

# OFFICE GOLF

BLOOMINGTON, MN

42,303 SF

CLASS B OFFICE

1.80 ACRES

~~\$7,000,000~~

**\$6,000,000**

FOR SALE

7807 CREEKRIDGE CIRCLE  
BLOOMINGTON, MN 55439

**Results**  
COMMERCIAL  
RE/MAX RESULTS

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## OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

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# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

## OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

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## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$6,000,000</b>
Building SF:	42,303 SF
Lot Size:	1.80 AC (78,408 SF)
Building Class:	B
Year Built:	1983
Renovated:	2023
Floors:	3
PID#:	17-116-21-21-0006
2026 Taxes:	\$135,693
2025 Assessed Value:	\$4,090,000

## PROPERTY OVERVIEW

• **\$1,000,000 Price Reduction, now priced at \$6,000,000. New Office Golf Lease Back Option!**

• **Investors: Office Golf is willing to lease back the 1st Floor and half of the 2nd Floor for 3-5 years** (depending on all terms such as sale price, lease rate, etc). See Financials for lease rates at current pricing.

• **Owner/Users:** Ideal arrangement with **in place income**, but available space for **immediate occupancy post closing**. Perfect corporate headquarters.

• **Significant Capital Investment:** Approximately **\$3 Million** invested in interior and exterior renovations (2023)

### • Office Golf Amenities Include:

- o **18 TrackMan** golf simulators
- o **2 Full-Service Bars** (including the Hornet Bar)
- o **Commercial Kitchen**
- o Turnkey Restaurant Space with outdoor patio

### • Premier I-494 Corridor Location:

- o Strong Demographics: **\$179,026** average household income within 1 mile
- o Traffic Counts: Exposure to **140,296 vehicles per day** on I-494
- o Surrounding Area: Located among national retailers, hospitality, and dense multifamily housing

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# PROPERTY OVERVIEW CONTINUED

## OFFICE GOLF

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### BUILDING SF BREAKDOWN

First Floor:	11,660 SF
Second Floor:	14,602 SF
Third Floor:	16,041 SF
<b>Total Building:</b>	<b>42,303 SF</b>
Level 1 Underground Parking Garage:	11,660 SF
Level 2 Underground Parking Garage:	11,660 SF
<b>Total Underground Parking Garage:</b>	<b>23,320 SF</b>
<b>Building + Underground Parking Garages:</b>	<b>65,623 SF</b>

### PROPERTY OVERVIEW CONTINUED

- **Zoning:** C-4 Freeway Office: allows for a wide range of office, hospitality, and commercial uses
- **Building Overview:**
  - o Existing diversified Tenant mix include: **Office Golf, 2nd Swing Golf, Bethany Fellowship, Financial Services, Transportation, Construction,** and more.
  - o **65,623** total SF: **42,303** finished SF Class B Office building + **23,320** SF of underground parking (2 levels)
  - o Three-story structure with elevator service
  - o Open-concept layouts with abundant natural light
  - o Modernized finishes and strong curb appeal
  - o **New Roof** 5 years ago (~20 year warranty)
  - o 6 new offices just completed on 2nd floor for additional income potential
- **Site Details:**
  - o **1.80 acres** (78,404 SF) site
  - o Great parking with **68 underground + 96 surface stalls**
- Contact: **Hayden Hulsey, CCIM** for financials, tours, and additional information

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# FLOOR PLANS

# FIRST FLOOR

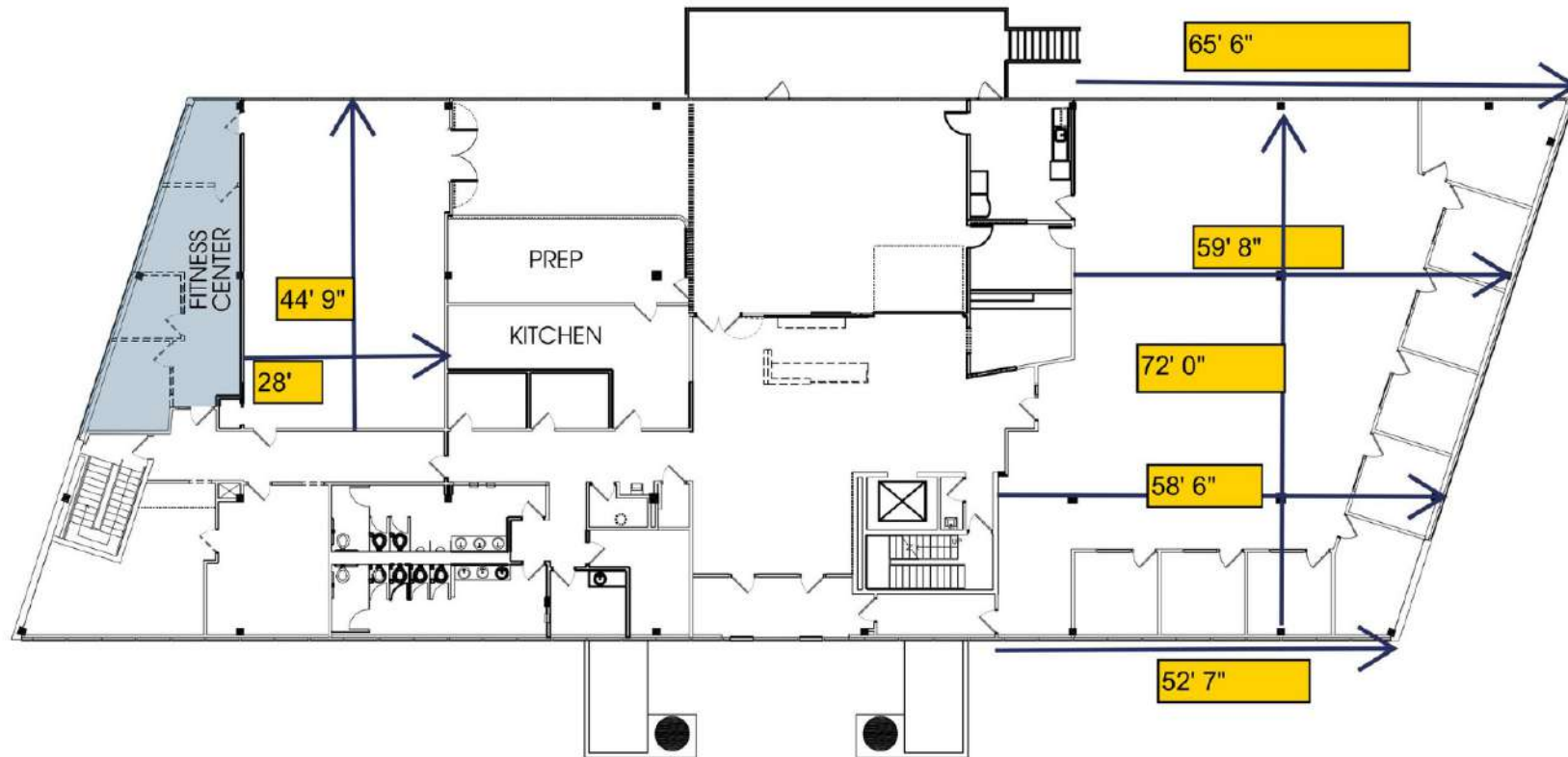
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Office Golf Occupies Entire First Floor

