



3001 METRO OFFICE PARK

3001 Metro Drive + Bloomington, MN 55425



- ◆ ENERGY STAR rating from the U.S. Environmental Protection Agency (EPA)
- ◆ Located off of I-494 and 34th Avenue
- ◆ Fireplace Lounge with Wi-Fi
- ◆ Abundant parking
- ◆ Conference/Seminar Rooms
- ◆ Approximately \$1.5 million in common areas and exterior renovations
- ◆ Flexible terms and great value
- ◆ On-site management and maintenance

FOR LEASE + www.metroofficepark.com

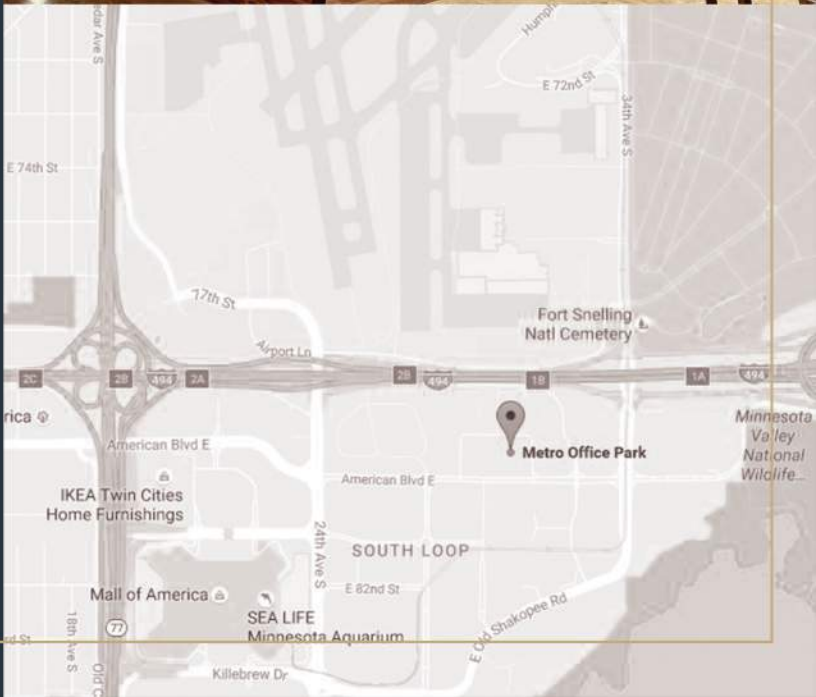
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FRAUENSHUH
COMMERCIAL REAL ESTATE

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◆ BUILDING DETAILS

- Approximately 107,684 square feet/5 stories
- Built in 1978
- Net Rate: \$11.00-\$12.00 per rentable square foot
- 2021 Estimated Ops/Tax Costs:
 - \$8.07 operating expenses per rsf
 - \$2.92 tax expenses per rsf
 - \$10.99 total per rsf
- Space Available:

Suite 210	2,101 rentable square feet
Suite 420	1,900 rentable square feet
Suite 430	3,251 rentable square feet

◆ PARK AMENITIES

- Large floor plate availability (13,000-20,000 SF)
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit system
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with Wi-Fi (3001 Metro)
- Conference/Seminar rooms
- On MTC bus route
- Fitness center with showers and towel service
- On-site deli/catering
- On-site management and maintenance
- Abundant parking (underground and surface)
- A full service barber shop
- Vending areas in each building
- Near Minnesota Valley Wildlife Refuge
- Accessible bike trails
- Adjacent to new Hyatt Regency, as well as Hilton, Holiday Inn, SpringHill Suites, and Hampton Inn and Suites
- Preferred hotel rates

