

# FULL BUILDING OPPORTUNITY



## 7801 METRO OFFICE PARK

7801 Metro Parkway + 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 (3001 Metro)
- ◆ Abundant parking
- ◆ Conference/Seminar Rooms
- ◆ Approximately \$1.5 million in common area and exterior renovations
- ◆ Flexible terms and great value
- ◆ On-site management and maintenance

**FOR LEASE** + [www.metroofficepark.com](http://www.metroofficepark.com)

**JASON A. BUTTERFIELD**  
(952) 460-9830  
[jason.butterfield@frauenshuh.com](mailto:jason.butterfield@frauenshuh.com)

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**FRAUENSHUH**  
COMMERCIAL REAL ESTATE

**SAMI J. REBER**  
(952) 460-9855  
[sami.reber@frauenshuh.com](mailto:sami.reber@frauenshuh.com)

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## ◆ BUILDING DETAILS

- Approximately 42,667 square feet/3 stories
- Built in 1969
- Net Rate: \$10.50-\$11.50 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 100	3,449 rentable square feet
Suite 150	3,130 rentable square feet
Suite 160	4,765 rentable square feet
Suite 200	13,499 rentable square feet
Suite 300	13,410 rentable square feet

## ◆ AMENITIES

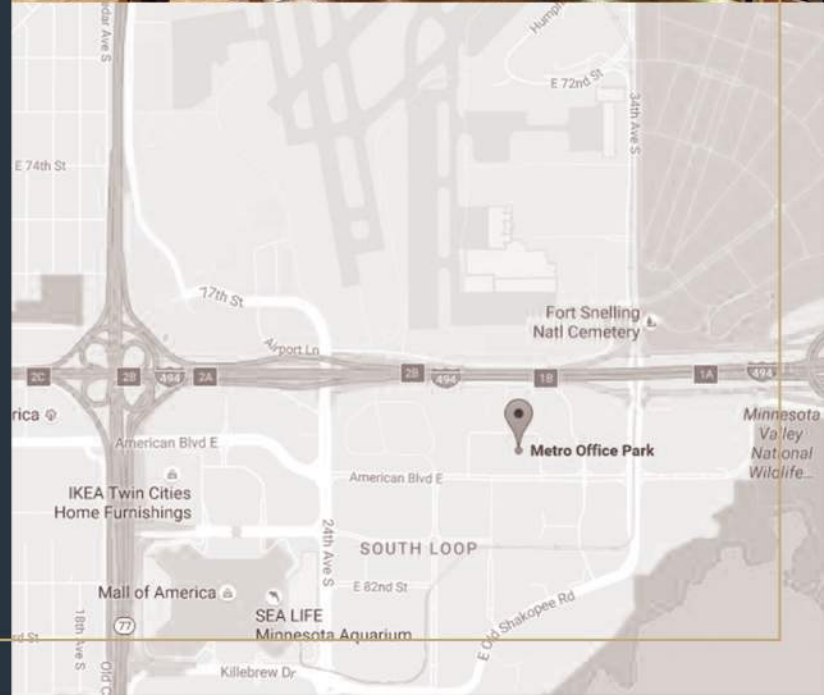
- Large floor plate availability (13,000-20,000 SF)
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit system
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with Wi-Fi (3001 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