First Floor



**11,660 SF**

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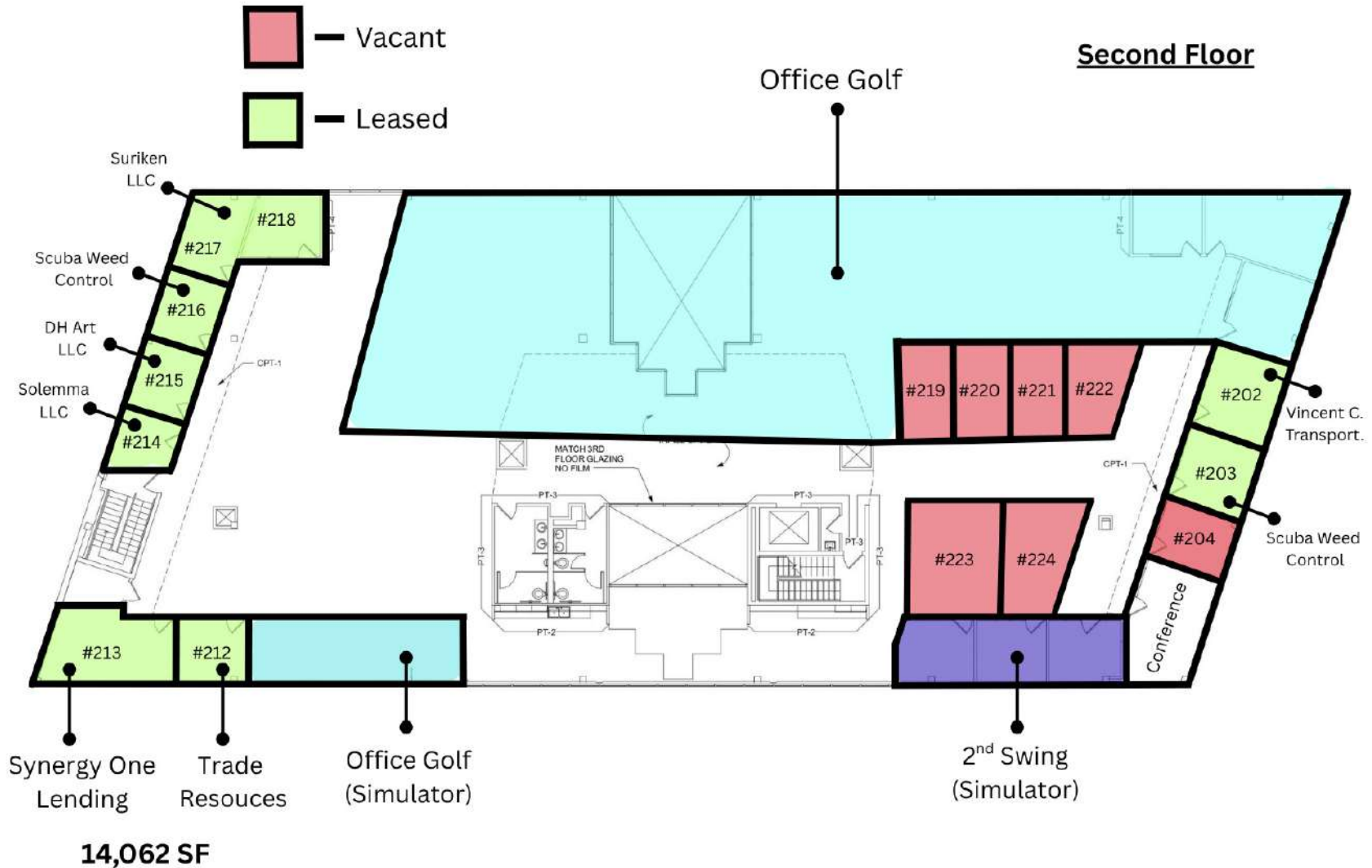
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# SECOND FLOOR

