

FOR LEASE

OLYMPIC PLACE

7825 WASHINGTON AVE S, BLOOMINGTON MN 55439



JAMES SMITH

Sr. Advisor | Partner

612.562.1350

james@cre-fund.com

MIKE SOWERS, CCIM

Principal

612.598.0780

mike@cre-fund.com

CIG | **COMMERCIAL**
INVESTORS GROUP

EXCLUSIVELY PRESENTED BY



JAMES SMITH

Sr. Advisor | Partner

📞 612.562.1350

✉️ james@cre-fund.com



Commercial Investors Group is a vertically integrated real estate investment firm with operations in Minnesota, Tennessee, and Colorado.

We specialize in value-add industrial, office, and flex properties—managing the full lifecycle from acquisitions and capital improvements to leasing, property management, and sales.

Our mission is twofold: deliver strong, risk-adjusted returns to our investors and create high-quality, functional spaces where businesses can thrive. With in-house teams and a responsive, hands-on approach, we move quickly, solve problems, and prioritize lasting relationships over transactions.



MIKE SOWERS, CCIM

Principal

📞 612.598.0780

✉️ mike@cre-fund.com

PROPERTY OVERVIEW

PROPERTY DETAILS

Address:	7825 Washington Ave S, Bloomington MN 55439
County:	Hennepin
Building Size	109,912 Square Feet
Price:	28 per square foot modified gross
Year built	1985, remodeled 2015/2025
Zoning:	Office
Building Stories	9 stories tall
Parking	120 surface, 460 covered

DESCRIPTION

Olympic Place stands as a premier office building in the heart of Bloomington, offering tenants unparalleled visibility from I-494 and Highway 169. With its strategic location, the property ensures easy access to the Minneapolis/St. Paul International Airport and a plethora of nearby amenities, including retail outlets, dining establishments, and recreational facilities.

AMENITIES

- Fitness center with locker rooms and showers
- Secure bike storage
- Tenant lounge and grab-n-go market
- Building conference room or 25 person training room
- Structured parking with reserved executive spaces
- High-speed elevators
- Private Tenant Lounge Coming Fall 2025

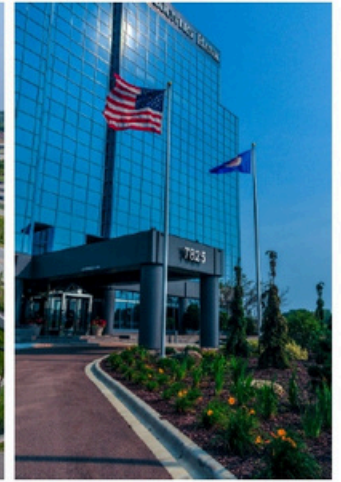


AVAILABLE SPACES

Suite	Floor	Size (SF)	3 Year Rent Rate (\$/SF/YR)	Monthly Rent (\$)	Available
210	2nd	3,161	\$28.00	\$7,375.67	Now
300	3rd	1,656	\$28.00	\$3,864.00	Now
325	3rd	2,985	\$28.00	\$6,965.00	Fall 2025
375	3rd	2,580	\$28.00	\$6,020.00	Fall 2025
425	4th	2,570	\$28.00	\$5,996.67	Now
700	7th	2,911	\$30.00	\$7,277.50	Fall 2025
710	7th	2,564	\$30.00	\$6,410.00	Fall 2025
725	7th	1,929	\$30.00	\$4,822.50	Fall 2025

