



Building Type:	Office
Available SF:	75,526
Total SF:	75,526
Last Updated:	Apr 18, 2025

Realtor/Owner Contact

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Property and Area Description

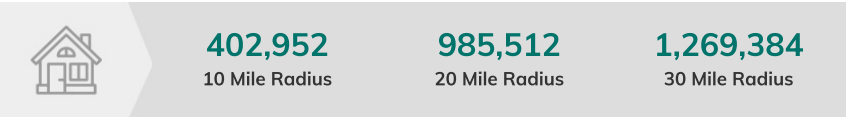
Newmark is pleased to exclusively offer the fee simple interest in Paramount Plaza Office Building (the Property), a 75,526 square foot, multi-tenant, four-story office building, with two levels of temperature-controlled parking. The Property is situated on 3.53 acres in Bloomington, Minnesota at the major interchange of I-494 and East Bush Lake Road. The building has exceptional visibility to Interstate 494, carrying more than 160,000 vehicles every day. The Property is currently 69% occupied by five (5) tenants. The anchor tenant occupies nearly 40,000 SF and has indicated they would like to decrease the size of their leased space when their current term expires April 30, 2025. This change in occupancy creates a unique opportunity for a value-add Investor or Owner/User to purchase the property at a significantly reduced basis - a value comparable to current high profile land values. Centrally located along the I-494 Bloomington/Eden Prairie corridor with immediate interchange access via East Bush Lake Road. Superior access provides ease of movement throughout the Twin Cities metro area as well as a 13-minute drive to the Minneapolis-St. Paul International Airport.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel

Property Images