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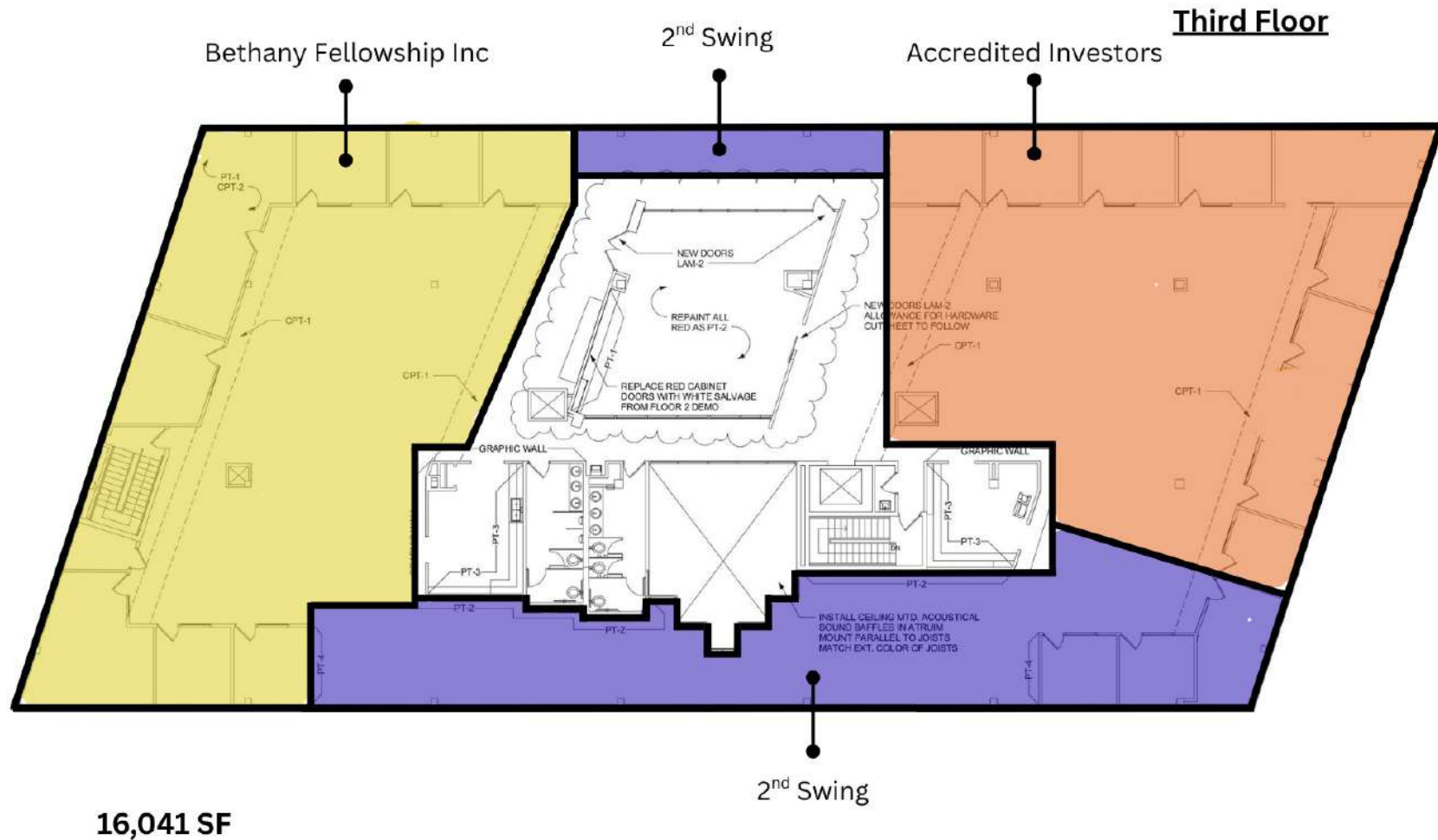
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# THIRD FLOOR

