



3050 METRO OFFICE PARK

3050 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

JASON A. BUTTERFIELD
(952) 460-9830
jason.butterfield@frauenshuh.com



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COMMERCIAL REAL ESTATE

3050 METRO OFFICE PARK

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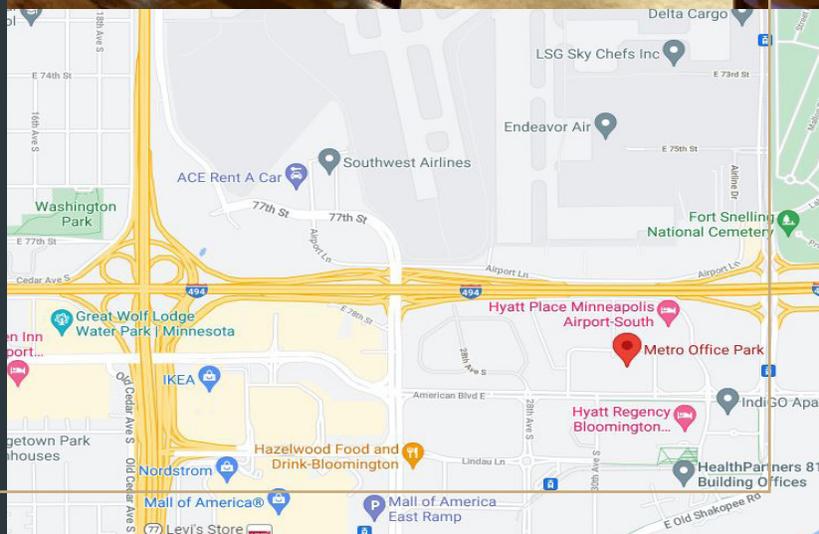
◆ BUILDING DETAILS

- Approximately 42,661 SF/3 stories
- Built in 1969
- Net Rate: \$11.75 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 101 3,460 RSF
 - Suite 112 3,141 RSF
 - Suite 320 3,407 RSF**
 - Suite 330 1,340 RSF**
 - Suite 350 1,382 RSF

