

3800 AMERICAN BLVD W | BLOOMINGTON, MN

Bell Bank



Bell Plaza

THE *gateway*
TO FRANCE AVENUE



Building Highlights



15 FLOORS



UPDATED AMENITIES



ON-SITE &
24/7 SECURITY



4 STORY ATRIUM
PROVIDING NATURAL
LIGHT



QUICK ON-SITE
MAINTENANCE TEAM



CLASS A OFFICE



UP TO 23,000 SF
AVAILABLE FOR LEASE



COVERED RAMP &
EXECUTIVE PARKING



VIEWS OF FRANCE AVE
& MINNEAPOLIS CBD



FLEXIBLE LEASE TERMS



LEED CERTIFIED



ON-SITE MANAGEMENT



MINUTES FROM MSP
AIRPORT, MOA &
MINNEAPOLIS CBD



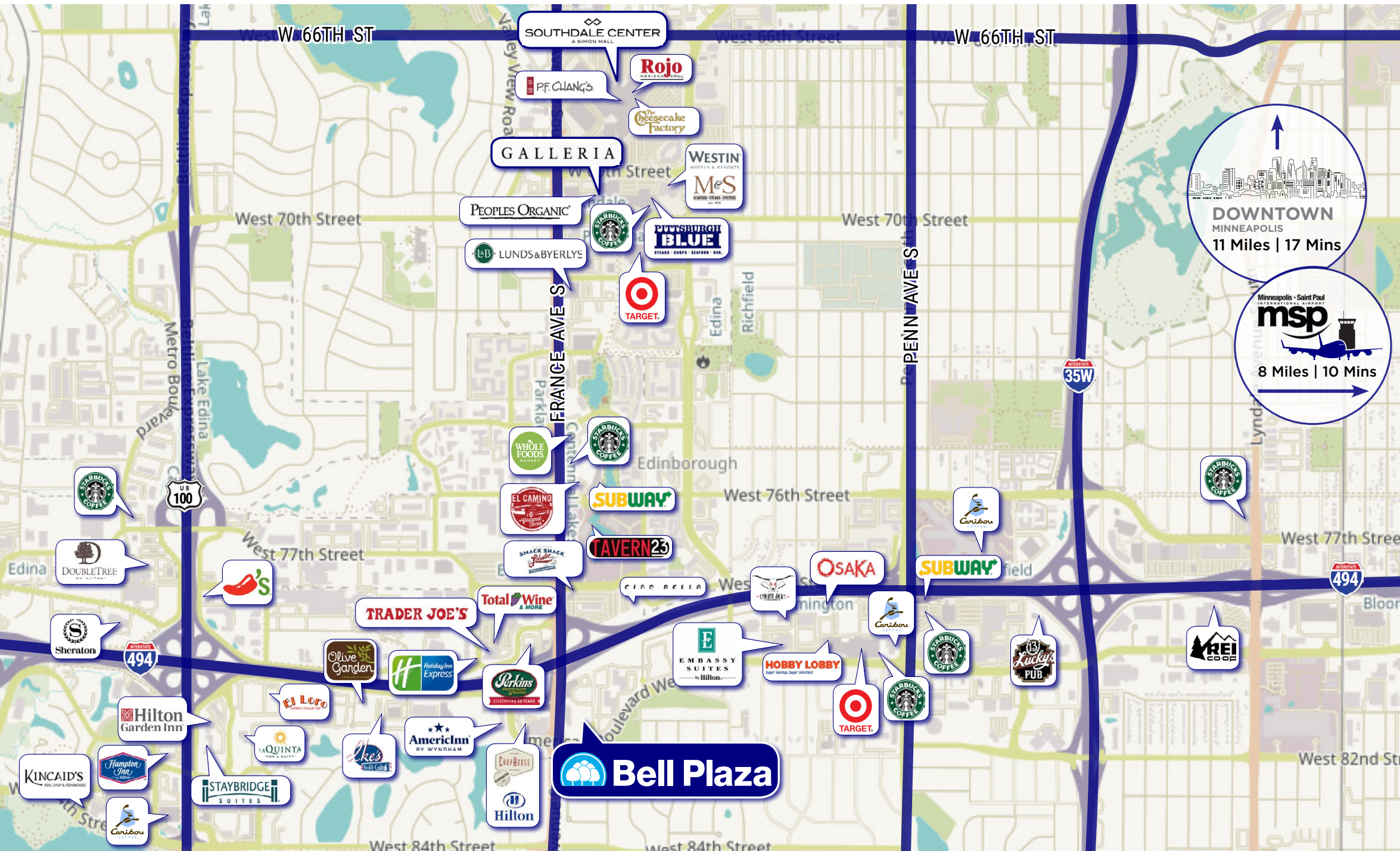
CREATIVE OFFICE SPACE
OPTIONS



Area Highlights

Imagine a workday infused with sunshine and convenience. At Bell Plaza, enhance your employee experience with beautifully designed Class-A spaces and exceptional amenities. Step outside and you're greeted by lush parks and trails, vibrant shopping centers, and diverse dining options - all easily accessible from France Ave. and I-494.

Work, connect, and unwind - everything comes together at Bell Plaza.





- RENTAL RATE: \$18.00/SF
- TAX & OPEX: \$12.90/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
Senior Managing Director
612 430 9973
steve.shepherd@nmrk.com

MATT ELDER CCIM SIOR
Senior Managing Director
612 430 9974
matt.elder@nmrk.com

100 South 5th Street #2100
Minneapolis, MN 55402

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.

NEWMARK

STERLING