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**SURVEY (2011)**





## PHOTO GALLERY

# PHOTO GALLERY - 1ST FLOOR

## OFFICE GOLF

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# PHOTO GALLERY - 1ST FLOOR

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# PHOTO GALLERY - 1ST FLOOR

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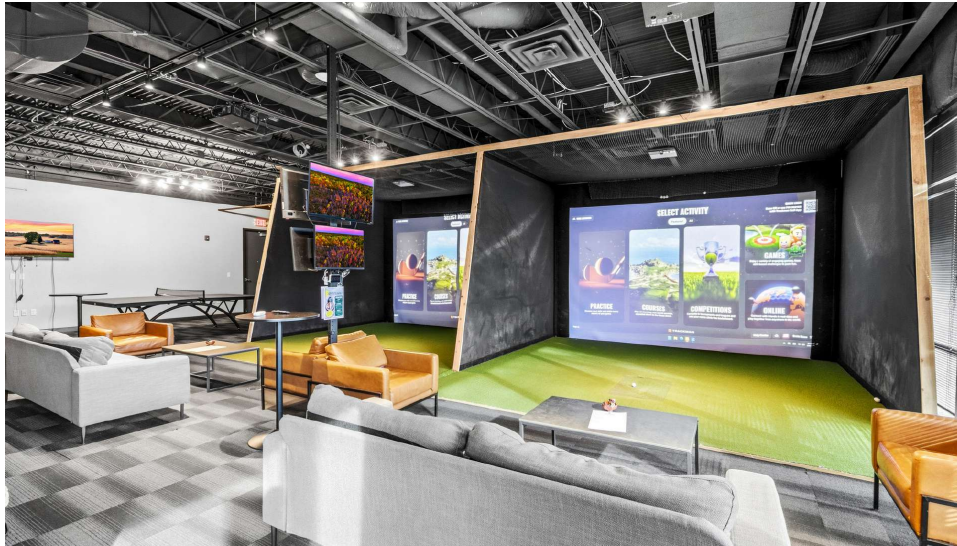
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# PHOTO GALLERY - 1ST FLOOR

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# PHOTO GALLERY - 1ST FLOOR

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# PHOTO GALLERY - 2ND FLOOR

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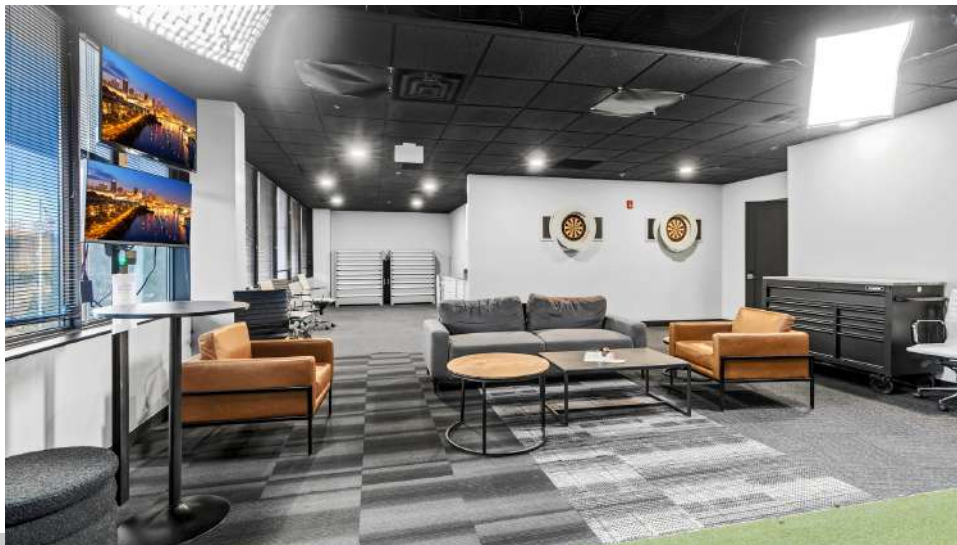
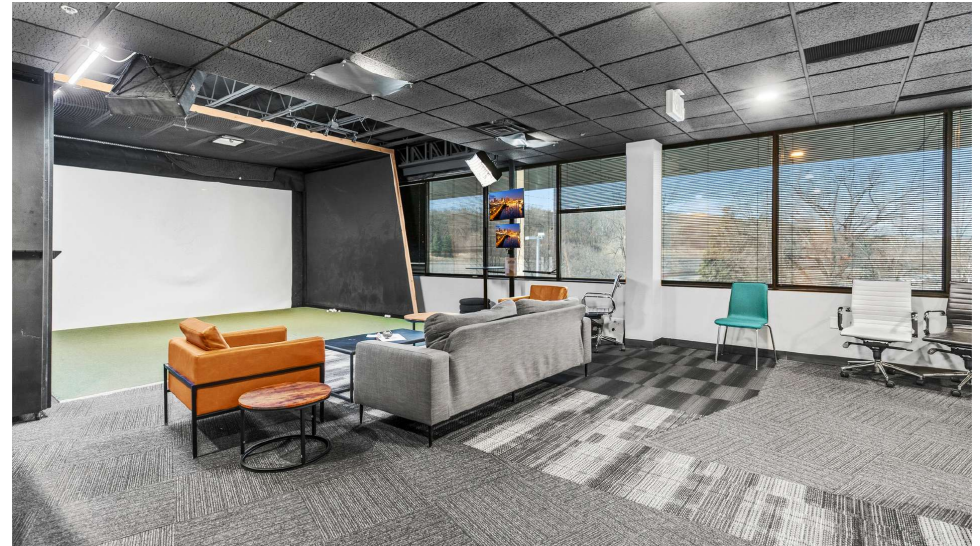