OLYMPIC PLACE | 7825 WASHINGTON AVE S, BLOOMINGTON MN 55439

EXTERIOR PICTURES

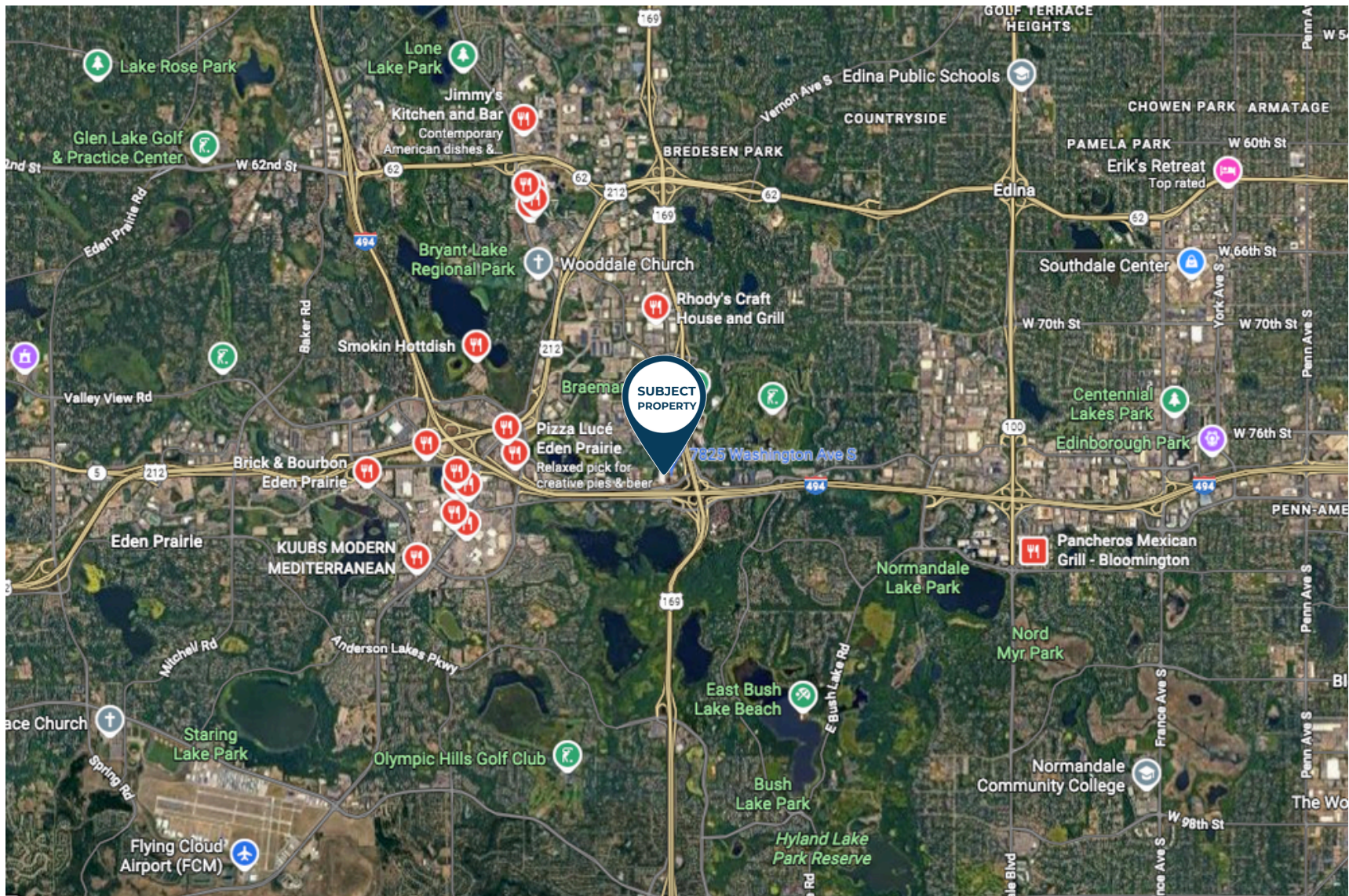


INTERIOR PICTURES



Olympic Place | 7825 Washington Ave S, Bloomington MN 55439