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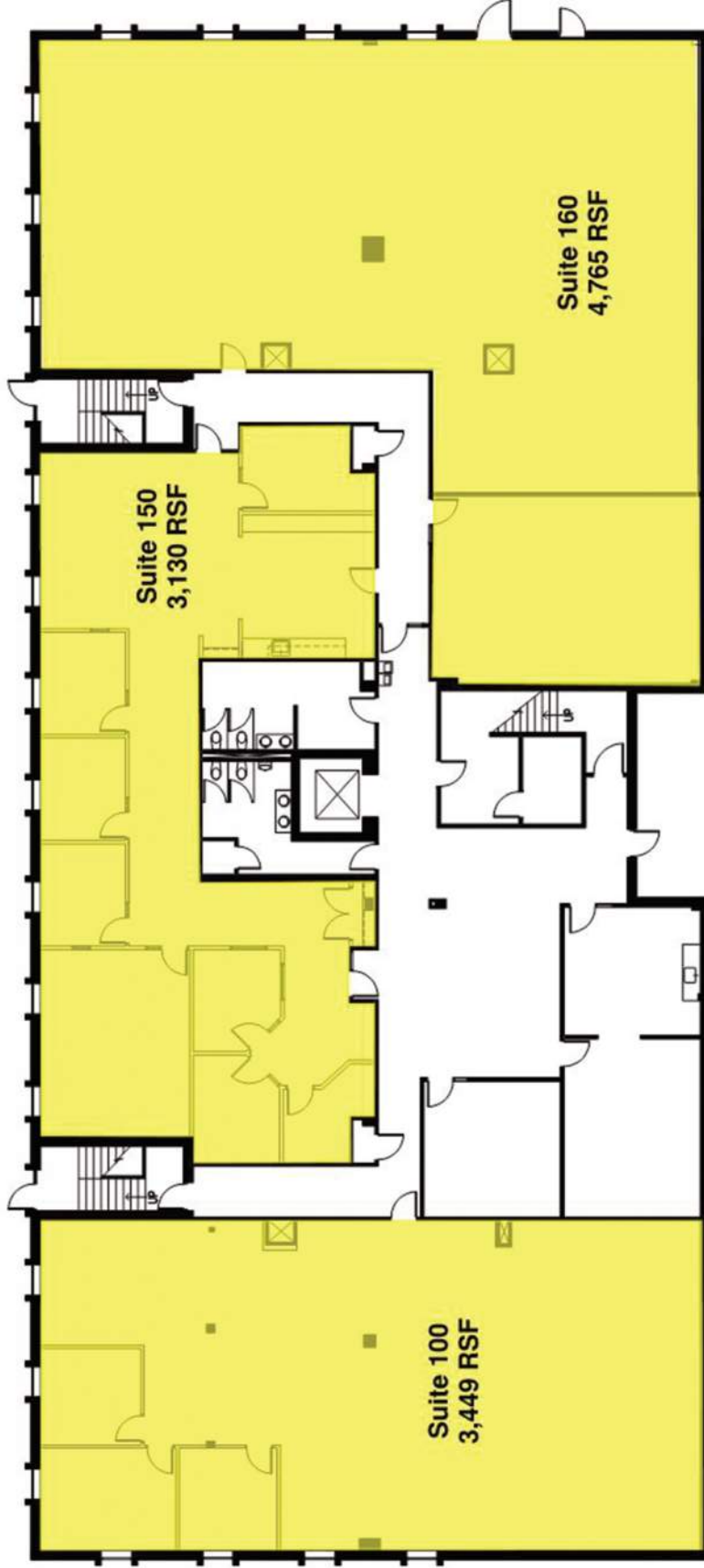
[www.frauenshuh.com](http://www.frauenshuh.com)

7101 West 78th Street + Minneapolis, MN 55439



# 7801 METRO OFFICE PARK ♦ FOR LEASE ♦ FIRST FLOOR

7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ [www.metroofficepark.com](http://www.metroofficepark.com)



**JASON A. BUTTERFIELD**

(952) 460-9830

[jason.butterfield@frauenshuh.com](mailto:jason.butterfield@frauenshuh.com)