# PHOTO GALLERY - 2ND FLOOR

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# PHOTO GALLERY - 2ND FLOOR

## OFFICE GOLF

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# PHOTO GALLERY - 2ND FLOOR

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# PHOTO GALLERY - 2ND FLOOR

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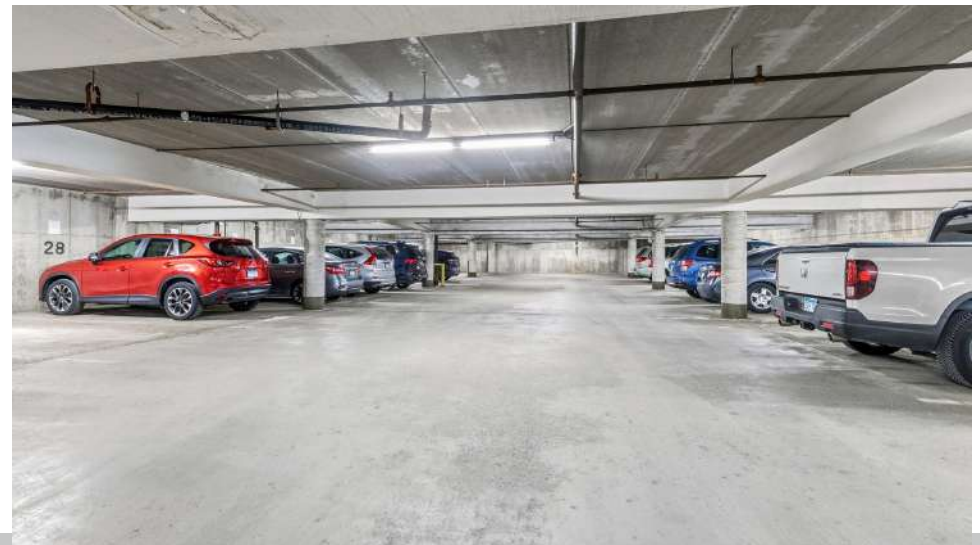
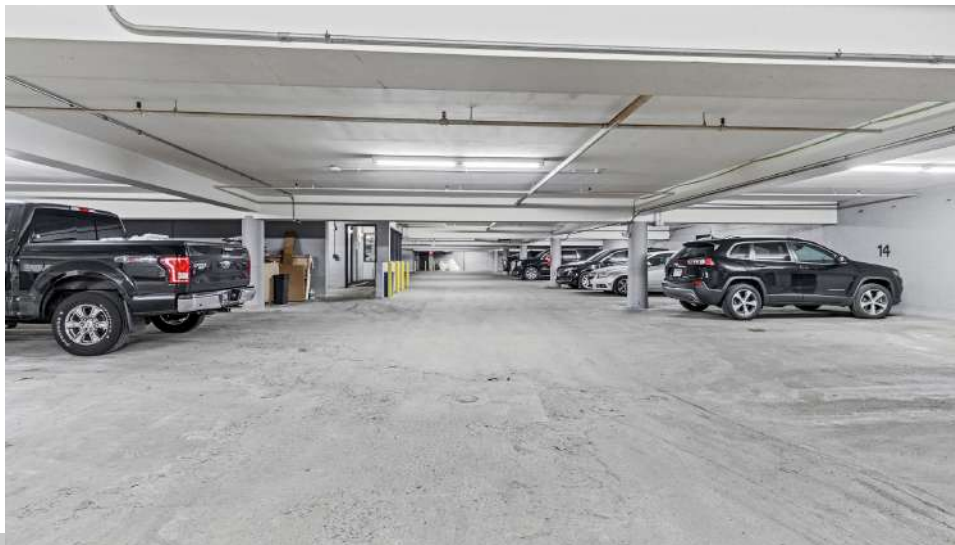
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# PHOTO GALLERY - 2ND FLOOR + PARKING GARAGES

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# PHOTO GALLERY - EXTERIORS

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# SITE FOR SALE - HENNEPIN COUNTY PROPERTY LINE

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# ZONING INFORMATION

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## OFFICE GOLF

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## FREEWAY OFFICE (C-4) DISTRICT

The C-4 Freeway Office District is intended to accommodate regionally oriented office and hospitality uses in a cohesive, high-quality development environment. This district supports a concentration of office, hotel, and office-compatible commercial uses, while limiting incompatible uses that could disrupt the overall character and functionality of the area. The zoning framework emphasizes appropriate development intensity, strong site planning, and a professional setting suitable for corporate, medical, and service-oriented users.

In addition to traditional office and hospitality uses, the district allows for supporting accessory uses and the integration of residential components where appropriate, creating opportunities for mixed-use environments. Development standards related to floor area ratio (FAR), building size, height, setbacks, and site design are governed by the City's broader zoning code to ensure consistency, quality, and long-term viability of the district.

**To learn more and see all permitted uses, please visit:** [https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington\\_mn/0-0-0-109730](https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington_mn/0-0-0-109730)

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# PARKING INFORMATION

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## OFFICE GOLF

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## PARKING INFORMATION

- Surface Lot - 96 spaces
- Underground Parking Level 1 - 34 Parking spaces
- Underground Parking Level 2 - 34 Parking spaces: Accredited Investors has 10 reserved spaces. 2nd Swing has 4 reserved spaces.

