



Position your business at 7815 Telegraph Road, Bloomington - Two highly functional suites are available within a professionally managed building now under new ownership. Both suites feature large private offices, conference rooms, reception area, open workroom, IT/storage rooms, and access to multiple outdoor remodeled decks - perfect for team breaks, client meetings, or casual work settings. Lots of sunshine with skylights, sliding glass doors to outdoor decks, and high ceilings throughout including open work areas.

Easy access to I-494, 169, Highway 100 / Normandale Blvd - Close to Hyland Park Reserve and nearby retail corridors - Strong residential and professional business base in surrounding area. 13 Minutes to MSP Airport.

Contact

Steven Edlefsen
The Edlefsen Group Commercial Advisors
Edina Realty Commercial
A Berkshire Hathaway Affiliate
StevenEdlefsen@EdinaRealty.com
Mobile: 952-250-8409
<https://edlefsengroup.com>

Brad Edlefsen
The Edlefsen Group Commercial Advisors
Edina Realty Commercial
A Berkshire Hathaway Affiliate
BradEdlefsen@EdinaRealty.com
Mobile: 612-810-3295

OFFICE SUITE 1

TOTALLY RENOVATED in 2025

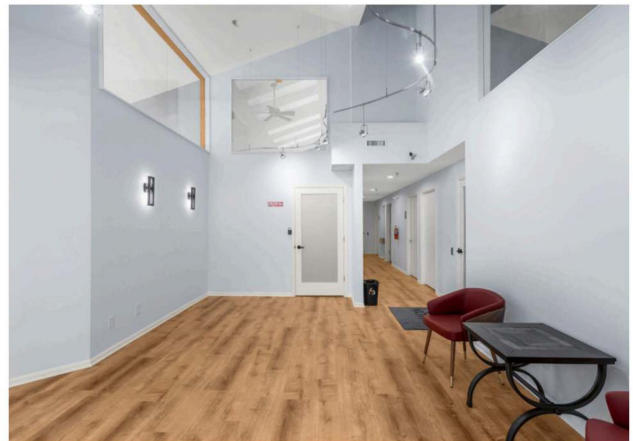
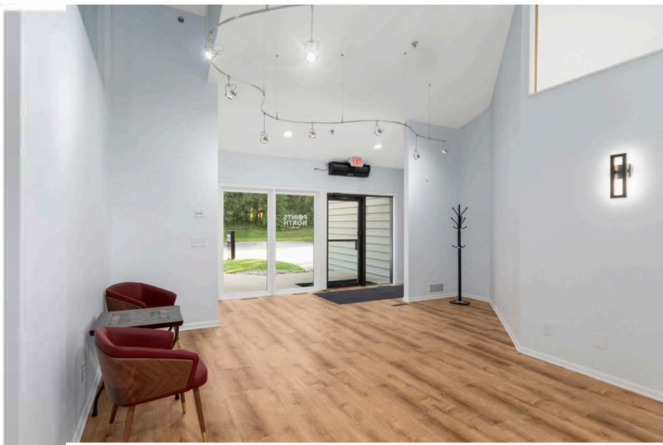
Size: Total Suite 1 Approximately SF: 4,590 (Main Level 3,656 SF and Upper Level 934 SF)

Main-Level Highlights include:

- Conference Rooms
- Workspaces
- Skylights - Abundance of Natural Light
- Private Spaces / Phone Rooms
- Multiple Offices with Outdoor Decks
- Break Room

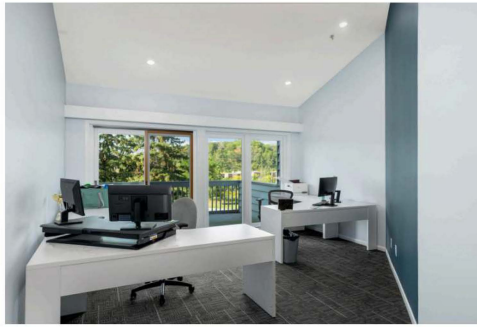
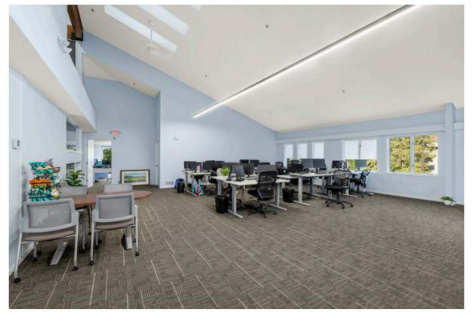
Upper-Level Highlights include:

