

**For Sale \$1,420,000 and
2 Office Spaces for Lease**

7815 Telegraph Road, Bloomington, MN 55438



Position your business at 7815 Telegraph Road, Bloomington - Two highly functional suites are available within a professionally managed building now under new ownership. Both suites feature large private offices, conference rooms, reception area, open workroom, IT/storage rooms, and access to multiple outdoor remodeled decks - perfect for team breaks, client meetings, or casual work settings. Lots of sunshine with skylights, sliding glass doors to outdoor decks, and high ceilings throughout including open work areas.

Easy access to I-494, 169, Highway 100 / Normandale Blvd - Close to Hyland Park Reserve and nearby retail corridors - Strong residential and professional business base in surrounding area. 13 Minutes to MSP Airport.

Contact

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OFFICE SUITE 1

TOTALLY RENOVATED in 2025

Size: Total Suite 1 Approximately SF: 4,590 (Main Level 3,656 SF and Upper Level 934 SF)

Main-Level Highlights include:

- Conference Rooms
- Workspaces
- Skylights - Abundance of Natural Light
- -Private Spaces / Phone Rooms
- Multiple Offices with Outdoor Decks
- -Break Room

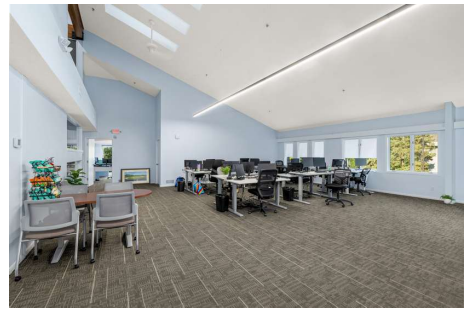
Upper-Level Highlights include:

- Gathering Space
- Meeting Rooms with Skylights
- Kitchenette and Dining Area



Reception and Common Area Suite 1 and 2

Suite 1 Photos

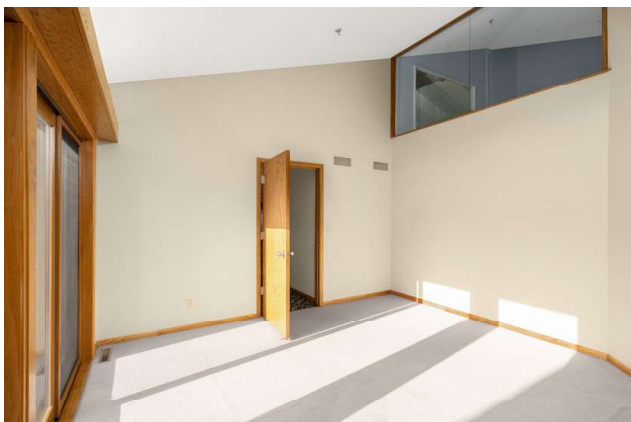


Office Suite 2

Size: Approximately 1,966 SF

- Main Floor Suite
- Reception Area
- Move-in Ready Layout with Open Customization Options
- 6 Private Offices – 3 Offices with Private Outdoor Decks
- Conference Room Space
- Break Area

Suite 2 Photos



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Building Details:

