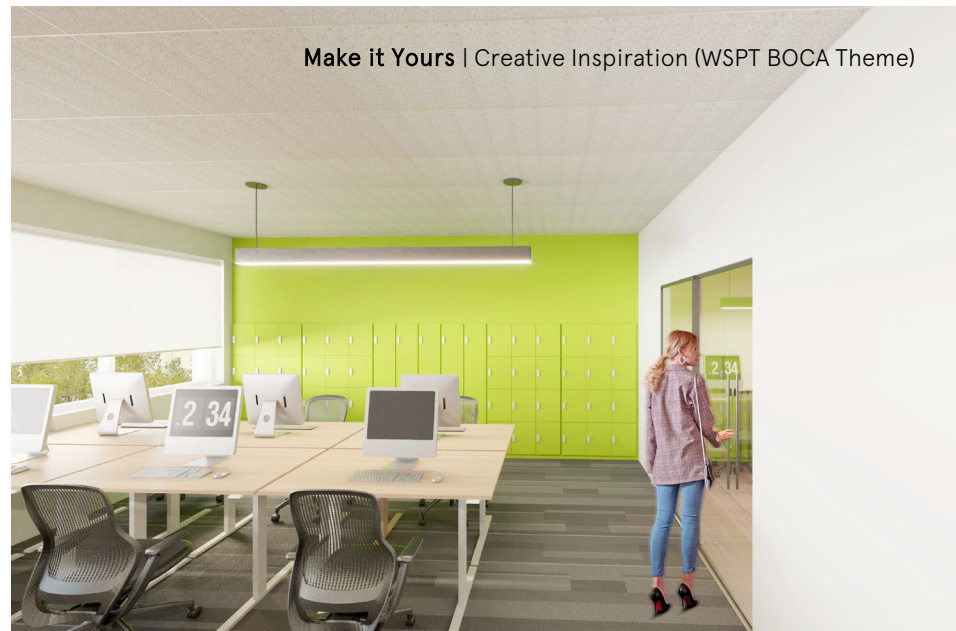
Private Offices



Removable Drop Ceiling



Open Floorplan

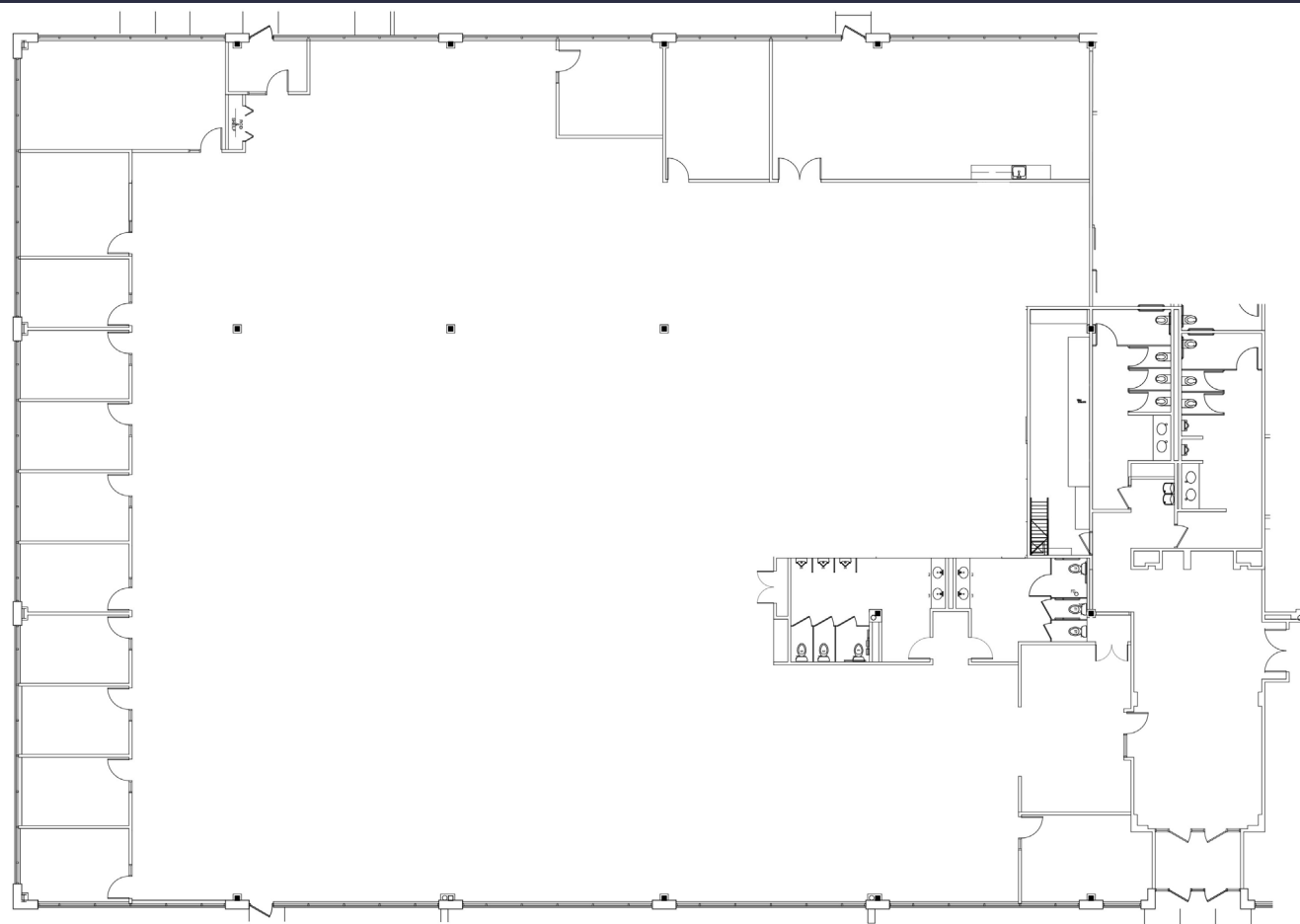


Make it Yours | Creative Inspiration (WSPT BOCA Theme)

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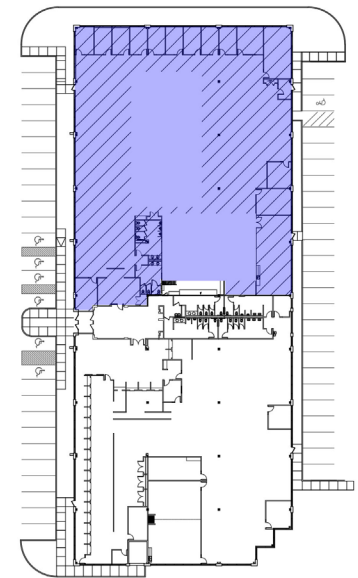
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**FLOOR PLAN** 19,553 SFR



SCALE: 1/16" = 1'-0"



**KEY PLAN**



SCALE: NOT TO SCALE

## Leasing Information

6625 W. 78<sup>th</sup> Street, Bloomington, MN 55439  
952-292-4952  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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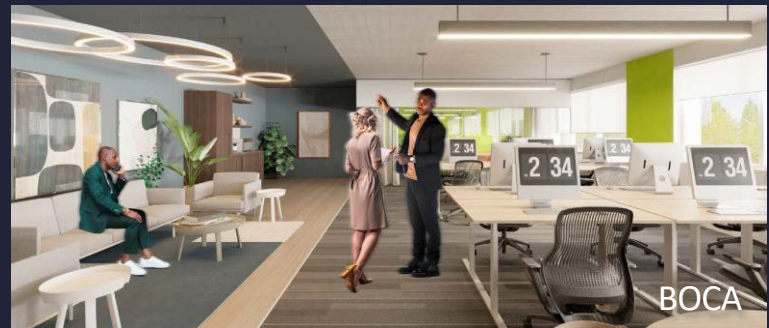
SCANDI



AZURE



TAHOE



BOCA

\*Indicative of the look and feel (not the actual suite)