



# Xerxes Plaza

7901 XERXES AVE SOUTH  
BLOOMINGTON, MN 55431



# PROPERTY

## STATS

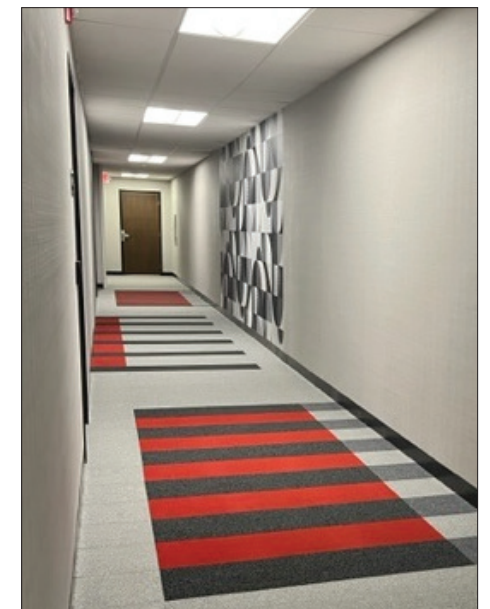
Building Type	Office
Year Built	1979
Renovated	2014/2023
Building Height	3 Stories
Building Size	64,170 SF
Building	Class B
Typical Floor Size	20,000 SF

## AVAILABILITY

1st Floor	Suite 116		9,717 SF
3rd Floor	Suite 305		1,212 SF
3rd Floor	Suite 306		3,025 SF
3rd Floor	Suite 325		9,289 SF

