



## 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 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](http://www.metroofficepark.com)

**JASON A. BUTTERFIELD**  
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COMMERCIAL REAL ESTATE

# 7801 METRO OFFICE PARK

7801 Metro Parkway ♦ Bloomington, MN 55425

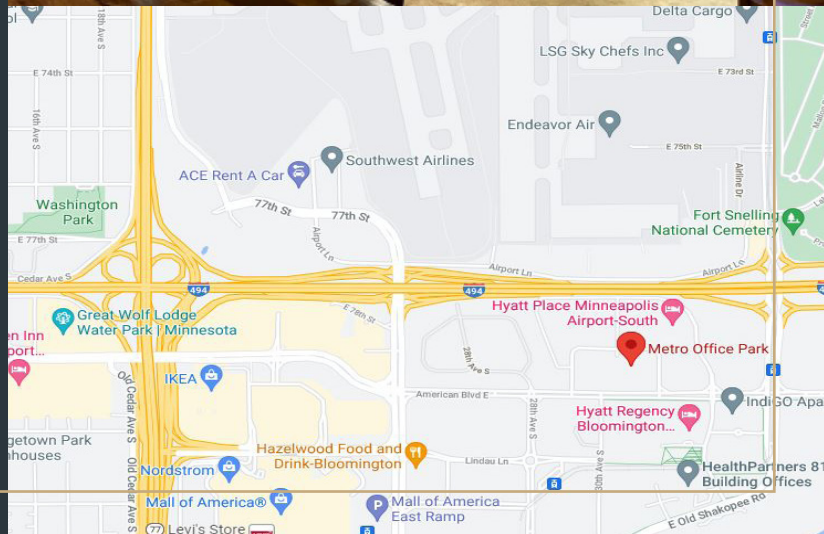
## ◆ BUILDING DETAILS

- Approximately 42,667 SF/3 stories
- Built in 1969
- Net Rate: \$11.75 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	11,344 RSF
Suite 200	13,499 RSF
Suite 300	13,410 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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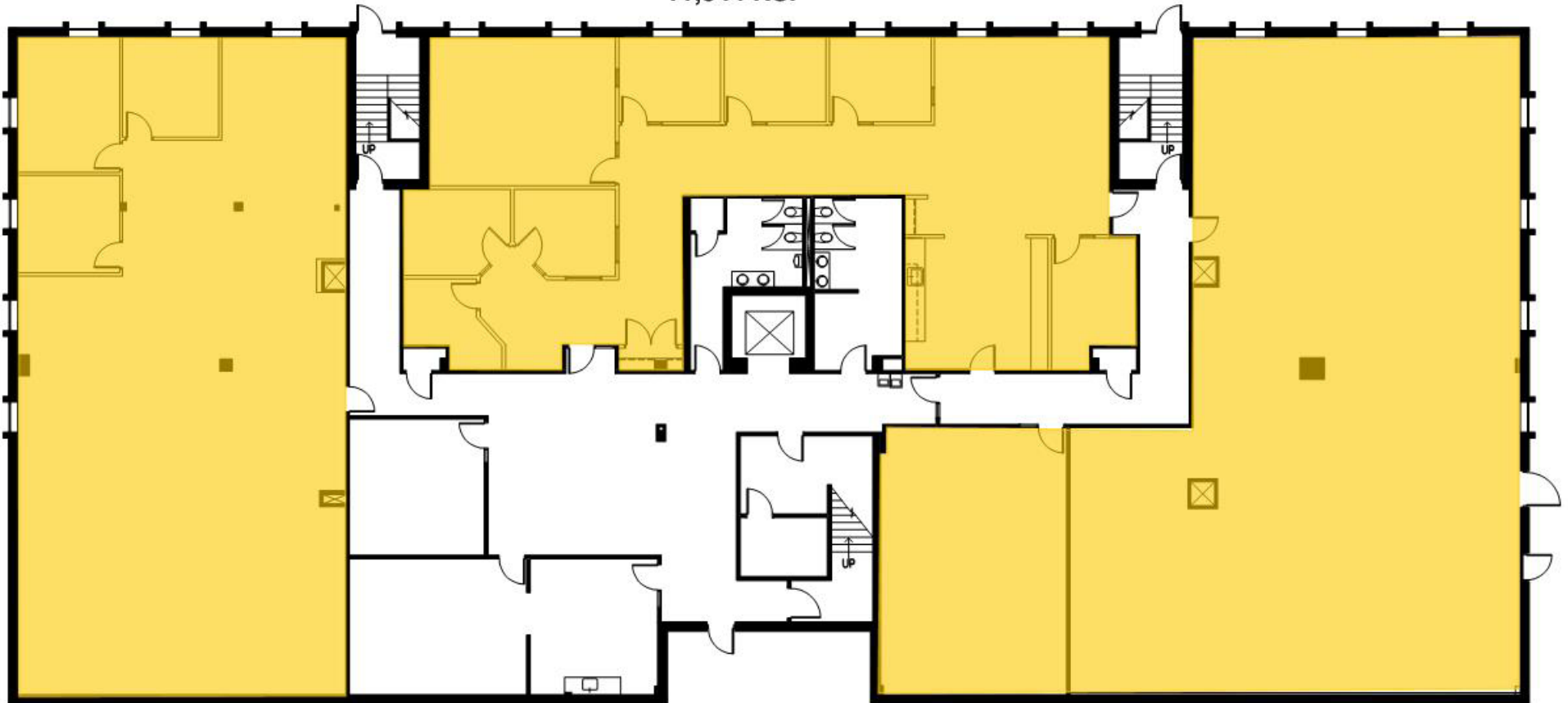
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7101 W. 78th Street ♦ Minneapolis, MN

