



Xerxes Plaza

7901 XERXES AVE SOUTH
BLOOMINGTON, MN 55431



PROPERTY

STATS

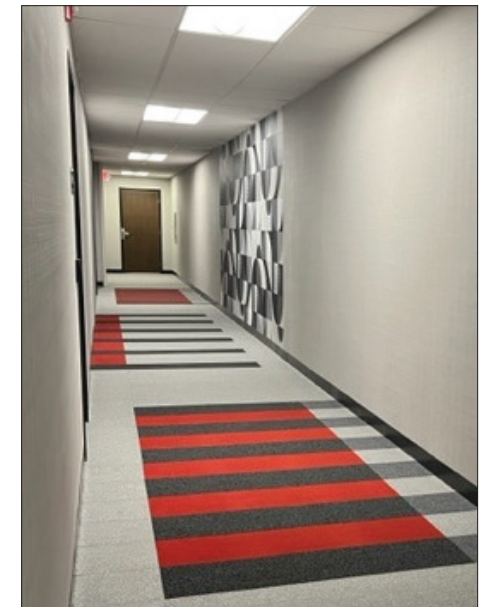
Building Type	Office
Year Built	1979
Renovated	2014 / 2023
Building Height	3 Stories
Building Size	64,170 SF
Building	Class B
Typical Floor Size	20,000 SF

AVAILABILITY

2nd Floor	Suite 205		1,664 SF
3rd Floor	Suite 306		3,025 SF
3rd Floor	Suite 325		9,289 SF