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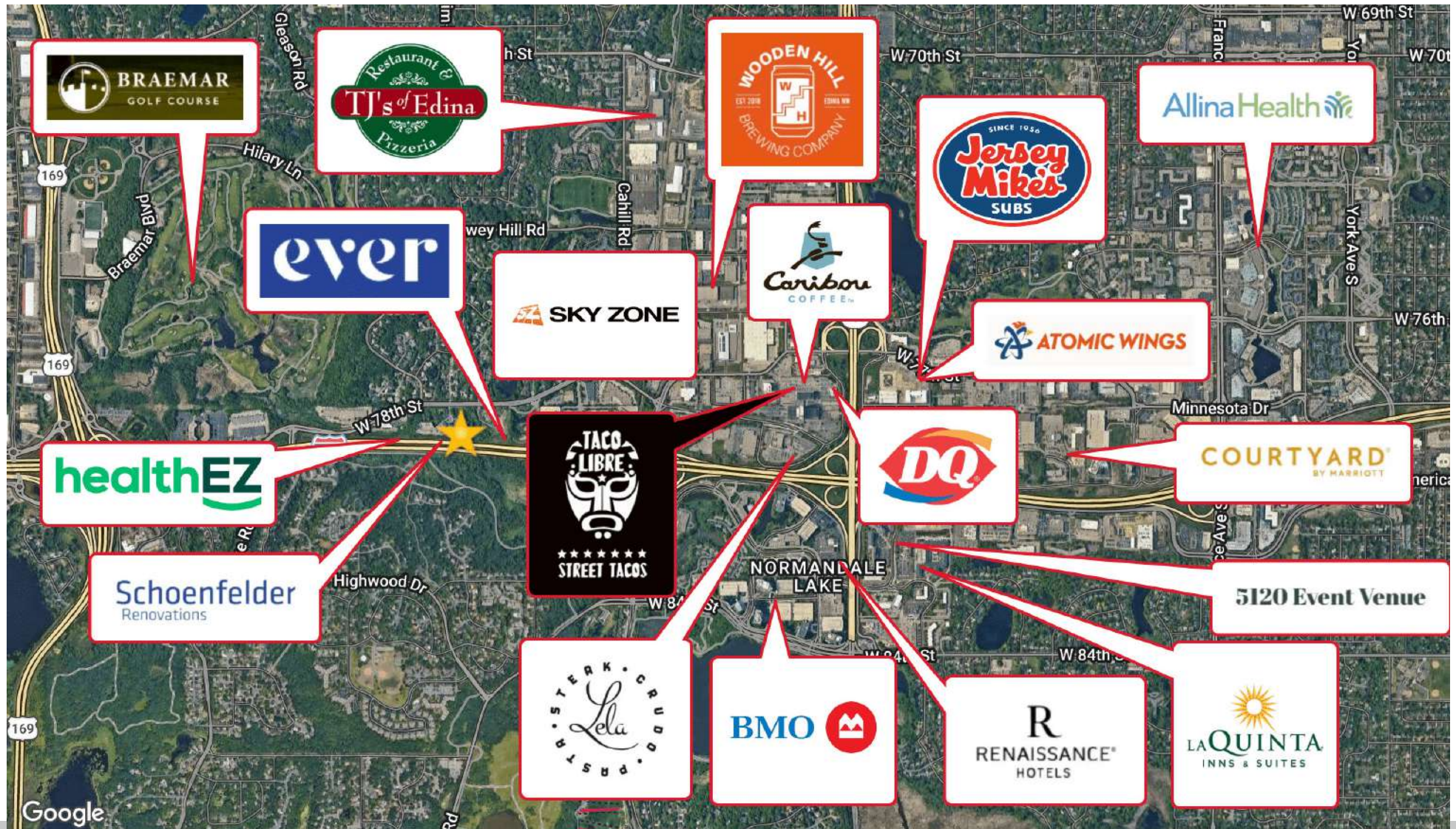
## LOCATION INFORMATION

# RETAILER MAP

## OFFICE GOLF

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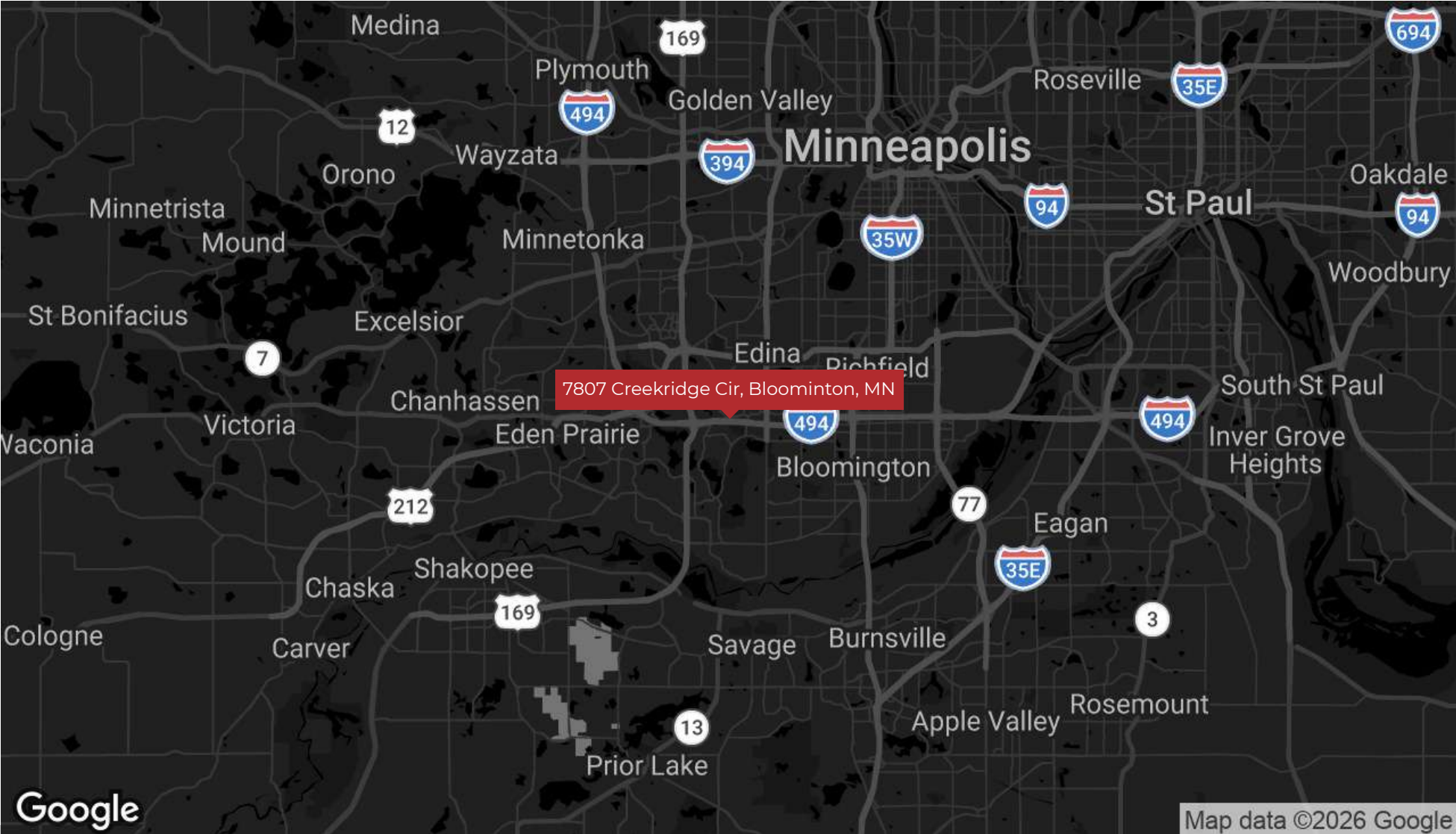
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# REGIONAL MAP