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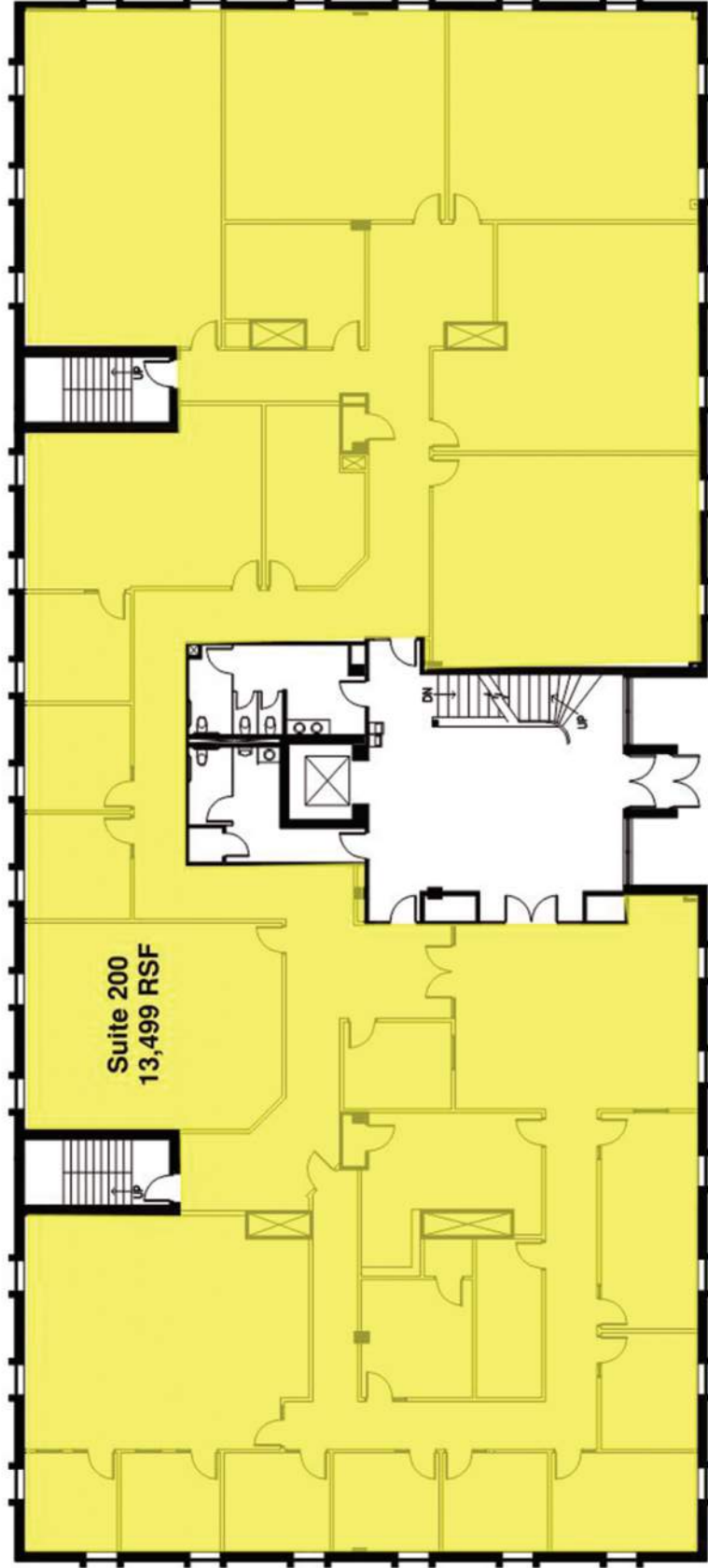
**SAMI J. REBER**

(952) 460-9855

[sami.reber@frauenshuh.com](mailto:sami.reber@frauenshuh.com)

# 7801 METRO OFFICE PARK ♦ FOR LEASE ♦ SECOND FLOOR

7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ [www.metroofficepark.com](http://www.metroofficepark.com)