- Gathering Space
- Meeting Rooms with Skylights
- Kitchenette and Dining Area



Reception and Common Area Suite 1 and 2

Suite 1 Photos

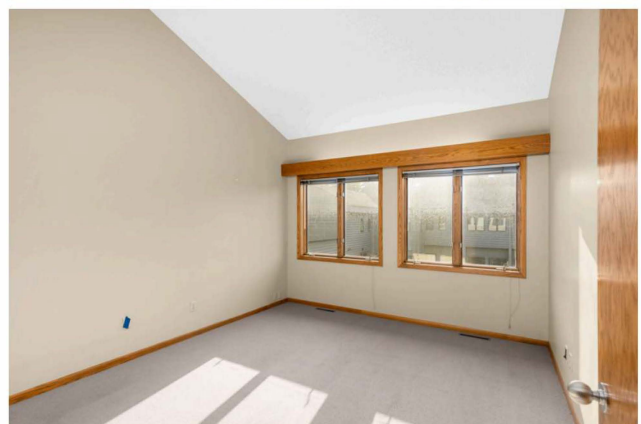
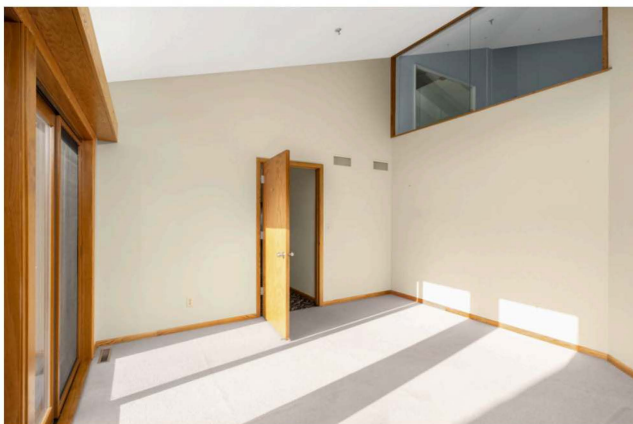
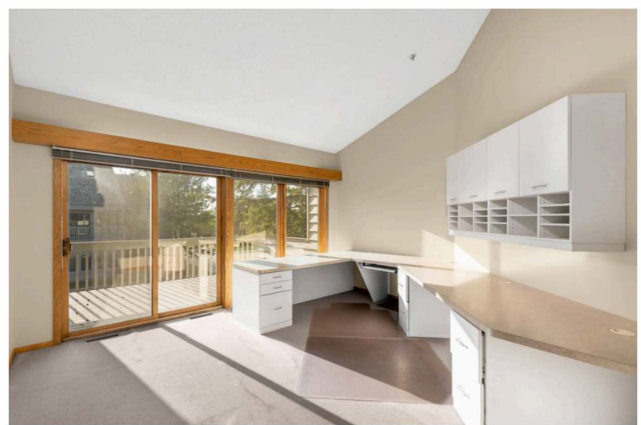
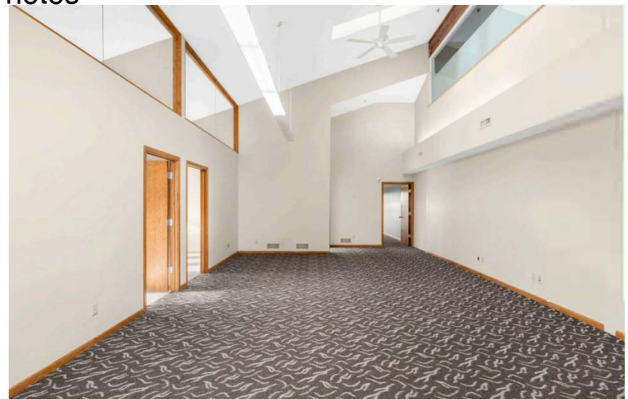
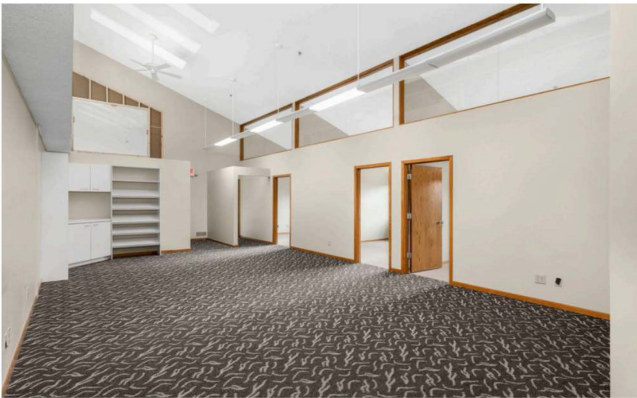


