



EXCLUSIVE INVESTMENT OFFERING

MULTI-TENANT OFFICE / FLEX · 43,080 SF ± · OFF I-35W AT 106TH ST EXIT

10740 Lyndale Ave S

BLOOMINGTON, MINNESOTA 55420

\$4,800,000

43,080 SF ±

7.15% CAP RATE

NOI \$343,131

92.8% OCCUPIED

SDVOSB BROKER

ASKING PRICE

\$4.8M

\$111.42 / SF

NET OPERATING INCOME

\$343k

Actual Trailing 12 Months

CAP RATE

7.15%

NOI ÷ Ask Price

WALT

2.2yr

Near-Term Renewal Opportunity

Commercial Equities Group
Investment Real Estate Services

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10740 LYNDAL AVE S · BLOOMINGTON, MN — MAIN ENTRANCE · DIRECTLY OFF I-35W AT 106TH ST

01 INVESTMENT HIGHLIGHTS

\$619K
GROSS INCOME

\$343K
NOI (T-12)

92.8%
OCCUPANCY
26 of 27 units

2.2yr
WALT
26 months remaining

STABILIZED ASSET – IMMEDIATE VALUE-ADD OPPORTUNITY AT RENEWAL

10740 Lyndale Avenue South is a 43,080 SF multi-tenant office/flex building located directly off I-35W at the 106th Street exit in Bloomington – 5 minutes from MSP Airport, 8 minutes from Mall of America. The property is 92.8% occupied across 26 active tenants, generating \$619,371 in gross annual income and a trailing-12 NOI of \$343,131. With a WALT of just 2.17 years, a new owner will have the opportunity to renegotiate a meaningful portion of the portfolio's lease structures in the near term.

LOCATION & ACCESS

ATTRIBUTE	DETAIL
Address	10740 Lyndale Ave S
I-35W / 106th St Exit	≈ 0.3 miles
I-494	~1.5 miles
MSP Airport	~5 minutes
Mall of America	~8 minutes
Minneapolis CBD	~15 minutes

PROPERTY PROFILE

ATTRIBUTE	DETAIL
Building SF	43,080 SF ±
Total Units	27 (26 occupied)
Year Built / Renov.	1979 / 2014
Lot Size	3.26 Acres
Zoning	I-2 / C-4
Parcel ID	03-027-24-23-0013

02 FINANCIAL SUMMARY – TRAILING 12 MONTHS

INCOME

INCOME CATEGORY	ANNUAL AMOUNT	% OF TOTAL
Total Rental Income	\$516,703.43	83.4%
Total Expense Income (Tenant Recoveries)	\$102,668.00	16.6%
TOTAL GROSS INCOME	\$619,371.43	100.0%

OPERATING EXPENSES

EXPENSE CATEGORY	ANNUAL AMOUNT	PER SF	% OF EXPENSE
Property Taxes	\$114,664.06	\$2.66	41.5%
Property Management	\$30,968.57	\$0.72	11.2%
Electric	\$25,179.27	\$0.58	9.1%
Insurance	\$21,270.51	\$0.49	7.7%
HVAC	\$17,589.52	\$0.41	6.4%
Janitorial	\$15,980.91	\$0.37	5.8%
Snow Removal	\$12,851.02	\$0.30	4.7%
Gas	\$11,313.79	\$0.26	4.1%
Garbage	\$9,431.30	\$0.22	3.4%
Water / Sewer	\$7,291.15	\$0.17	2.6%
Lawn / Grounds	\$6,021.48	\$0.14	2.2%
Phone	\$2,125.05	\$0.05	0.8%
Pest Control	\$953.60	\$0.02	0.3%
Fire / Life Safety	\$600.00	\$0.01	0.2%
TOTAL OPERATING EXPENSES	\$276,240.23	\$6.41	100.0%
NET OPERATING INCOME (NOI)	\$343,131.20	\$7.96 / SF	—

44.6%
EXPENSE RATIO

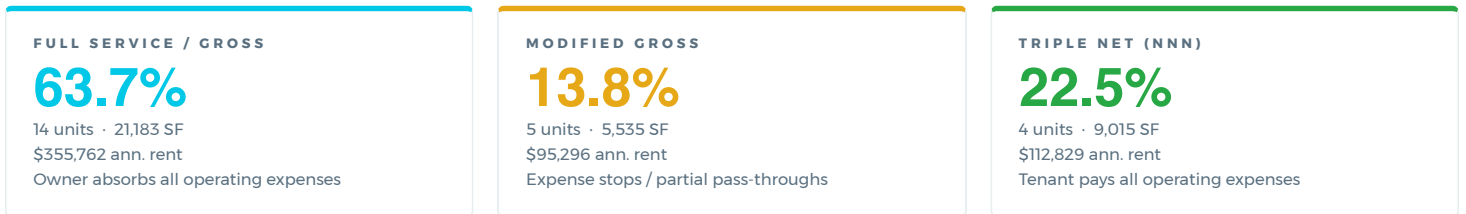
\$6.41
EXPENSE / SF

\$7.96
NOI / SF

03 RENT ROLL ANALYTICS & LEASE STRUCTURE



LEASE STRUCTURE MIX



LEASE TYPE SUMMARY

LEASE TYPE	UNITS	SF	% OF OCC. SF	ANNUAL RENT	% OF RENT	AVG \$/SF
FULL SERVICE / GROSS	14	21,183	52.9%	\$355,762	56.7%	\$16.79
MODIFIED GROSS	5	5,535	13.8%	\$95,296	15.2%	\$17.22
TRIPLE NET (NNN)	4	9,015	22.5%	\$112,829	18.0%	\$12.52
UNCLASSIFIED / FULL SERVICE	3	4,312	10.8%	\$63,517	10.1%	\$14.73
TOTAL OCCUPIED	26	40,045	100%	\$627,404	100%	\$15.67