Suite 200  
13,499 RSF

**JASON A. BUTTERFIELD**  
(952) 460-9830  
[jason.butterfield@frauenshuh.com](mailto:jason.butterfield@frauenshuh.com)

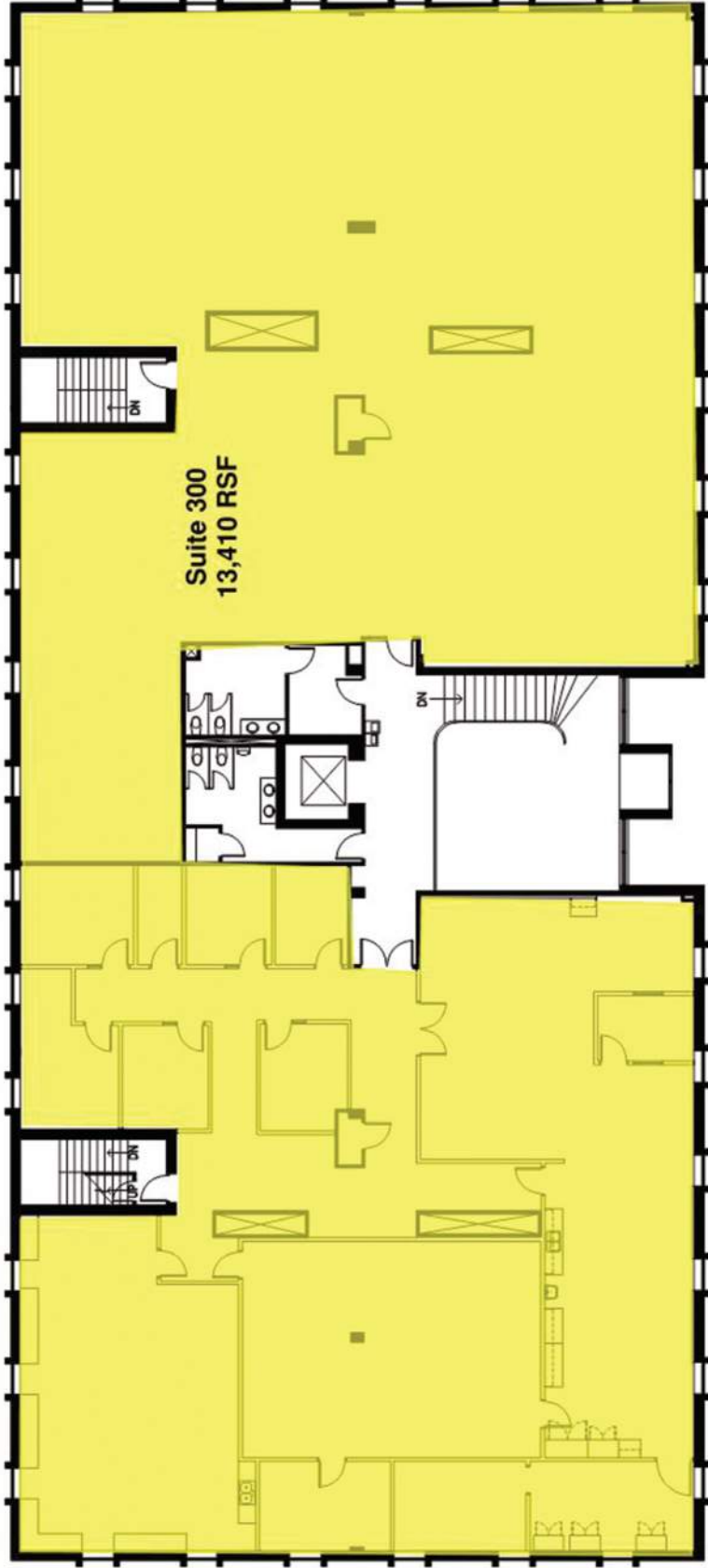


**FRAUENSHUH**  
COMMERCIAL REAL ESTATE

**SAMI J. REBER**  
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[sami.reber@frauenshuh.com](mailto:sami.reber@frauenshuh.com)

# 7801 METRO OFFICE PARK ♦ FOR LEASE ♦ THIRD FLOOR

7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ [www.metroofficepark.com](http://www.metroofficepark.com)



**JASON A. BUTTERFIELD**

(952) 460-9830

[jason.butterfield@frauenshuh.com](mailto:jason.butterfield@frauenshuh.com)



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**FRAUENSHUH**

COMMERCIAL REAL ESTATE

**SAMI J. REBER**

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