## RATES

Tax & Ops	\$11.62 psf
Lease Rate	\$12.50 psf



# AMENITIES



Common breakroom with sitting area



Newly remodeled lobby and common areas



Vending area



Extensive glass-line



Common conference room



Monument signage available



A/V technology



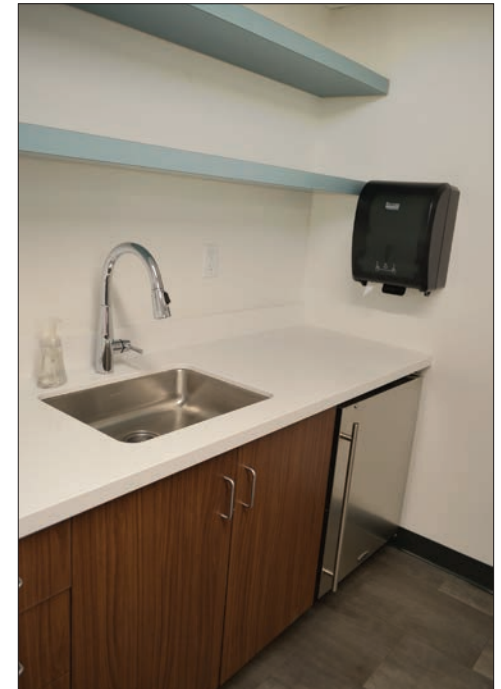
Security system



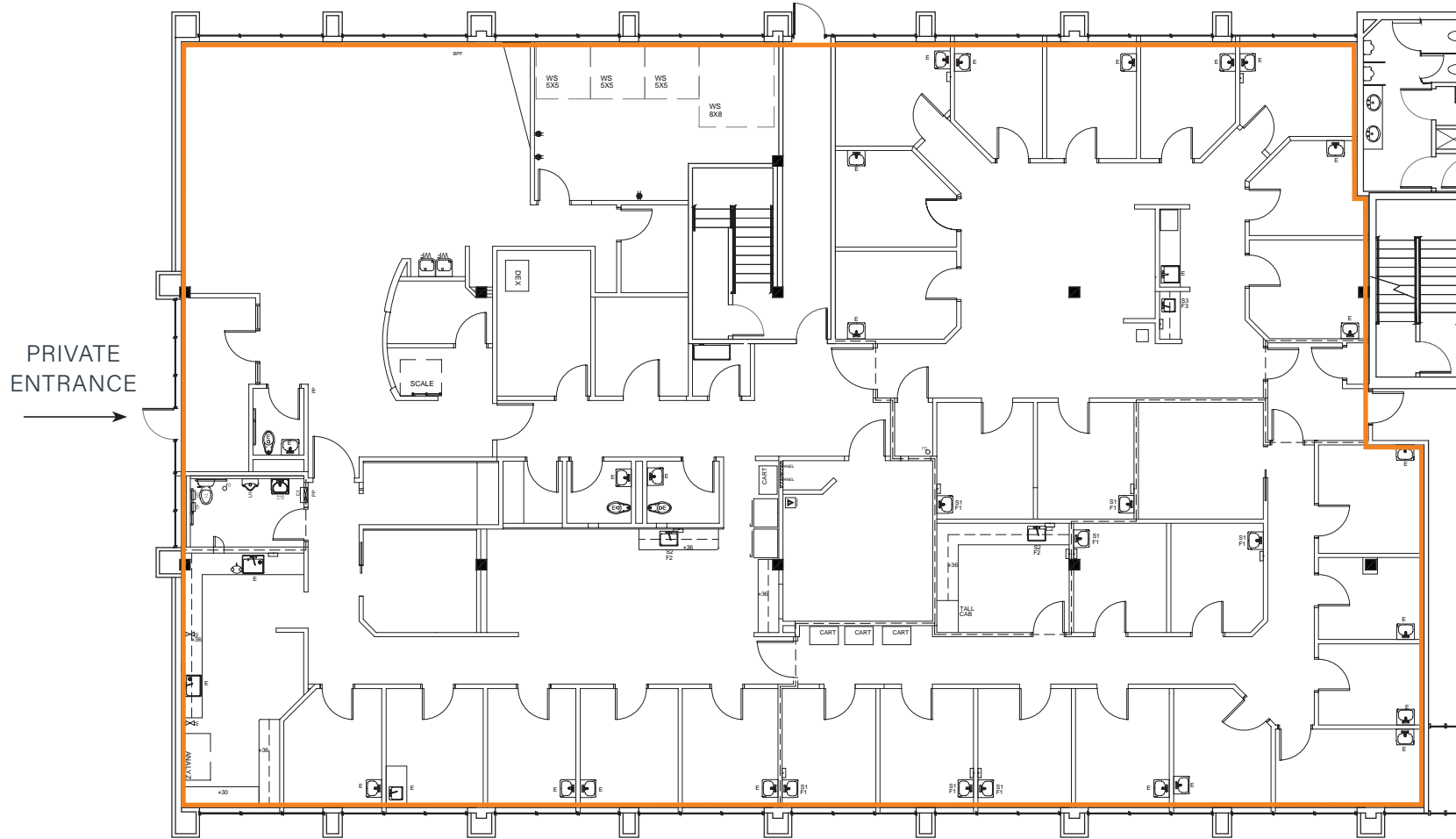
Kitchenette



Underground parking

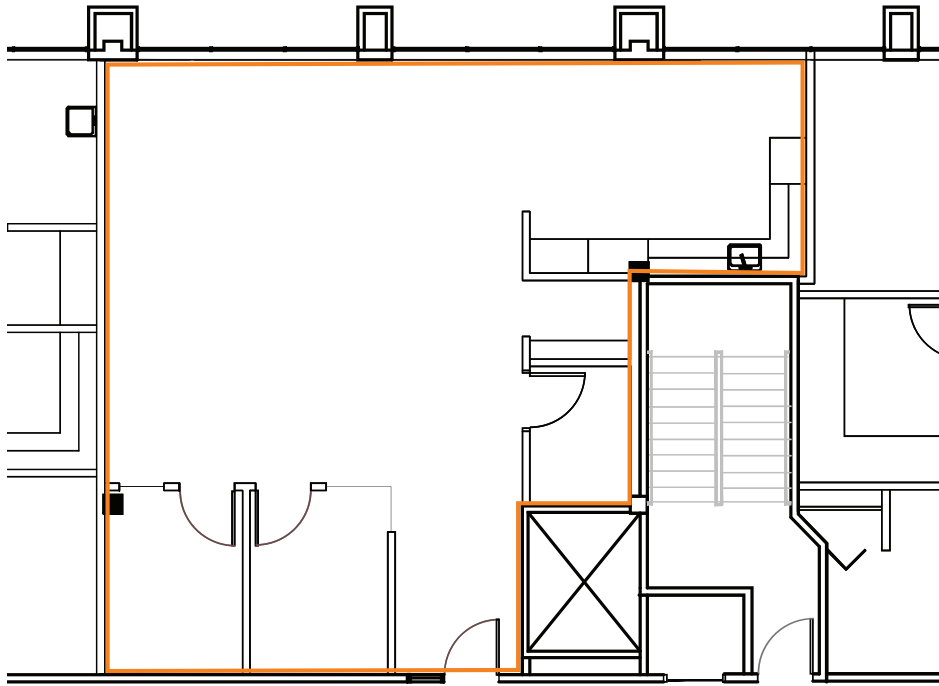


# FLOOR PLANS

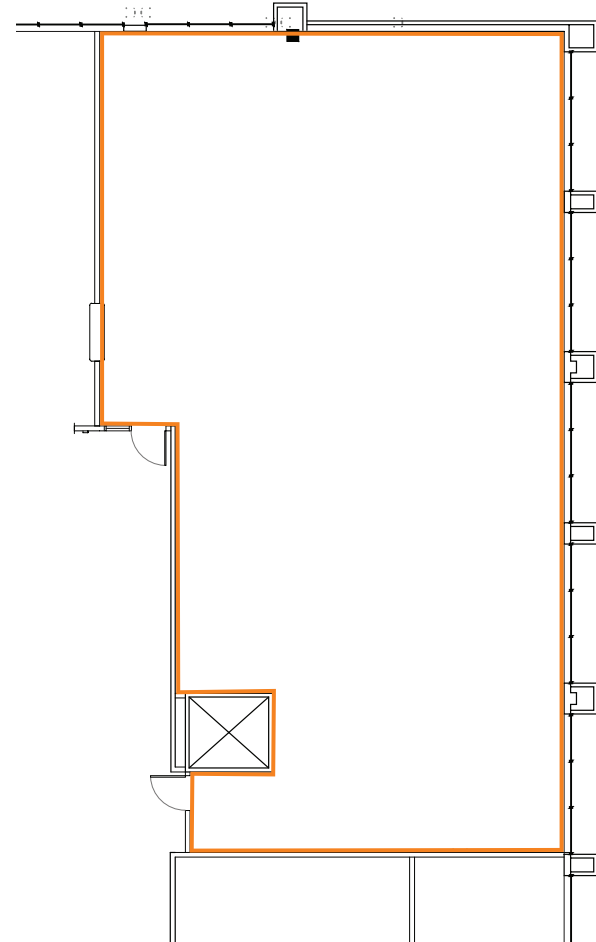


**Suite 116**  
**9,717 SF**

# FLOOR PLANS

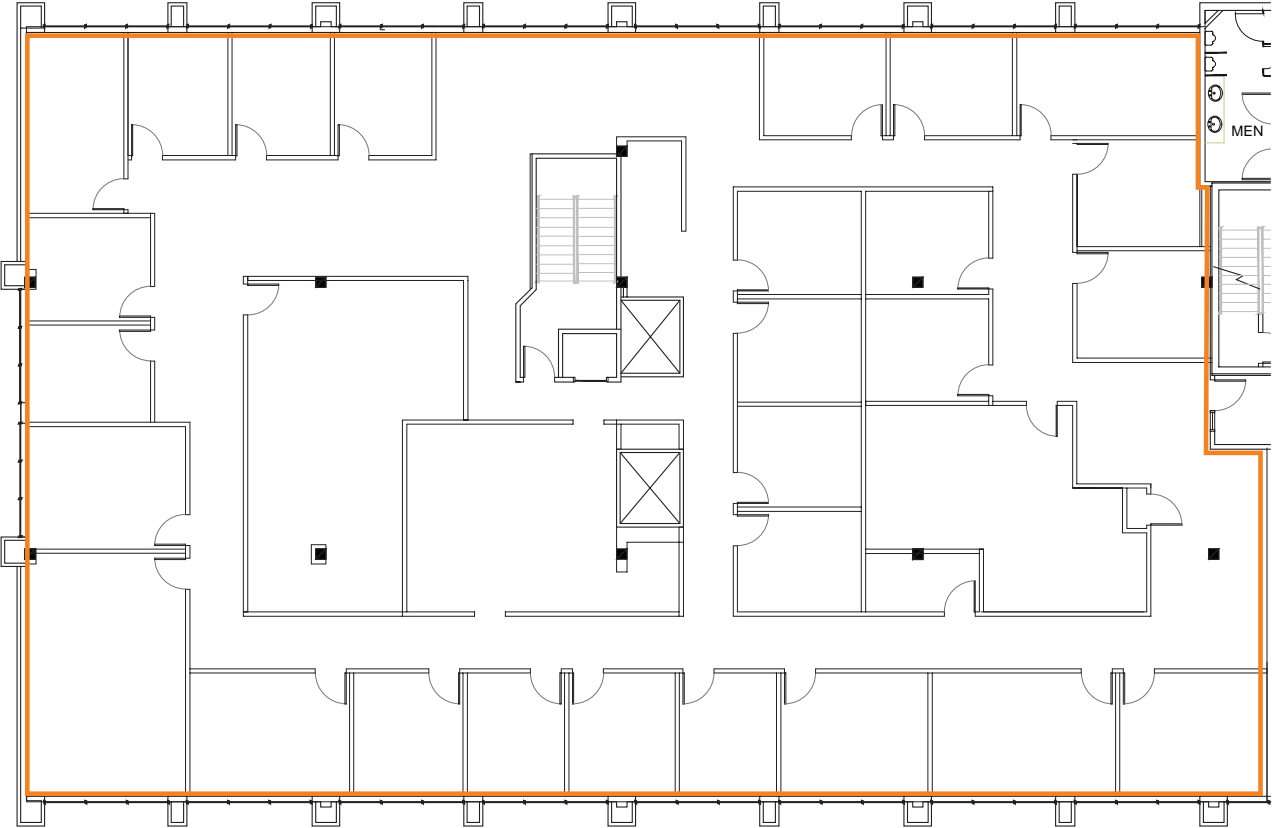


**Suite 305**  
**1,212 SF**



**Suite 306**  
**3,025 SF**

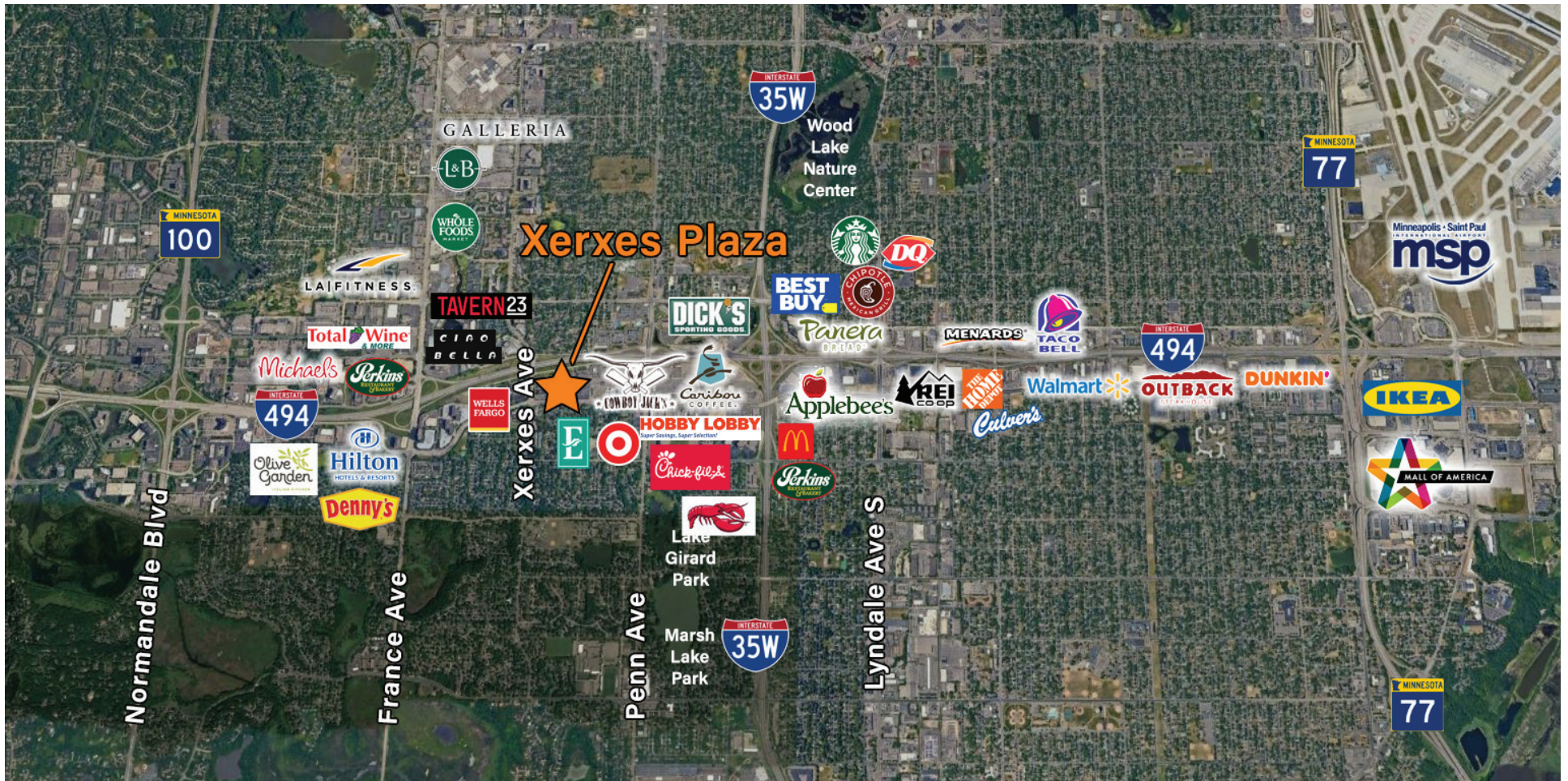