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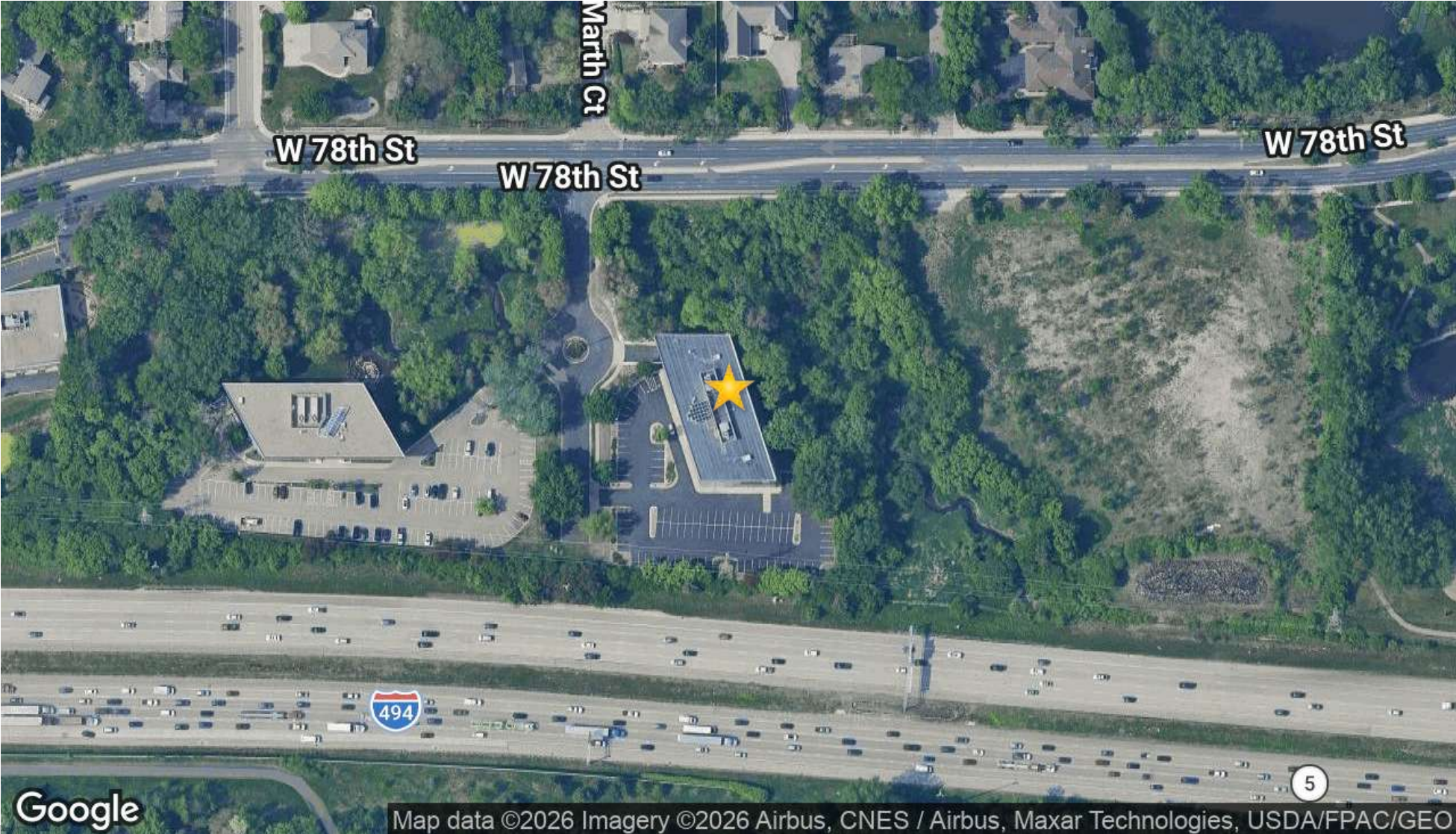