Office Suite 2

Size: Approximately 1,966 SF

- Main Floor Suite
- Reception Area
- Move-in Ready Layout with Open Customization Options
- 6 Private Offices – 3 Offices with Private Outdoor Decks
- Conference Room Space
- Break Area

Suite 2 Photos



Building Details:

Total Building Size: 17,054 SF -Lot Size: 0.32 AC -

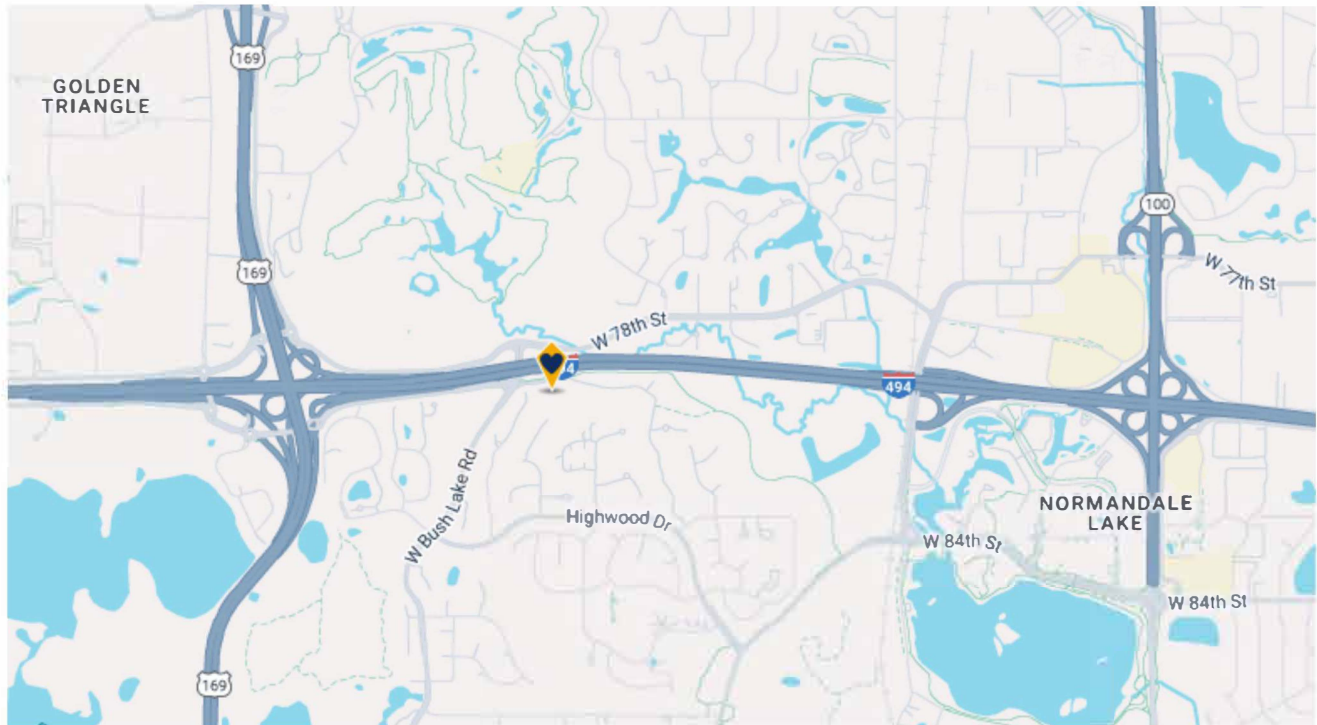
Year Built: 1984 Renovated 2025

Zoning: R1 Office/Professional

Lease Terms: Base Rent Negotiable with 3% Annual Increases Lease Type: NNN

Signage: Monument and building signage included

Parking: 62 surface stalls

**Contact**

Steven Edlefsen

The Edlefsen Group Commercial Advisors

Edina Realty Commercial

A Berkshire Hathaway Affiliate

StevenEdlefsen@EdinaRealty.com