# FLOOR PLANS



**Suite 325**  
**9,289 SF**

# LOCATION

At the intersection of 494 and York Avenue in Bloomington, **Xerxes Plaza** enjoys one of the most sought-after locations in the Twin Cities. The 494 strip is not only one of the most retail extensive thoroughfares, but also offers unparalleled access to MSP International Airport, Mall of America, and both Minneapolis and St. Paul Downtowns. With convenient access and drive-times, tenants have access to the rich and diverse labor pool of the south metro, with immense recruiting possibilities and retention.





**2550 University Ave. W. #305-S**  
**St. Paul, MN 55114**  
**651-603-0321 | [Suntide.com](http://Suntide.com)**

Suntide manages over 3 million square feet of office, retail, industrial, and mixed-use property throughout the Twin Cities metro area. With over 30 years of experience, our team of experts provide creative solutions for property owners and investors including asset management, accounting, financial analysis, energy efficiency upgrades, leasing, construction, remodeling services, maintenance and repairs.



**Jeff Hart, CCIM**

**Senior Vice President, Principal**

**612-747-7794 | [JeffHart@Suntide.com](mailto:JeffHart@Suntide.com)**

Jeff Hart, CCIM has over 30 years experience in commercial real estate, specializing in building owner and tenant representation and completing over 10 million square feet of transactions. He is well known as an industry expert and is often asked to be a panelist and contributor in the Minnesota Commercial Association of Realtors.



**Kevin Peck**

**Senior Vice President, Principal**

**612-834-2250 | [KevinPeck@Suntide.com](mailto:KevinPeck@Suntide.com)**

Kevin Peck has over 15 years experience in landlord and tenant representation as well as a unique skillset with lease and sales for nonprofits, schools, and faith-based organizations. His expertise with non-traditional leases and sales makes him one of the most sought after brokers for unique transactions and special purpose properties through the Twin Cities.



**Jim Kenney**

**Senior Vice President**

**651-209-9638 | [JimKenney@Suntide.com](mailto:JimKenney@Suntide.com)**

Jim Kenney has over 25 years experience with a focus on the urban areas and the CBD of Minneapolis. He specializes primarily in office project leasing, subleasing, tenant representation and building sales/dispositions. Over his career, Jim has closed over 658 transactions totaling 11.4 million square feet in downtown Minneapolis and suburban submarkets.