F R A U E N S H U H

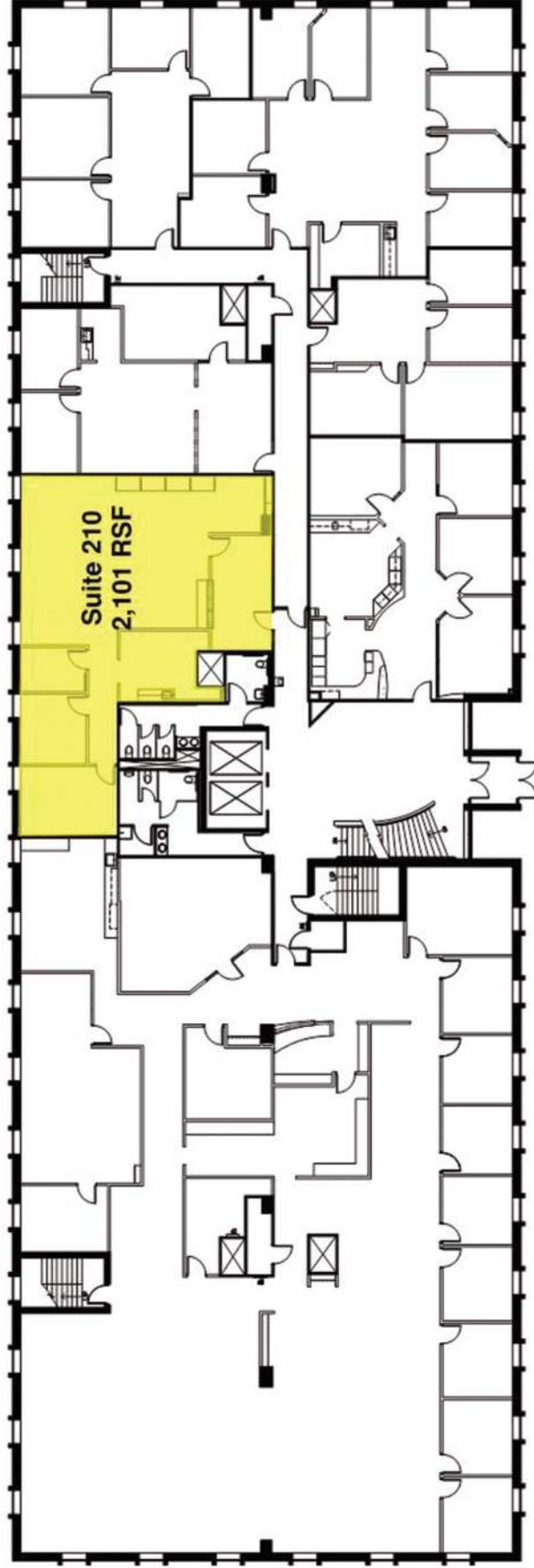
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7101 West 78th Street + Minneapolis, MN 55439

3001 METRO OFFICE PARK ♦ FOR LEASE ♦ SECOND FLOOR

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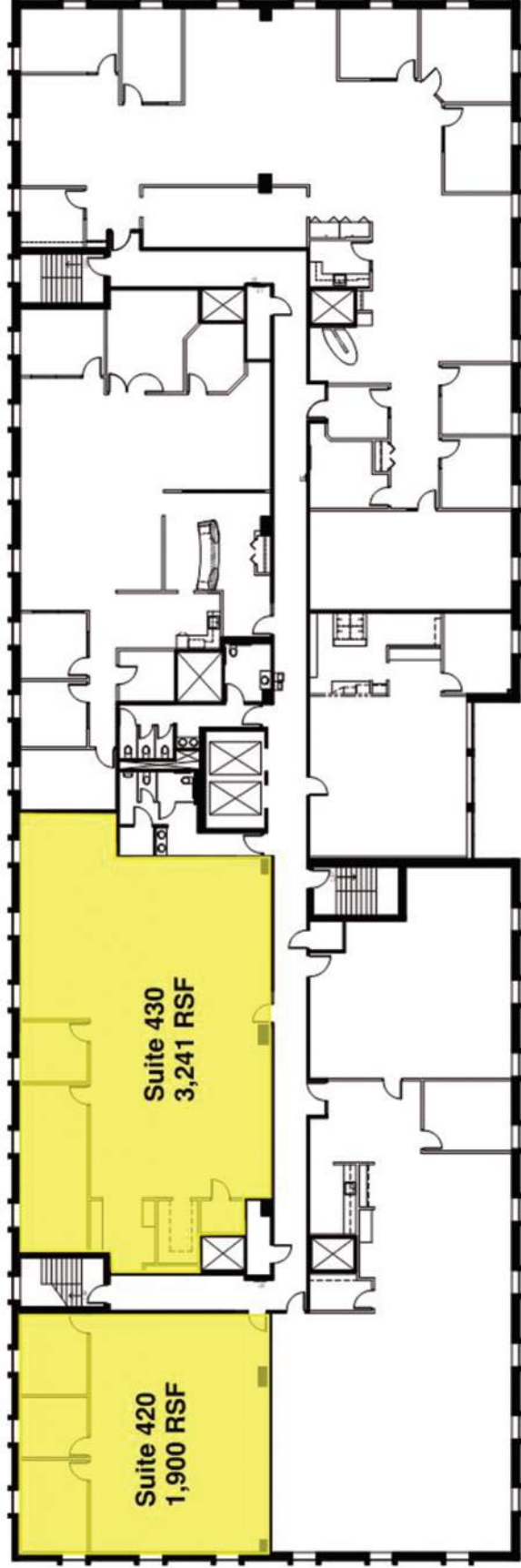
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3001 METRO OFFICE PARK ♦ FOR LEASE ♦ FOURTH FLOOR

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