



## 2901 METRO OFFICE PARK

2901 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 WiFi (3001)
- ♦ Abundant Parking
- ♦ New HVAC System
- ♦ 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](http://www.metroofficepark.com)

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## ◆ BUILDING DETAILS

- Approximately 107,736 SF/5 stories
- Built in 1980
- Net Rate: \$13.00 per RSF
- 2025 Estimated Ops/Tax Costs:  
\$9.56 operating expenses per RSF  
\$3.31 tax expense per RSF  
\$12.87 total per RSF
- Space Available
  - Suite 100 5,437 RSF
  - Suite 150 7,642 RSF\*
  - Suite 180 5,252 RSF\*
  - Suite 213 1,385 RSF
  - Suite 310 6,595 RSF\*\*
  - Suite 320 3,678 RSF\*\*
  - Suite 400 10,043 RSF\*\*
  - Suite 450 8,704 RSF\*\*
  - Suite 500 21,038 RSF\*\*

\* 12,894 RSF Contiguous Space

\*\* 50,058 RSF Contiguous Space

## ◆ PARK AMENITIES

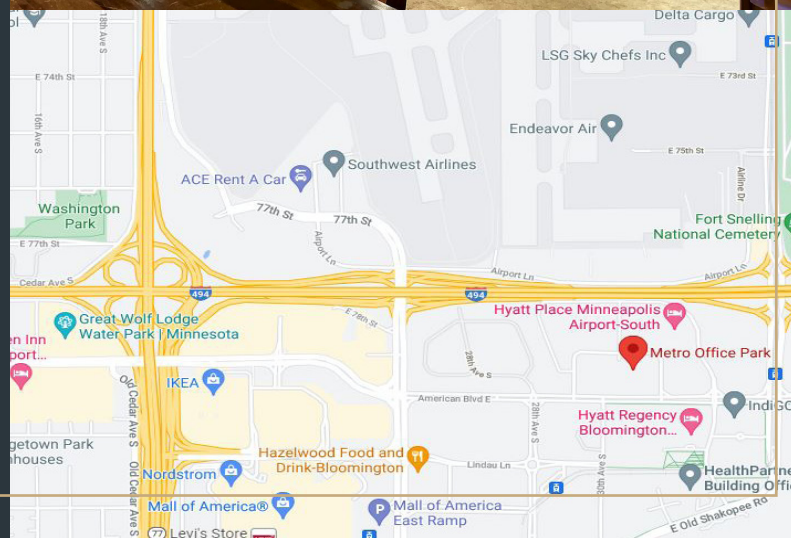
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit station
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with WiFi (3001 Metro)
- Updated Conference/Seminar Rooms
- On MTC bus route
- Fitness center with showers and towel service
- On-site D.Brian's Deli and Catering
- Abundant parking (underground and surface)
- Vending areas in each building
- Near Minnesota Valley Wildlife Refuge
- Accessible to bike trails
- Adjacent to new Hyatt Regency, as well as Hilton, Holiday Inn, SpringHill Suites, and Hampton Inn and Suites

