



2950 METRO OFFICE PARK

2950 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
- ✦ New Building Lobby June 2023
- ✦ 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

JASON A. BUTTERFIELD

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◆ BUILDING DETAILS

- Approximately 42,669 SF/3 stories
- Built in 1968
- 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 101	1,772 RSF
Suite 102	947 RSF
Suite 306	3,547 RSF
Suite 308	2,460 RSF*
Suite 313	2,501 RSF*
Suite 314	1,019 RSF*
Suite 315	1,229 RSF*
Suite 316	6,83 RSF*

* 7,892 Contiguous Space

◆ PARK AMENITIES

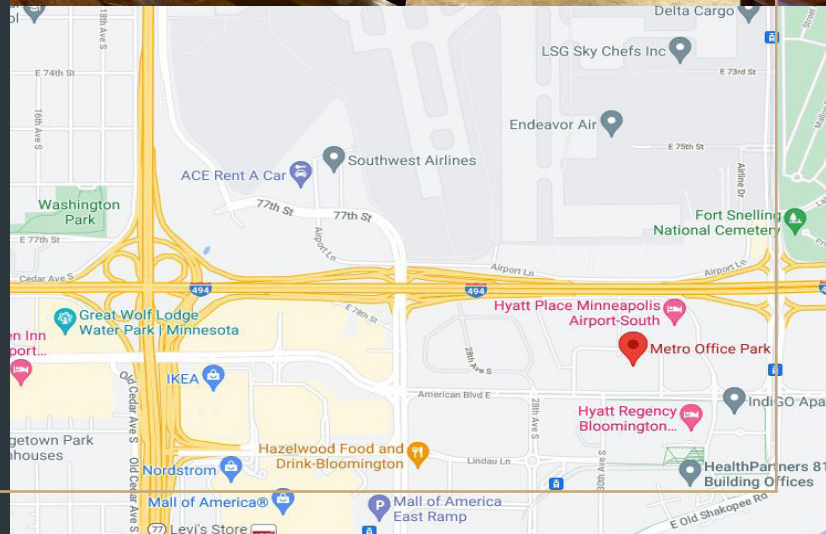
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit station
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with WiFi (3001 Metro)
- Conference/Seminar Rooms
- On MTC bus route
