

Bell Bank



Bell Plaza

3800 AMERICAN BLVD W, BLOOMINGTON, MN 55431

BUILDING HIGHLIGHTS



15 FLOORS



CLASS A OFFICE



LEED CERTIFIED



UP TO 23,000 SF
AVAILABLE FOR
LEASE



UPDATED AMENITIES



ON-SITE
MANAGEMENT



ON-SITE &
24/7 SECURITY



COVERED RAMP &
EXECUTIVE PARKING



MINUTES FROM MSP
AIRPORT, MOA &
MINNEAPOLIS CBD



4 STORY ATRIUM
PROVIDING NATURAL
LIGHT



VIEWS OF FRANCE
AVE & MINNEAPOLIS
CBD



CREATIVE OFFICE
SPACE OPTIONS



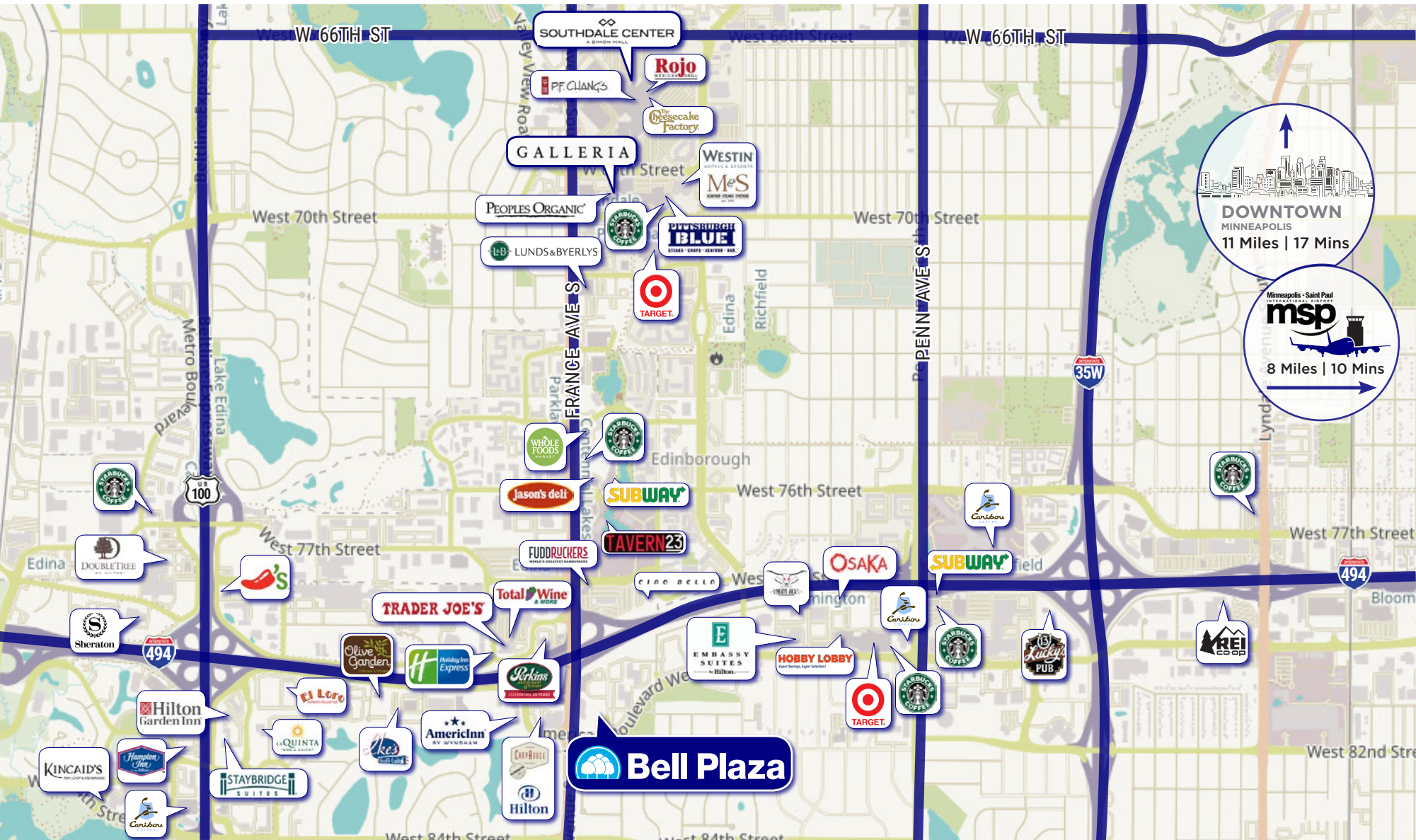
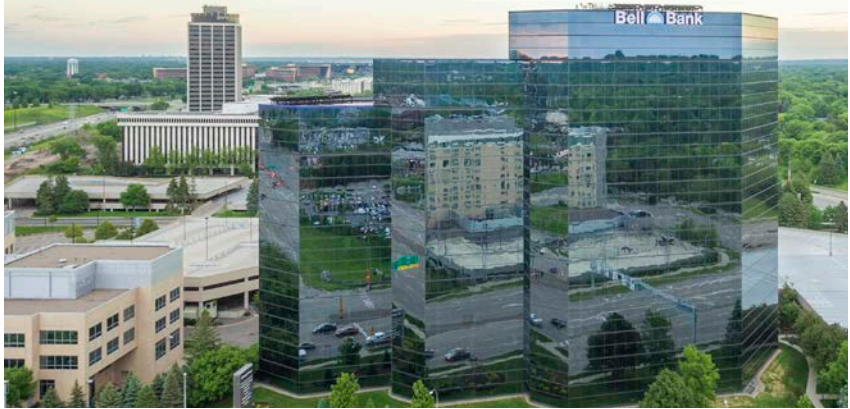
QUICK ON-SITE
MAINTENANCE TEAM



FLEXIBLE LEASE
TERMS

Bell  **Bank**

Bell Plaza offers exceptional Class A amenities, designed to enhance the employee experience. As the gateway to France Avenue at the intersection of Interstate 494, Bell Plaza boasts high visibility and accessibility. Both tenants and their clients are thoroughly connected to nearby parks, shopping centers, dining, hotels and entertainment options.





RENTAL RATE: \$18.00/SF

TAX & OPEX: \$13.32/SF

CONFERENCE CENTER

FITNESS CENTER

COLLABORATIVE 3RD
WORK SPACES

SKYWAY CONNECTED
PARKING

DRY CLEANERS



UPDATED ON-SITE DELI AND CAFETERIA





Bell Plaza

For more information, contact:

STEVE SHEPHERD SIOR
Managing Director
T +1 612 430 9973
steve.shepherd@ngkf.com

MATT ELDER CCIM
Associate Director
T +1 612 430 9974
matt.elder@ngkf.com

100 South 5th Street #2100
Minneapolis, MN 55402

NEWMARK

STERLING

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.