## F R A U E N S H U H

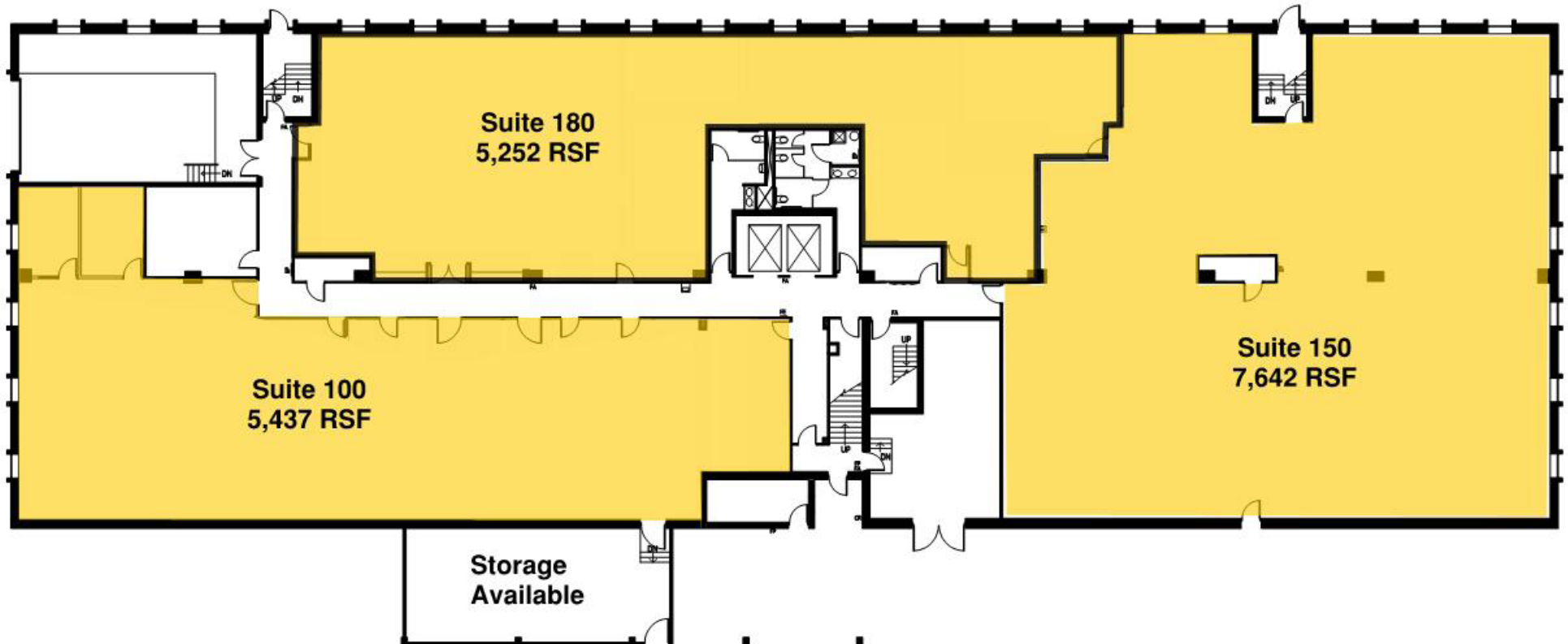
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7101 W. 78th Street ♦ Minneapolis, MN



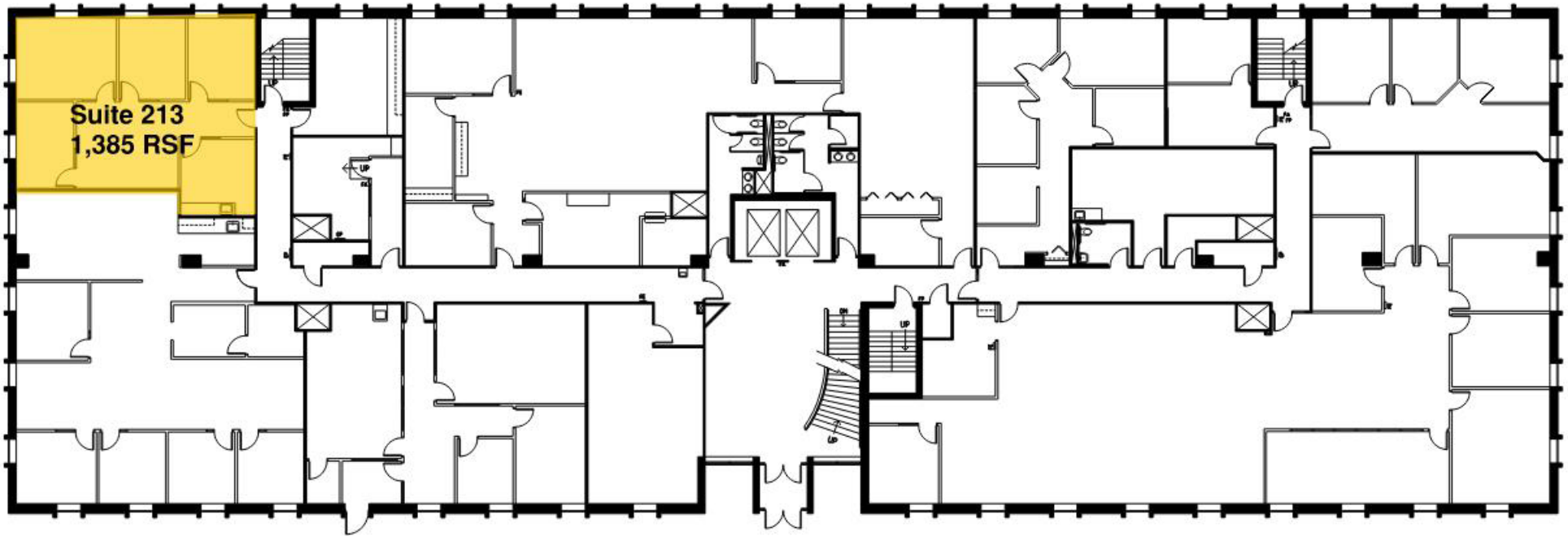
**2901 METRO OFFICE PARK ♦ FOR LEASE ♦ FIRST FLOOR**  
2901 Metro Drive ♦ Bloomington, MN 55425 ♦ [www.metroofficepark.com](http://www.metroofficepark.com)