- 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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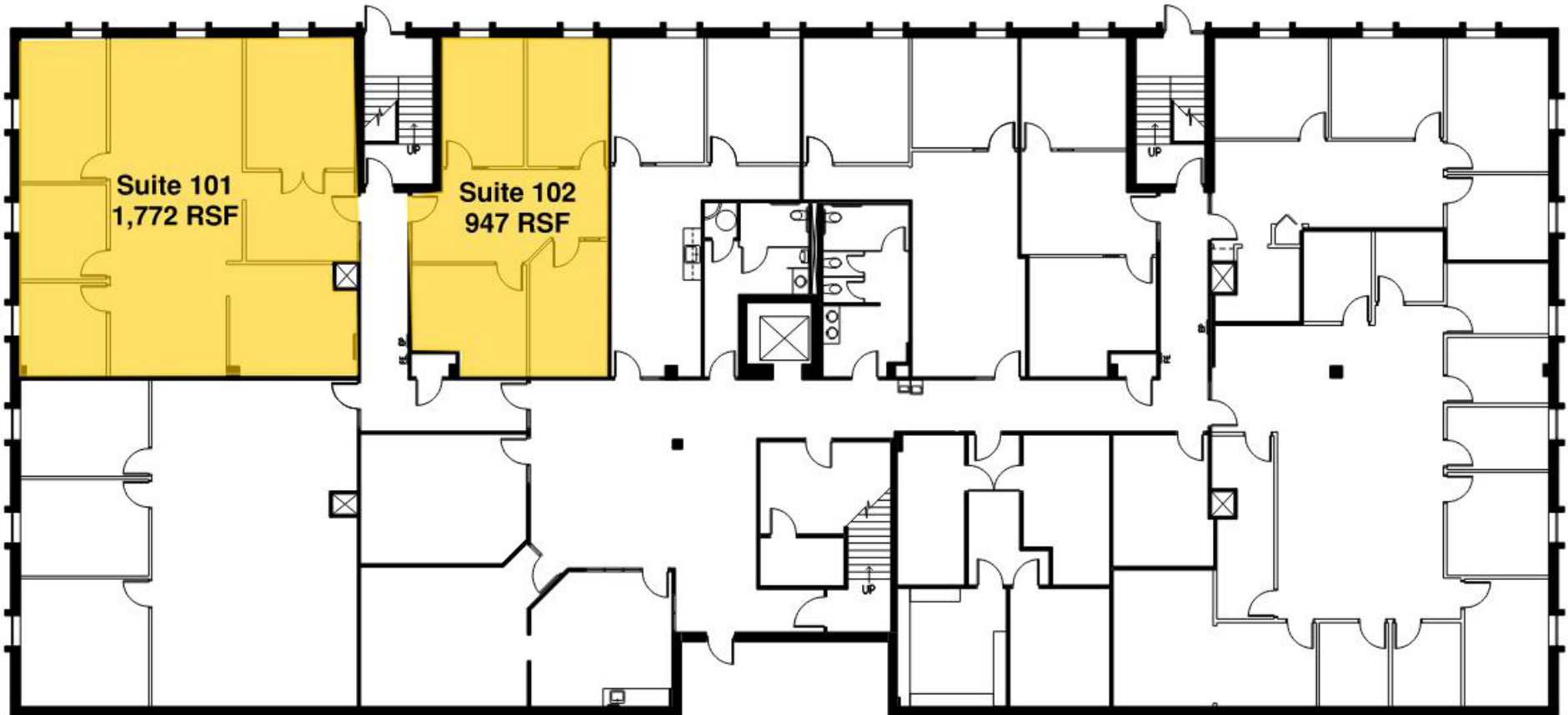
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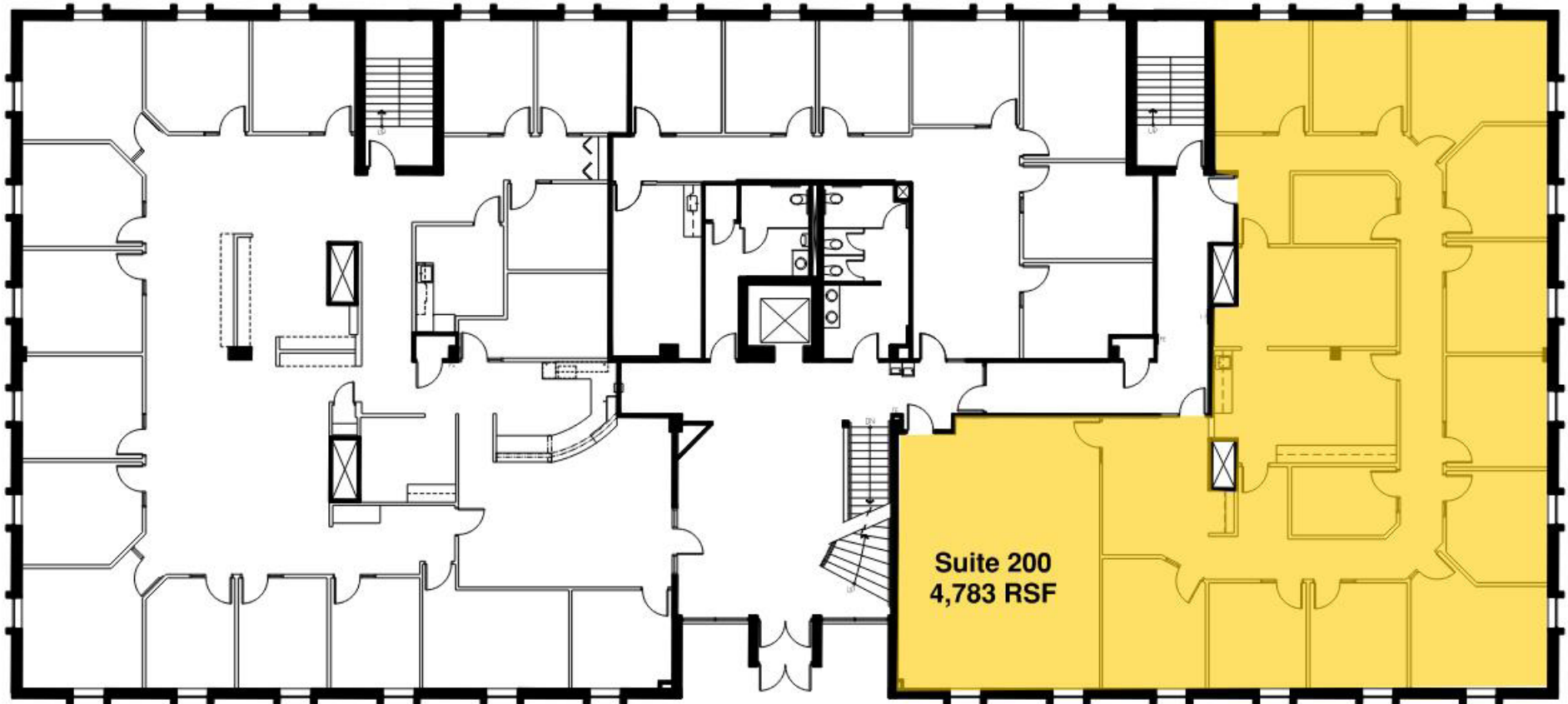
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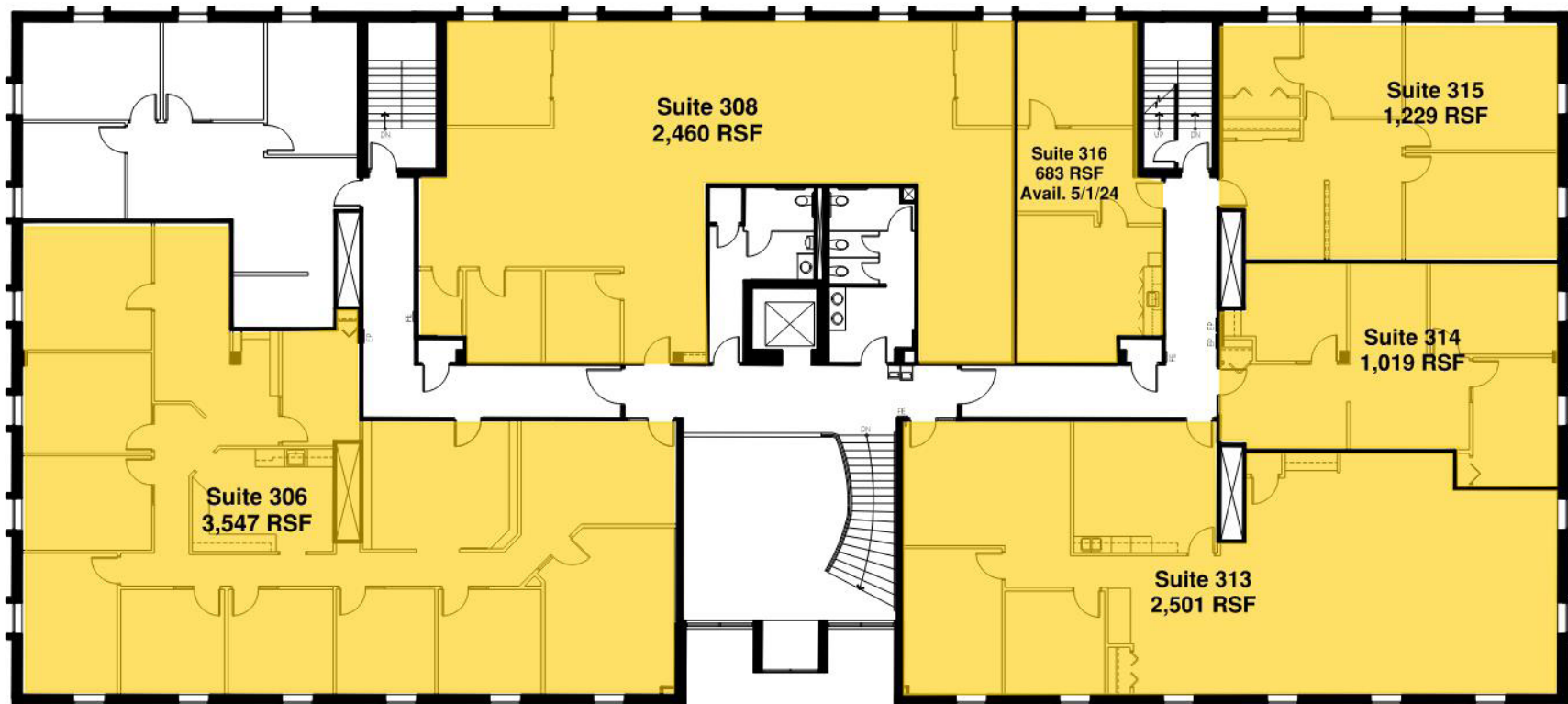
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2950 METRO OFFICE PARK ♦ FOR LEASE ♦ THIRD FLOOR
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