RATES

Tax & Ops	\$11.84 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



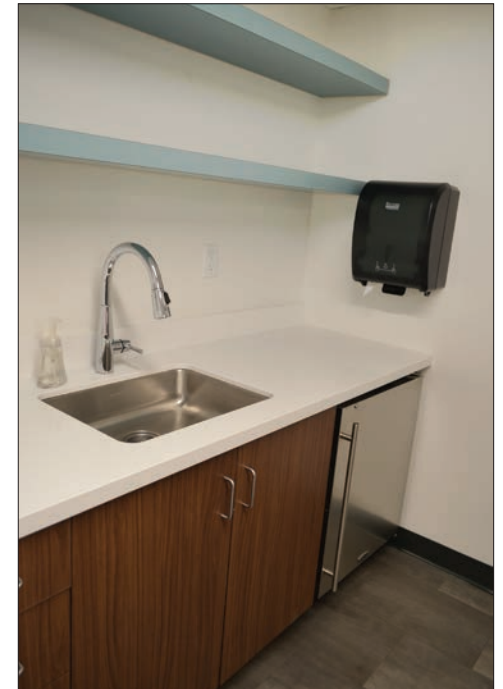
Security system



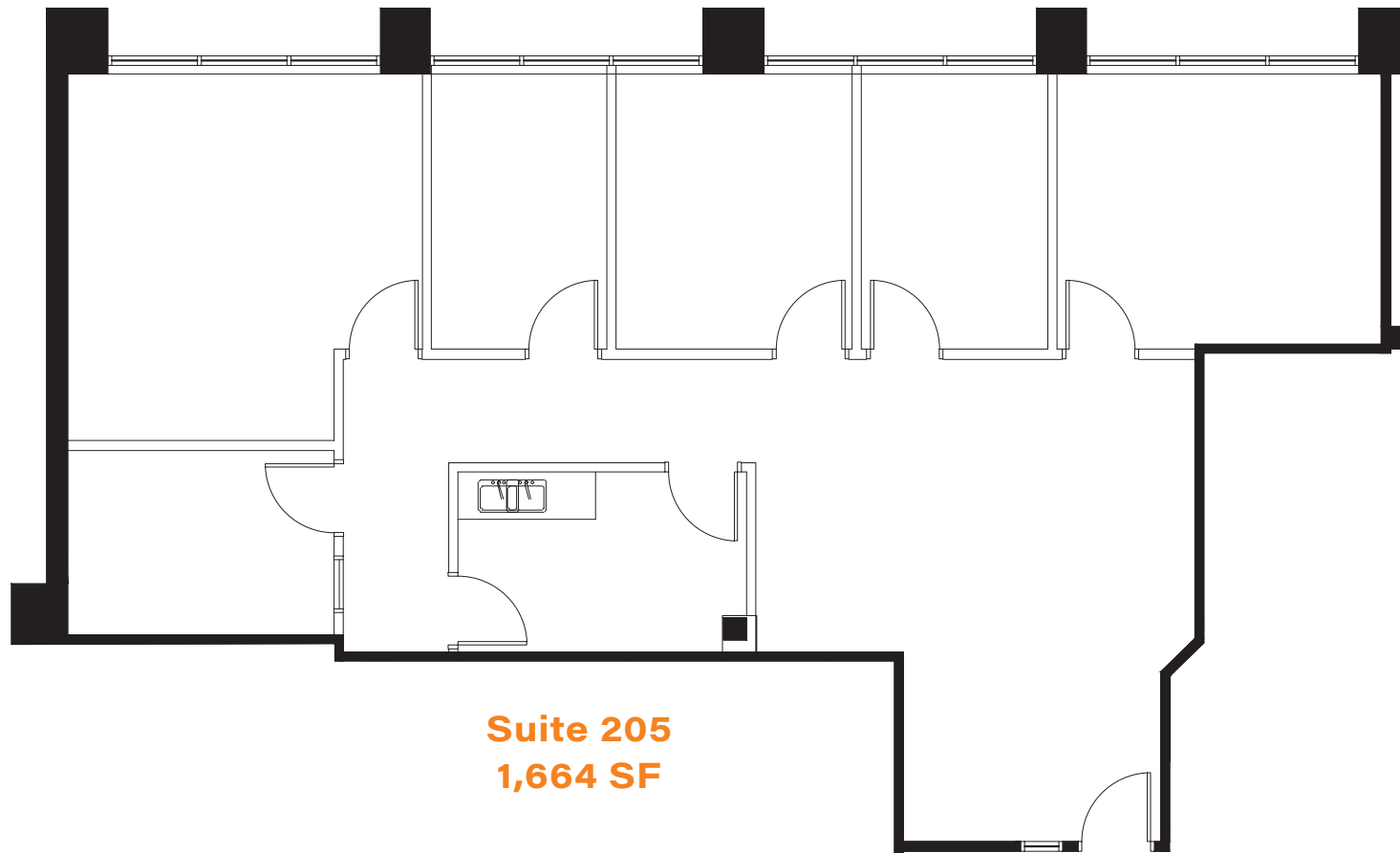
Kitchenette



Underground parking



FLOOR PLANS



FLOOR PLANS

Office Renderings