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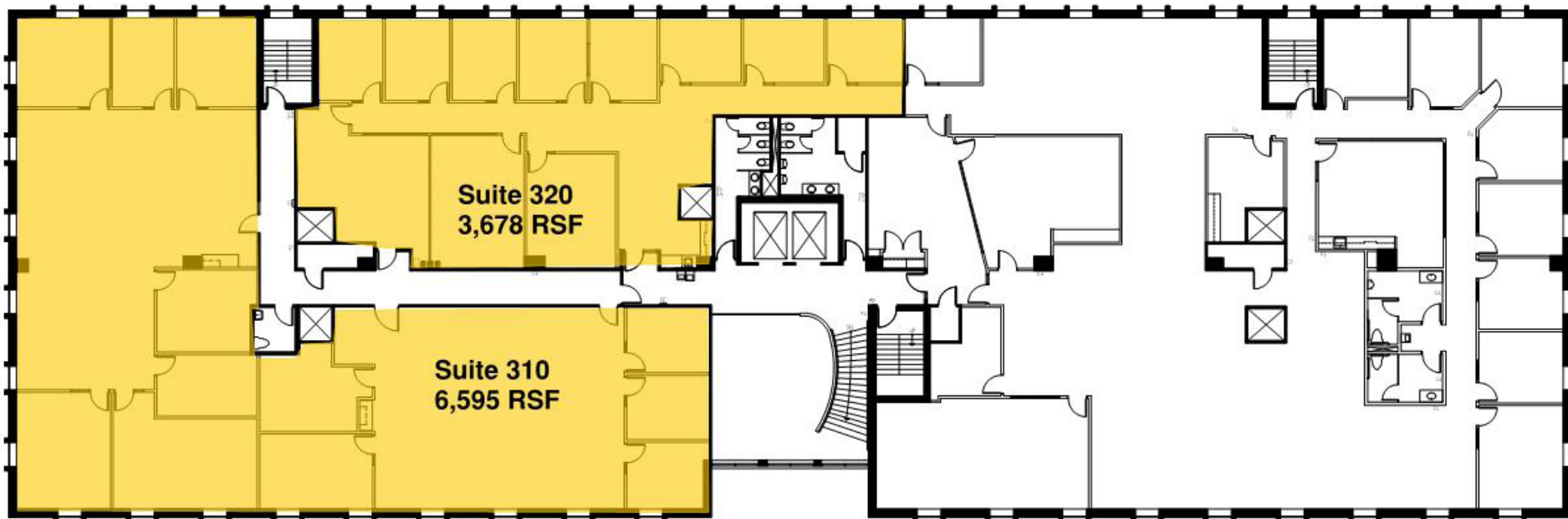