Mobile: 952-250-8409

EdlefsenGroup.com

Brad Edlefsen

The Edlefsen Group Commercial Advisors

Edina Realty Commercial

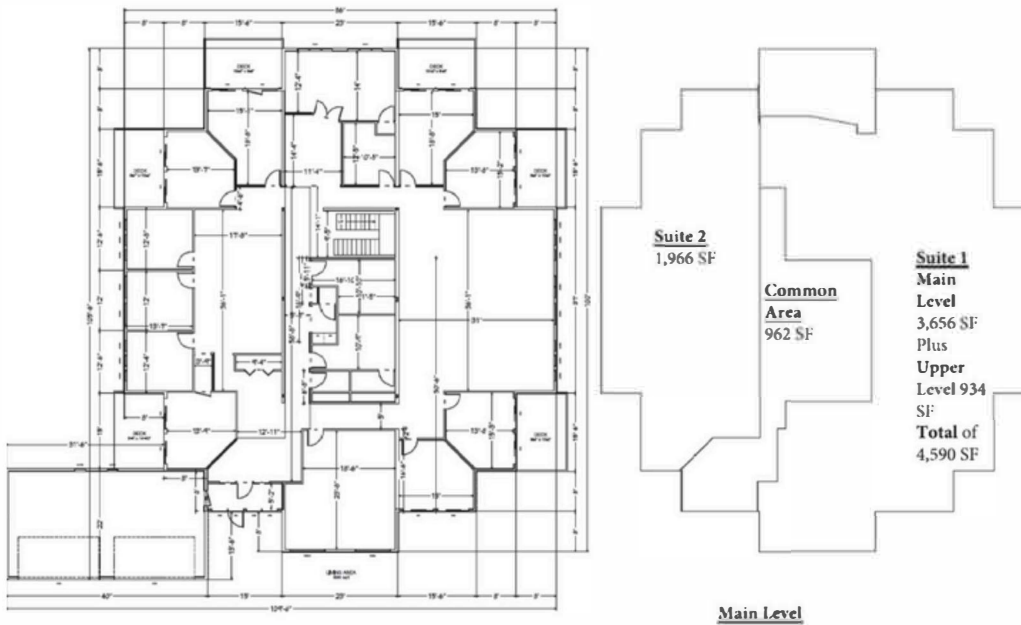
A Berkshire Hathaway Affiliate

BradEdlefsen@EdinaRealty.com

Mobile: 612-810-3295

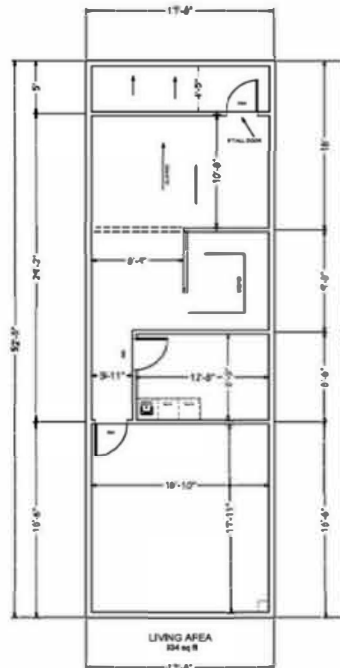
EdlefsenGroup.com

Floor Plans



**UPPER
LEVEL
FLOORPLAN**

Suite 1
Upper Level
934 SF



Contact

Steven Edlefsen
The Edlefsen Group Commercial Advisors
Edina Realty Commercial
A Berkshire Hathaway Affiliate
StevenEdlefsen@EdinaRealty.com
Mobile: 952-250-8409
EdlefsenGroup.com

Brad Edlefsen
The Edlefsen Group Commercial Advisors
Edina Realty Commercial
A Berkshire Hathaway Affiliate
BradEdlefsen@EdinaRealty.com
Mobile: 612-810-3295
EdlefsenGroup.com