



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

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## ◆ BUILDING DETAILS

- Approximately 107,684 SF/5 stories
- Built in 1978
- Net Rate: \$13.00 per RSF
- 2026 Estimated Ops/Tax Costs:  
\$10.43 operating expenses per RSF  
\$2.23 tax expense per RSF  
\$12.66 total per RSF
- Space Available  
Suite 480 Up to 6,025 RSF  
(Avail. 7/1/26)



## ◆ 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

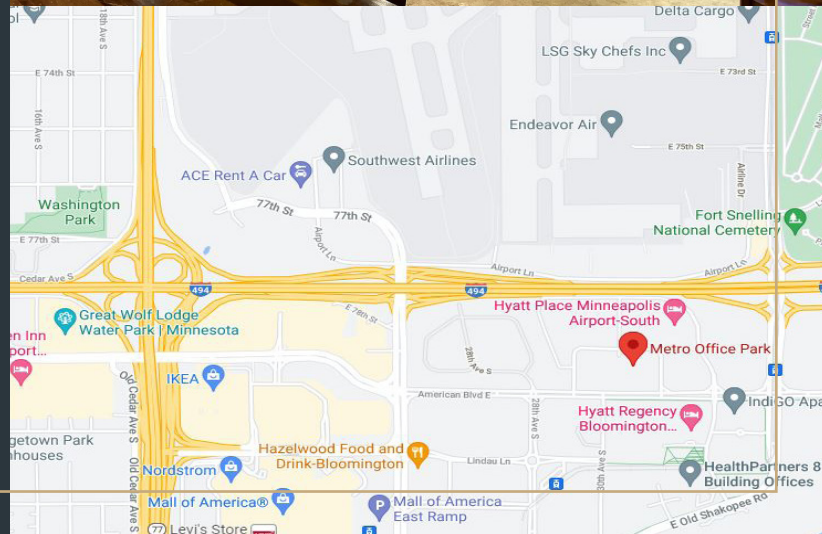


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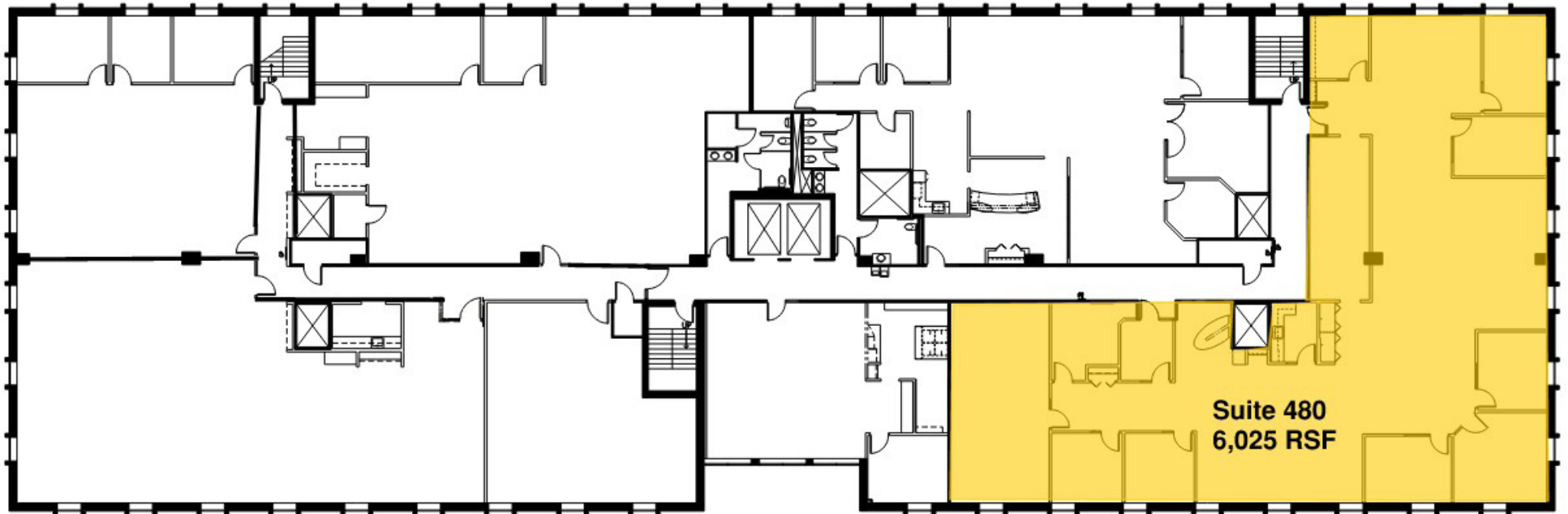
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[www.frauenshuh.com](http://www.frauenshuh.com)

7101 W. 78th Street ♦ Minneapolis, MN



**3001 METRO OFFICE PARK ♦ FOR LEASE ♦ FOURTH FLOOR**  
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