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7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ www.metroofficepark.com

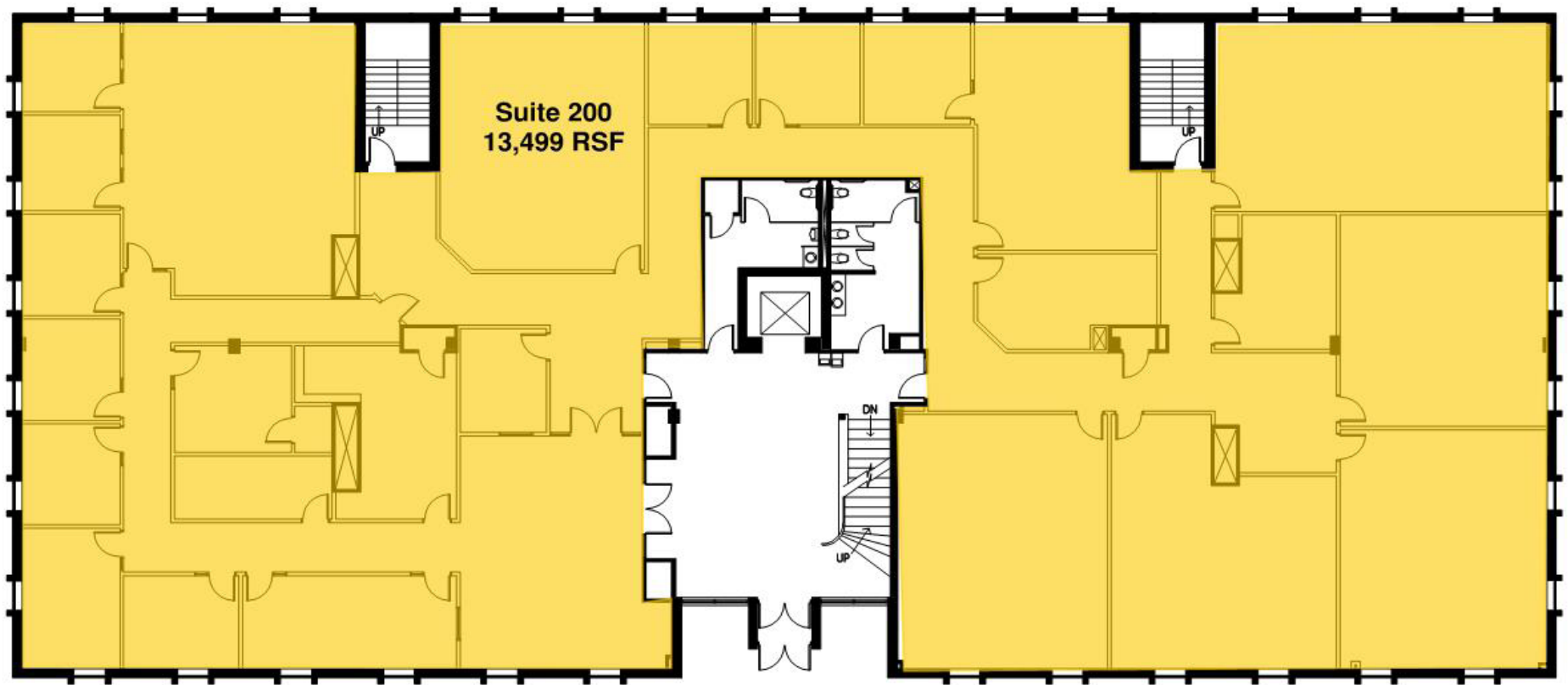
Suite 100  
11,344 RSF