Suite Entrance



Reception



Open Office



Open Office

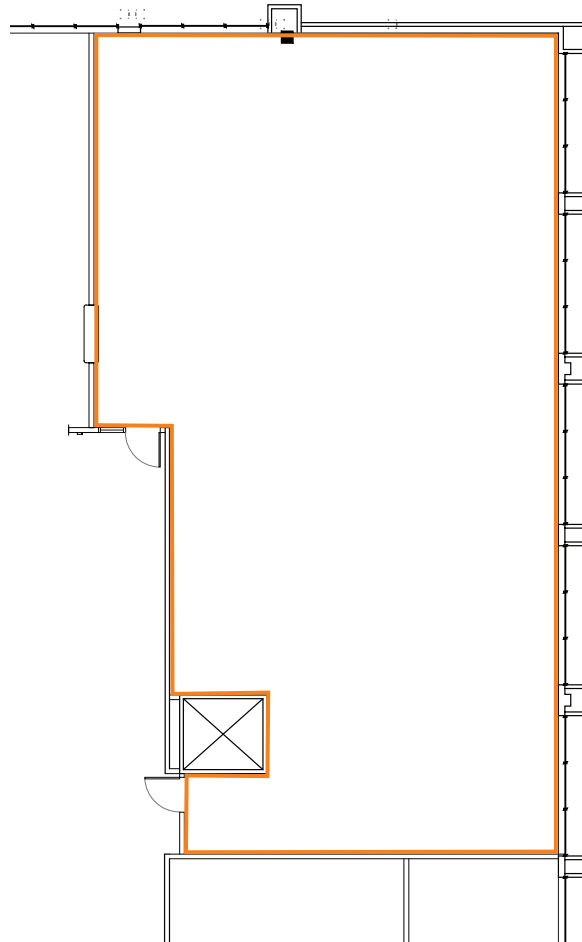


Collaboration Space



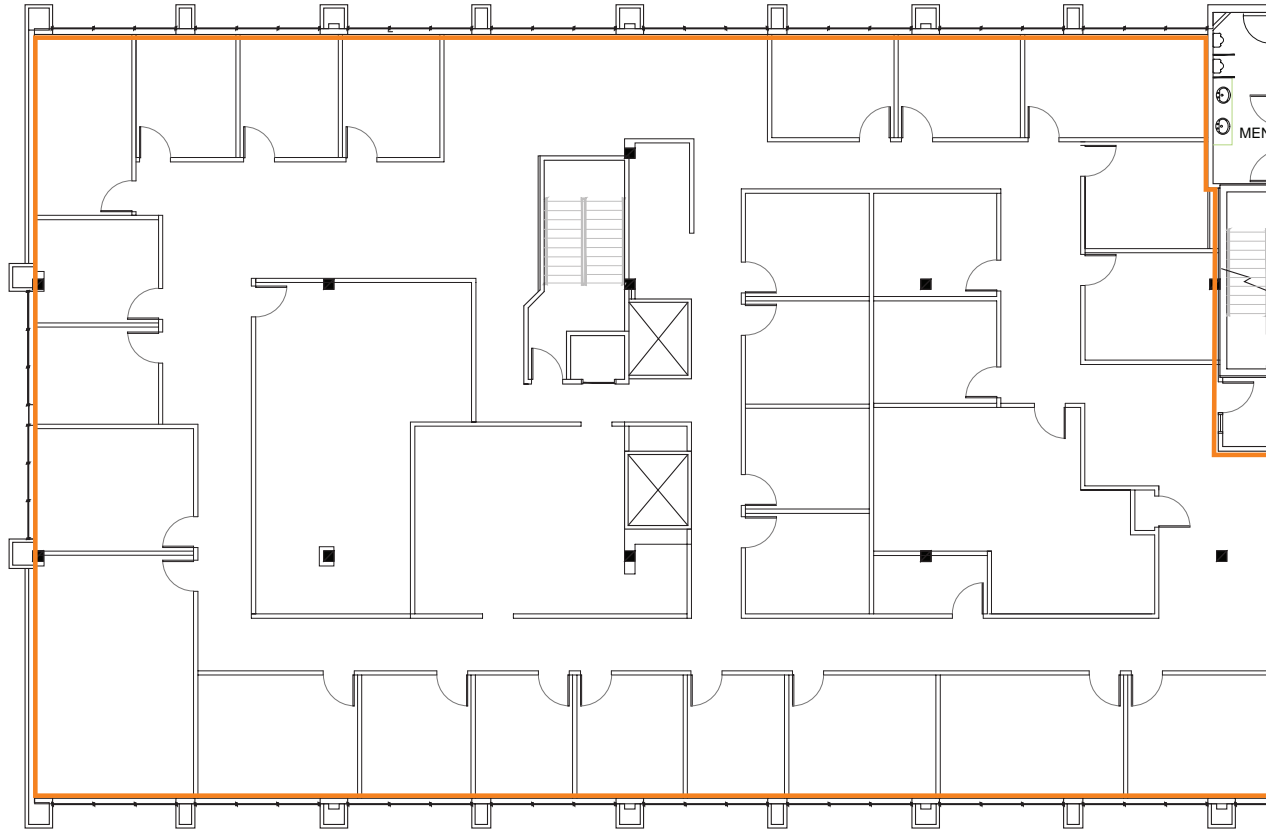
Kitchenette

FLOOR PLANS



Suite 306
3,025 SF

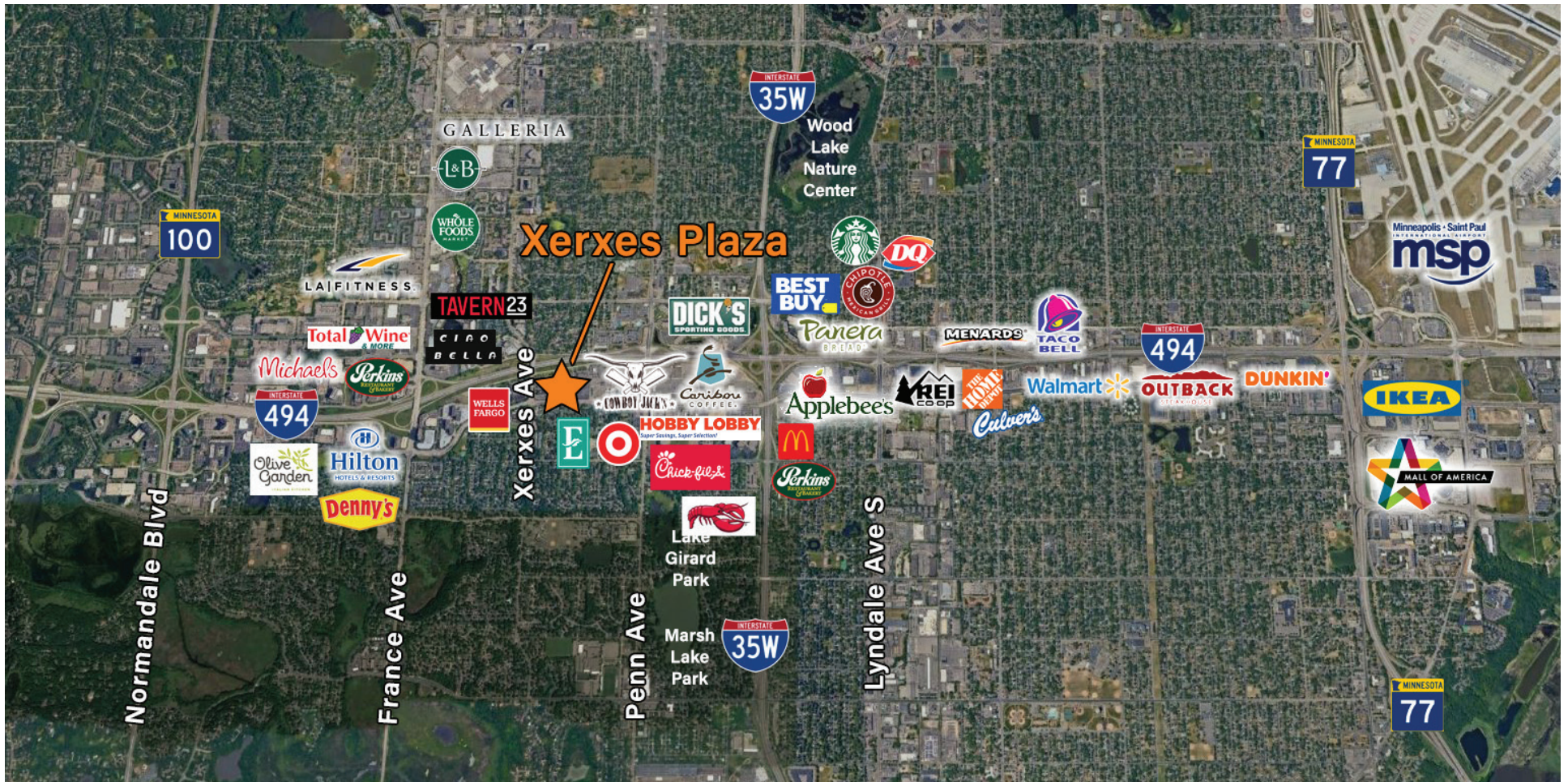
FLOOR PLANS



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

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

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

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

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.