** 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



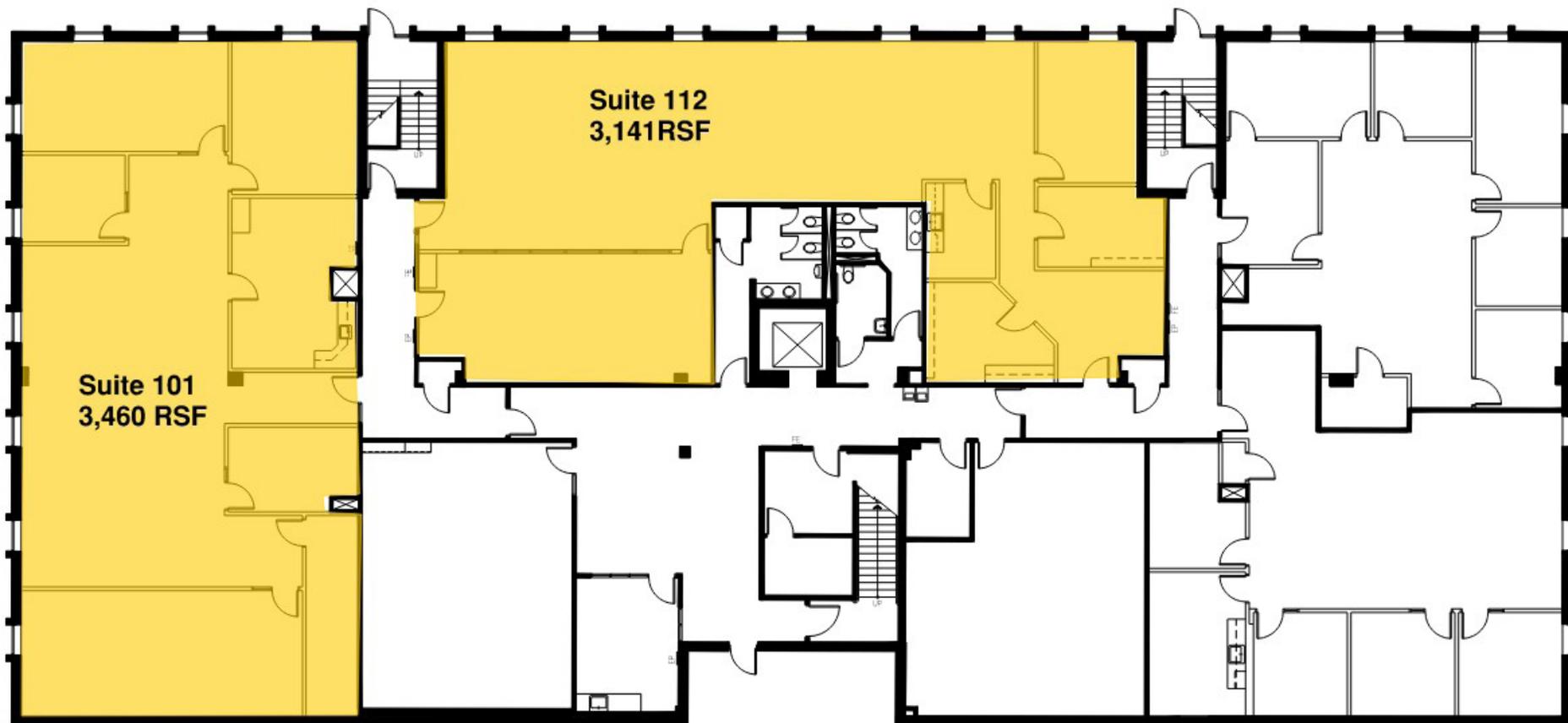
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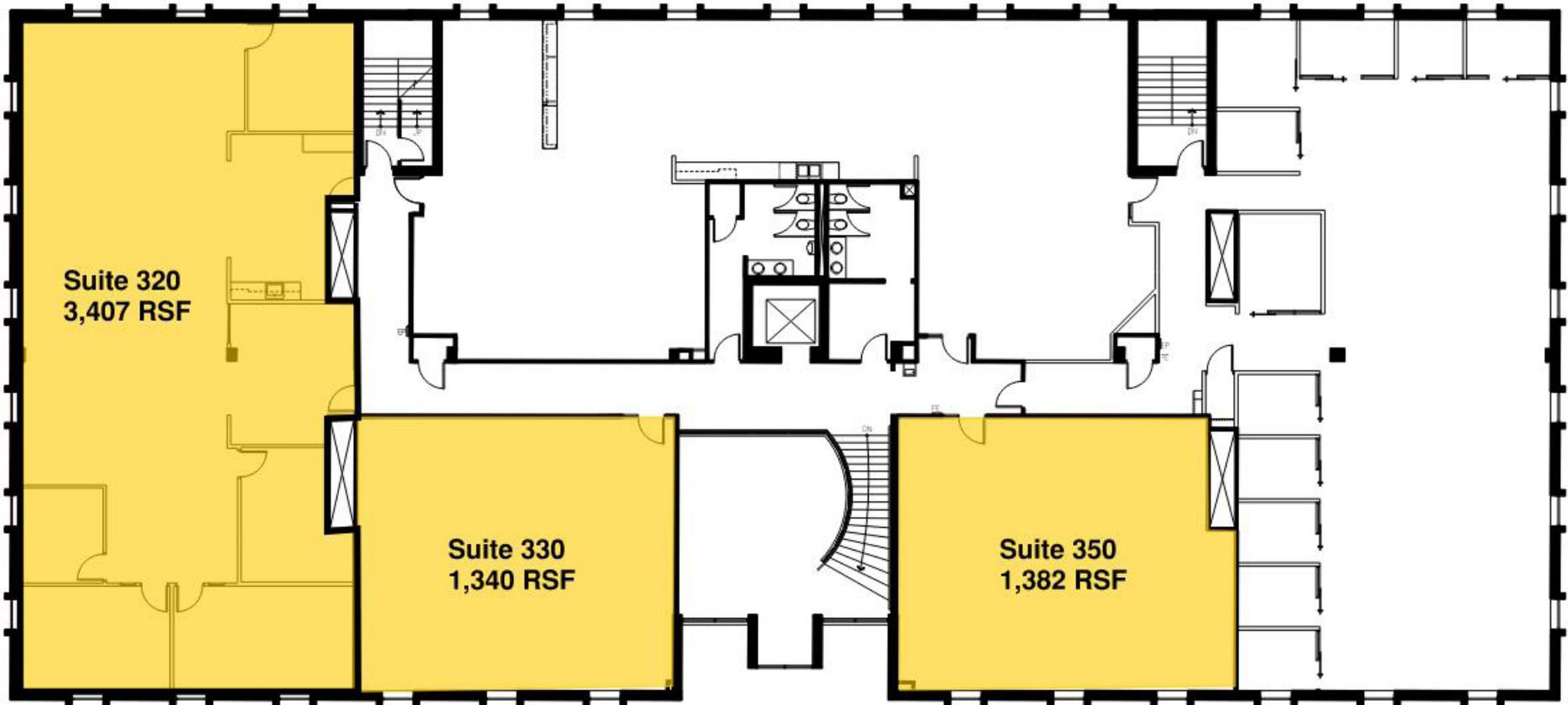
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3050 Metro Drive ♦ Bloomington, MN 55425 ♦ www.metroofficepark.com



JASON A. BUTTERFIELD
(952) 460-9830
jason.butterfield@frauenshuh.com

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3050 Metro Drive ♦ Bloomington, MN 55425 ♦ www.metroofficepark.com



JASON A. BUTTERFIELD
(952) 460-9830
jason.butterfield@frauenshuh.com

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