LEASE EXPIRATION SCHEDULE - % OF OCCUPIED SF



Data as of April 9, 2026. WALT of 2.17 years calculated on occupied units. "Full Service /Gross" classification includes leases tagged Full Service and Gross. One unit (16W, 3,102 SF) is vacant-unrented. Coffee & Tea by Lee (CW, 1,188 SF) is in eviction proceedings; included in occupancy per property records but excluded from WALT. Unclassified units carry Full Service terms per standard building lease form.

04 VALUATION & VALUE-ADD OPPORTUNITY

PRICING SUMMARY

METRIC	VALUE
Asking Price	\$4,800,000
Price Per SF	\$111.42 / SF
Total Gross Income	\$619,371.43
Total Operating Expenses	\$276,240.23
Net Operating Income	\$343,131.20
Cap Rate @ Ask	7.15%
Gross Rent Multiplier	7.75x
WALT	2.17 years

CAP RATE SENSITIVITY

CAP RATE	IMPLIED VALUE	VS. ASK
6.00%	\$5,718,853	+19.1%
6.50%	\$5,278,172	+10.0%
7.00%	\$4,901,874	+2.1%
7.15%	\$4,800,000	Ask Price
7.50%	\$4,575,082	(4.7%)
8.00%	\$4,289,140	(10.6%)
8.50%	\$4,036,837	(15.9%)

VALUE-ADD OPPORTUNITY – LEASE STRUCTURE CONVERSION TO TRIPLE NET (NNN)

A SHORT WALT CREATES AN EARLY RENEWAL WINDOW

With a portfolio WALT of just 2.17 years, a new owner will encounter renewal conversations across a significant portion of the tenant base within the near term – including leases representing over **44% of occupied SF expiring in 2026-2027 alone**. This near-term rollover creates a meaningful and time-sensitive window to renegotiate lease structures, terms, and expense responsibilities before the portfolio extends out again.

CURRENT STRUCTURE: PREDOMINANTLY GROSS & MODIFIED GROSS

Approximately **77.5% of occupied square footage** is leased on a Full Service Gross or Modified Gross basis, meaning the owner currently absorbs a meaningful share of operating costs – including utilities, taxes, insurance, janitorial, maintenance, and snow removal – totaling **\$276,240 annually**. Only 22.5% of the portfolio (9,015 SF across 4 tenants) is currently on NNN terms, where tenants bear those expenses directly.

THE VALUE-ADD: SHIFTING EXPENSE BURDEN TO TENANTS AT RENEWAL

As gross and modified gross leases come up for renewal, a buyer has the opportunity to negotiate toward Triple Net or expense-stop structures – progressively shifting the \$276,240 operating expense burden to tenants. **Important note:** a straight gross-to-NNN conversion is not a simple one-to-one trade. Full Service leases often carry higher base rents that reflect the included expenses – so any restructuring must carefully balance the base rent adjustment against the expense pass-through to ensure a net improvement in owner economics. The value-add is real, but it requires disciplined lease-by-lease underwriting at each renewal to capture it effectively. Buyers should request the full rent roll and lease abstracts to evaluate the opportunity on a tenant-by-tenant basis.

05 BROKER OF RECORD



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ABOUT COMMERCIAL EQUITIES GROUP

Commercial Equities Group (CEG) is a full-service commercial real estate firm comprised of Brokerage, Investments, and Property Management. Owned by MN licensed broker and Army veteran Jeff Salzbrun, CEG is a federally designated Service-Disabled Veteran-Owned Small Business (SDVOSB). CEG's team has been involved in thousands of transactions ranging from single offices to 250,000+ SF, serving corporate, private, and government clients across the Minneapolis-St. Paul metro.

MARKETING REACH

PLATFORM	NETWORK
CEGspaces.com	Direct Web
CoStar	World Leader in CRE Info
LoopNet	High-Traffic Online Marketplace
Crexi	Commercial Real Estate Exchange
MNCAR	MN Commercial Assoc. of Realtors
NorthstarMLS	Upper Midwest MLS

DUE DILIGENCE PACKAGE

DOCUMENT	AVAILABILITY
Executed Leases	NDA REQUIRED
3-Year Financials	NDA REQUIRED
Rent Roll Detail	NDA REQUIRED
Property Tax Stmtns	AVAILABLE
Survey / Site Plan	NDA REQUIRED
Phase I ESA	TBD

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