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# LOCATION MAP

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# DEMOGRAPHICS

# TRAFFIC COUNTS

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# BLOOMINGTON, MN

## OFFICE GOLF

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## BLOOMINGTON, MN

Bloomington is one of the Twin Cities' premier business and commercial hubs, strategically located at the intersection of major transportation corridors including I-494, I-35W, and Highway 77. The city offers immediate access to Minneapolis–Saint Paul International Airport and is home to the globally recognized Mall of America, driving significant daily traffic and regional economic activity. This connectivity and visibility make Bloomington a highly desirable location for office, hospitality, and commercial investment.

Beyond its strong infrastructure, Bloomington provides a well-balanced environment with a deep labor pool, established corporate presence, and high-quality amenities. The city has consistently attracted national and regional tenants seeking accessibility, convenience, and a professional setting, while ongoing redevelopment and mixed-use initiatives continue to enhance its long-term growth and investment appeal.

**To learn more, please visit:** <https://www.bloomingtonmn.gov/>

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# DEMOGRAPHICS MAP & REPORT

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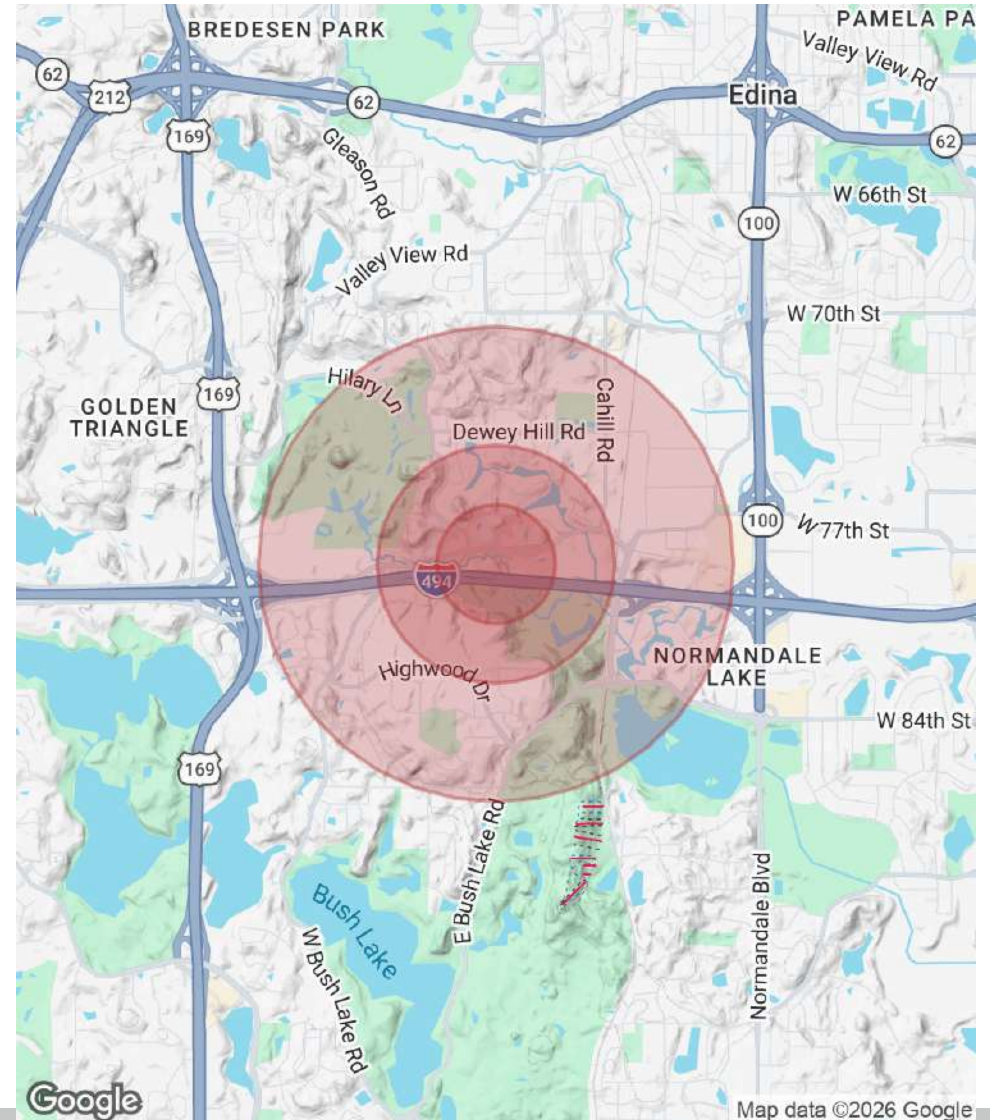
### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	288	1,132	5,538
Average Age	61.6	60.7	51.7
Average Age (Male)	59.3	58.5	49.0
Average Age (Female)	64.7	63.4	53.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	517	2,476
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$168,145	\$170,668	\$179,026
Average House Value	\$518,834	\$528,935	\$554,616

2023 American Community Survey (ACS)



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# MEET THE TEAM

## OFFICE GOLF

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