



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 WiFi
- ♦ 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

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♦ BUILDING DETAILS

- Approximately 107,684 SF/5 stories
- Built in 1978
- 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 420 1,900 RSF
 - Suite 430 3,251 RSF

♦ PARK AMENITIES

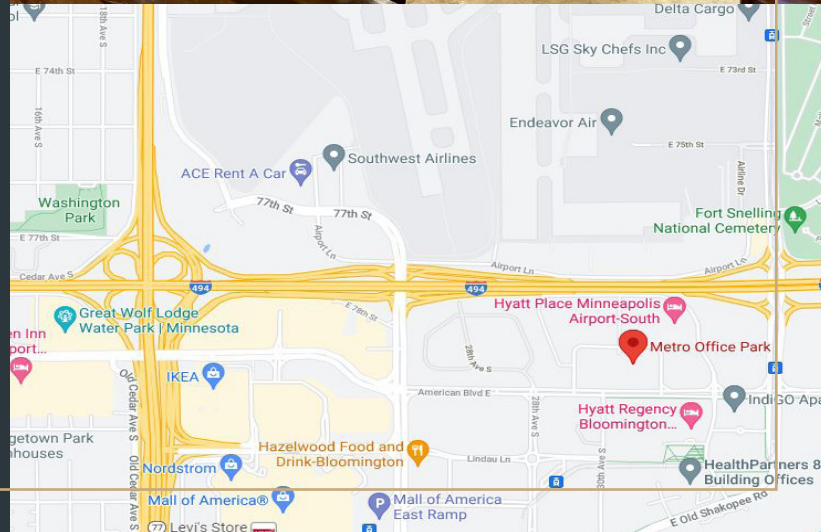
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit station
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with WiFi (3001 Metro)
- Conference/Seminar Rooms
- On MTC bus route
- 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
- Preferred hotel rates

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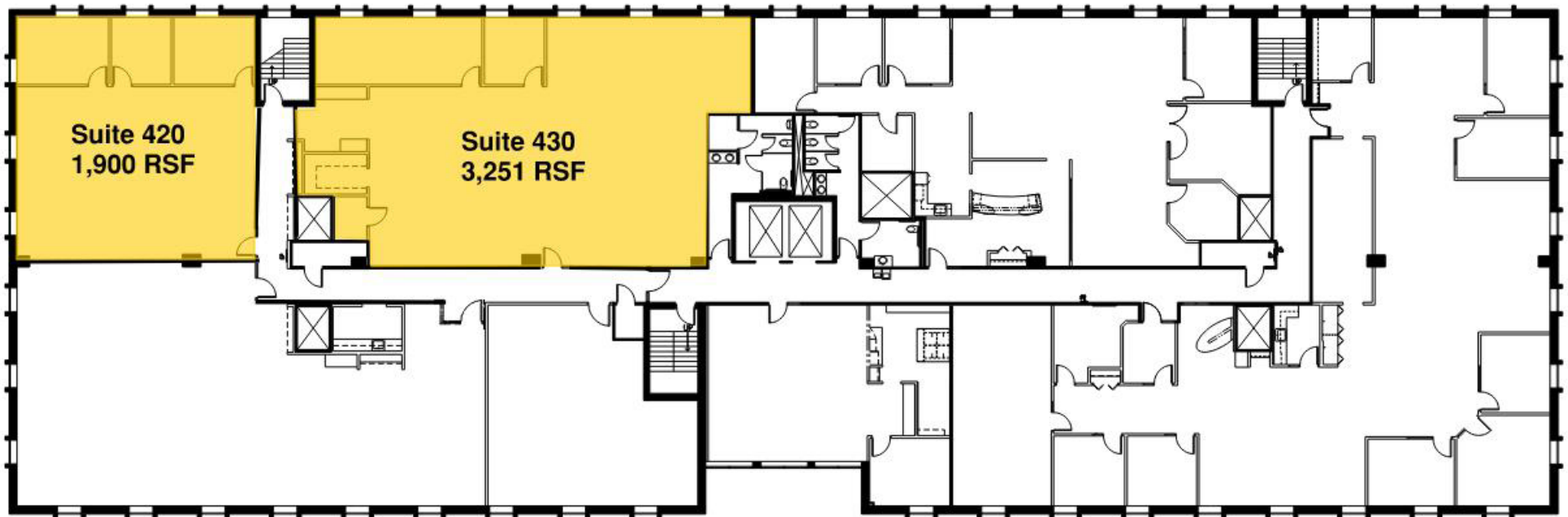
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7101 W. 78th Street ♦ Minneapolis, MN



3001 METRO OFFICE PARK ♦ FOR LEASE ♦ FOURTH FLOOR
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