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2901 METRO OFFICE PARK ♦ FOR LEASE ♦ THIRD FLOOR  
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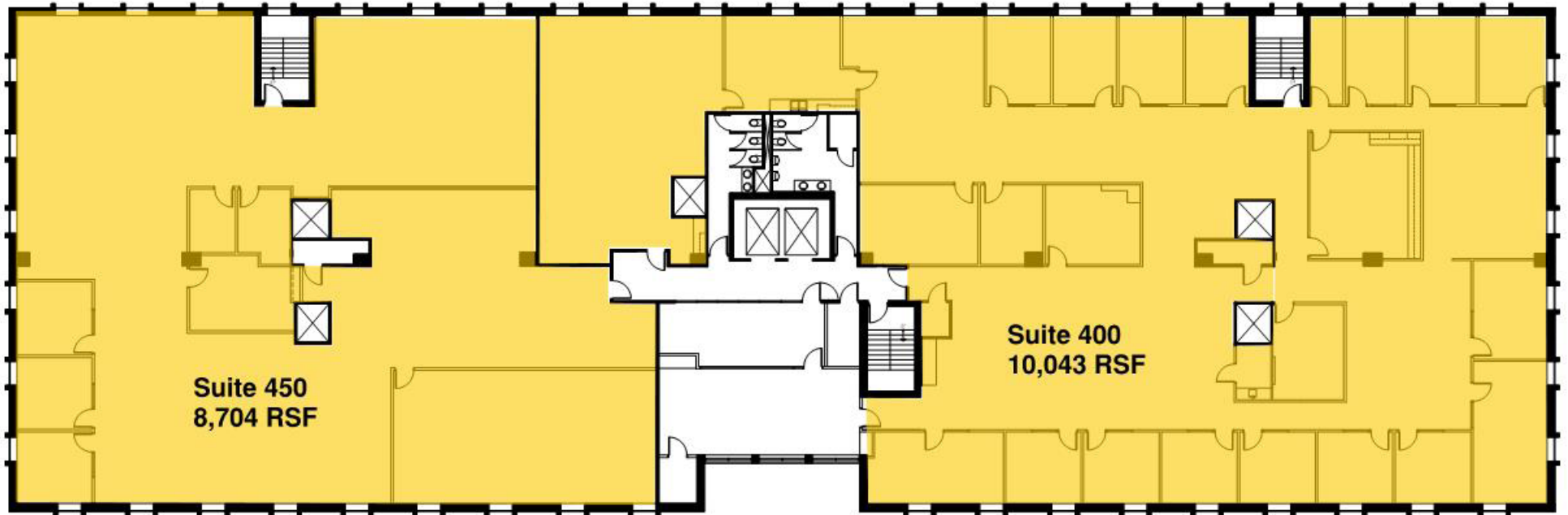


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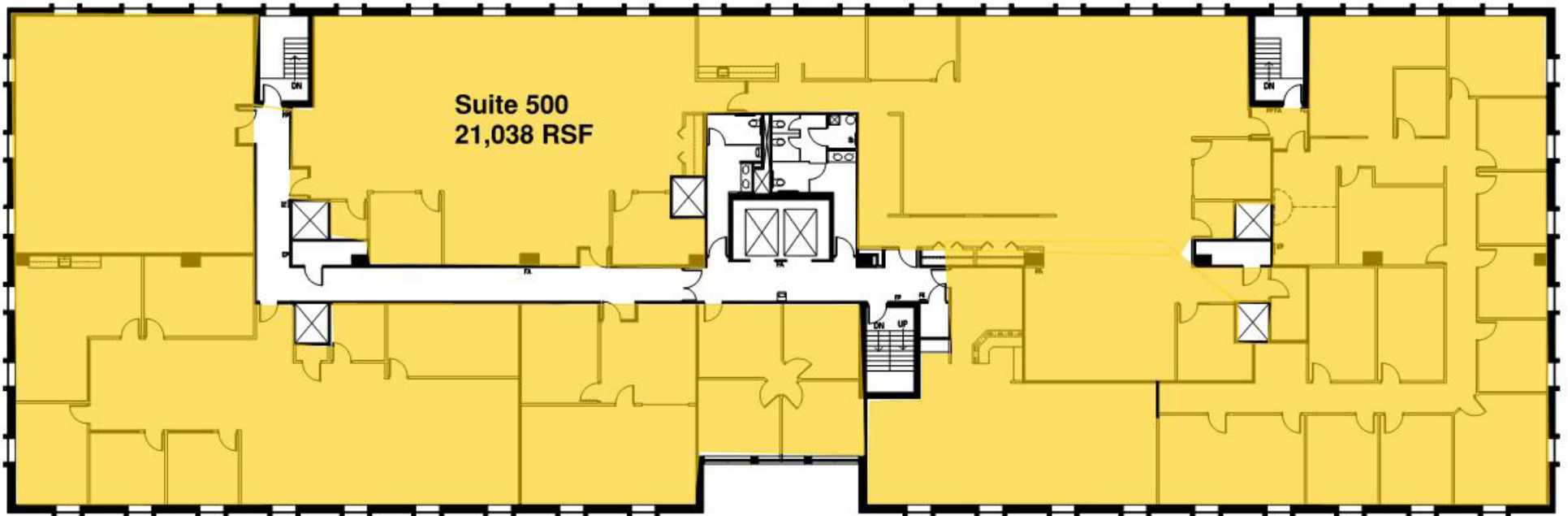


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