Total Building Size: 17,054 SF -Lot Size: 0.32 AC -

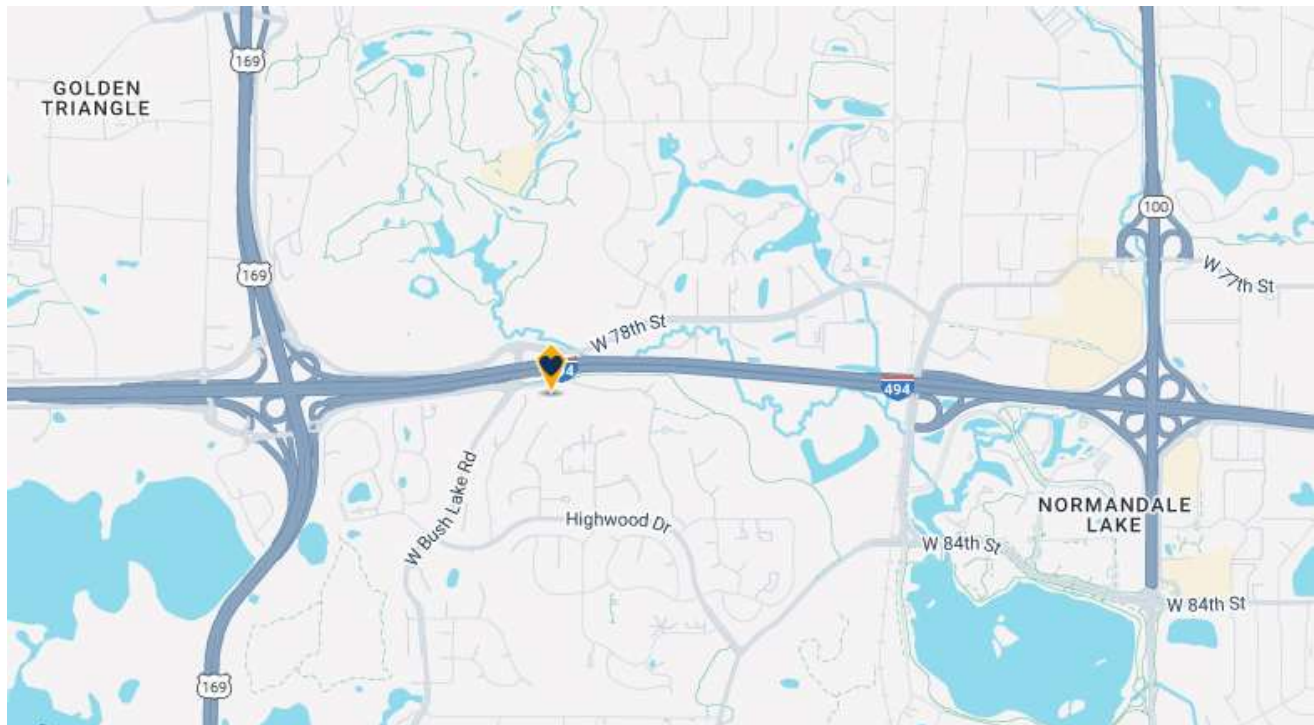
Year Built: 1984 Renovated 2025

Zoning: R1 Office/Professional

Lease Terms: Base Rent Negotiable with 3% Annual Increases Lease Type: NNN

Signage: Monument and building signage included

Parking: 62 surface stalls

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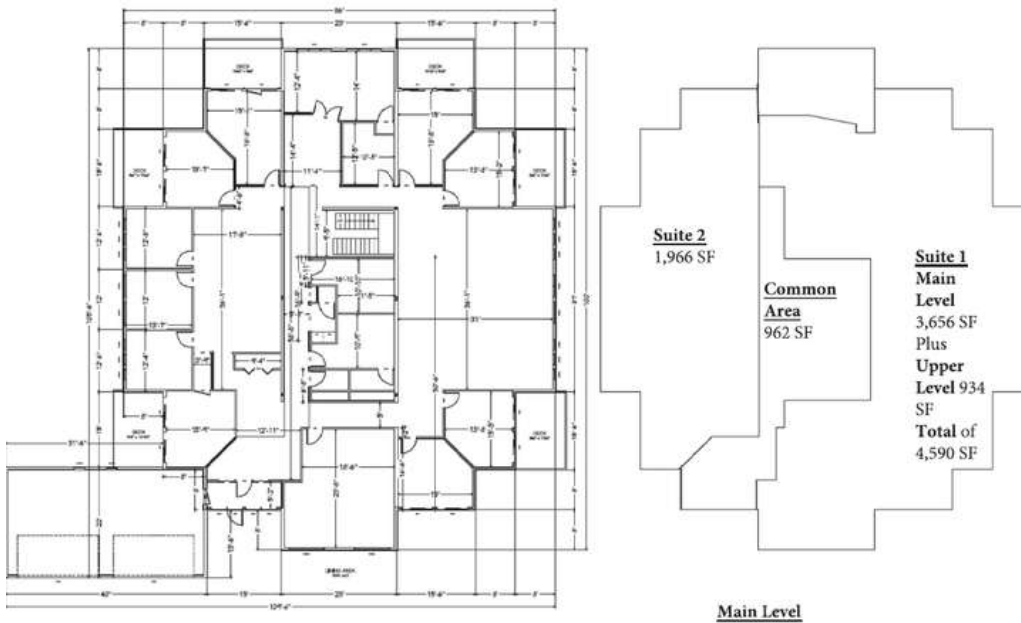
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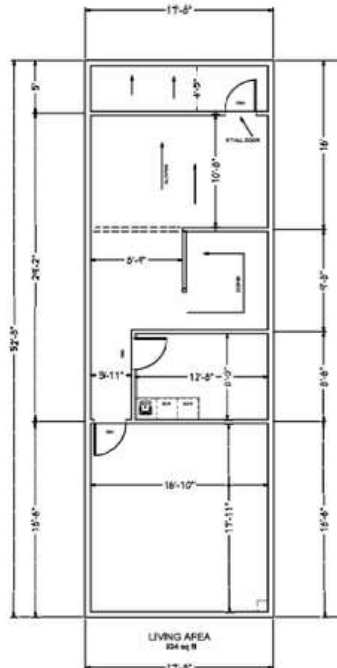
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Floor Plans



**UPPER
LEVEL
FLOORPLAN**

**Suite 1
Upper Level
934 SF**



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