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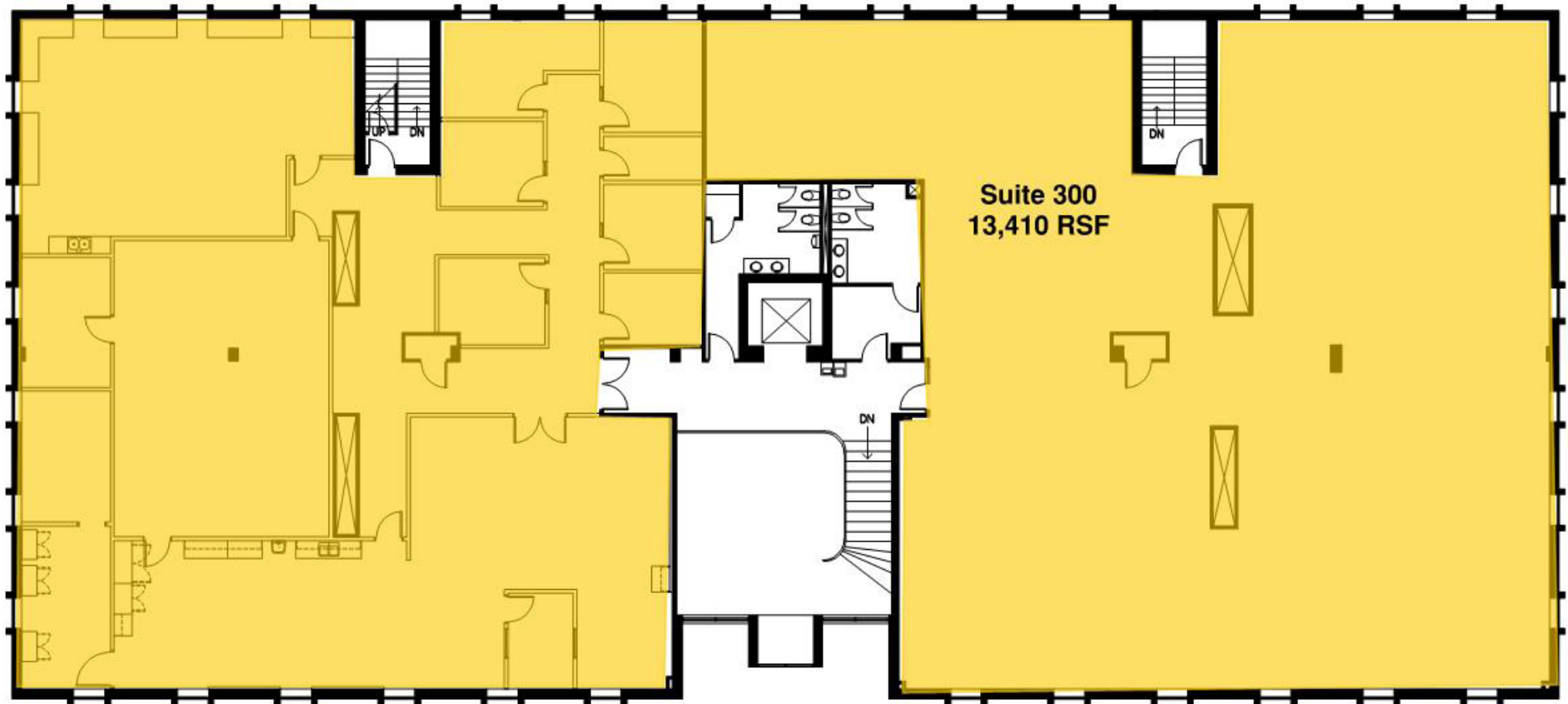
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7801 METRO OFFICE PARK ♦ FOR LEASE ♦ THIRD FLOOR  
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