AERIAL MAP

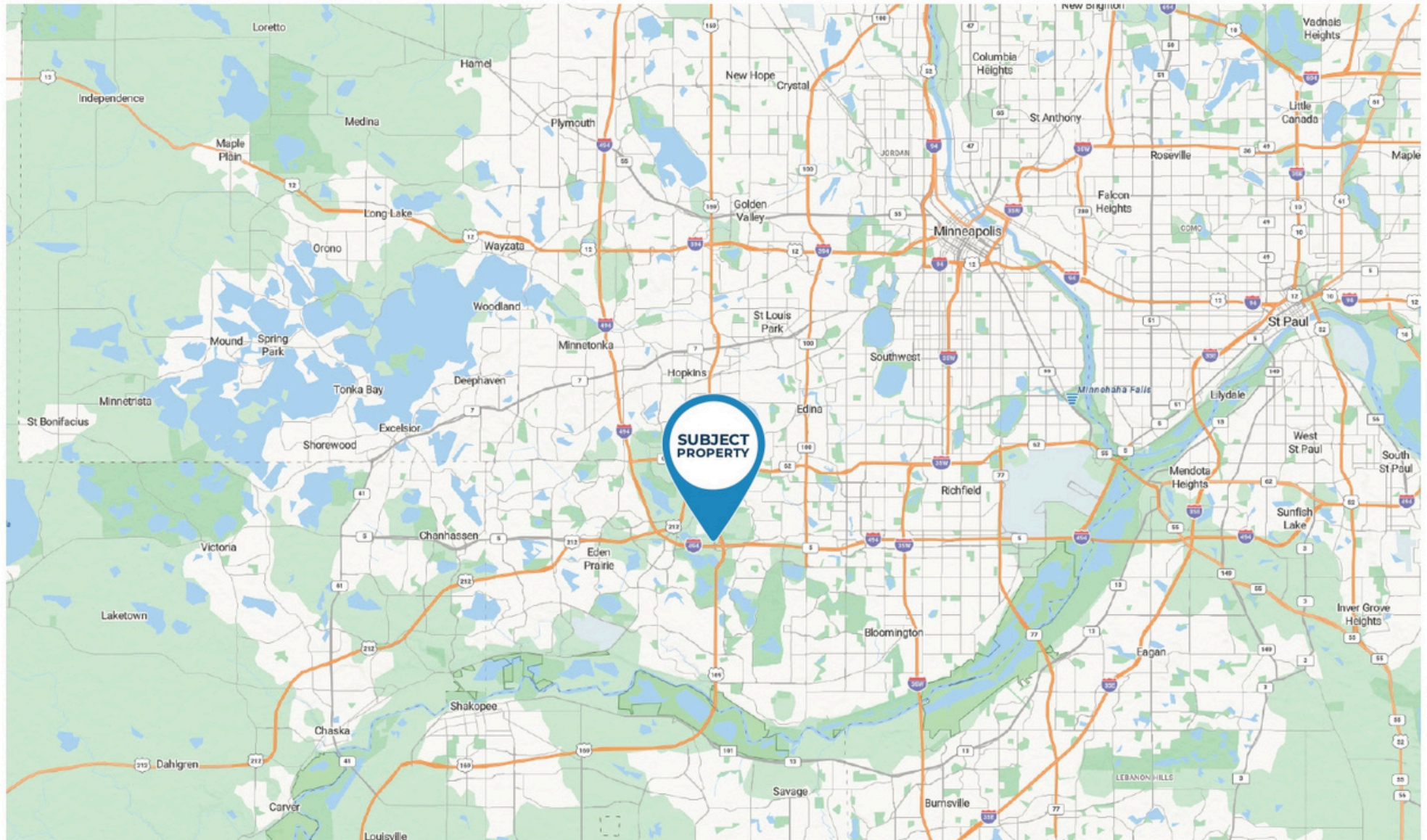


OLYMPIC PLACE | 7825 WASHINGTON AVE S, BLOOMINGTON MN 55439

LOCATION MAP

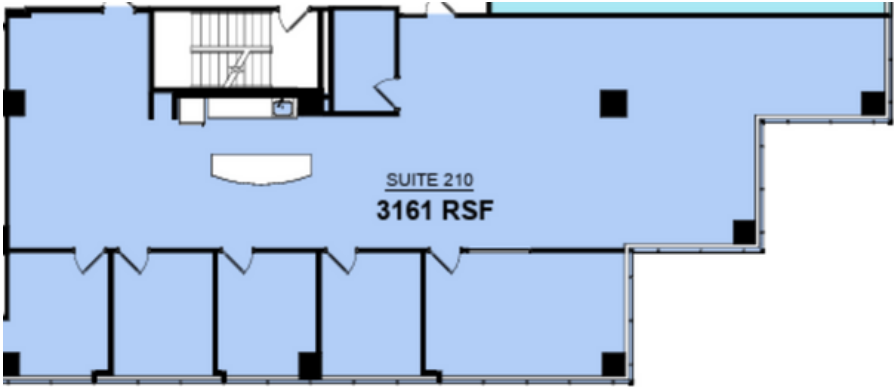


View Location



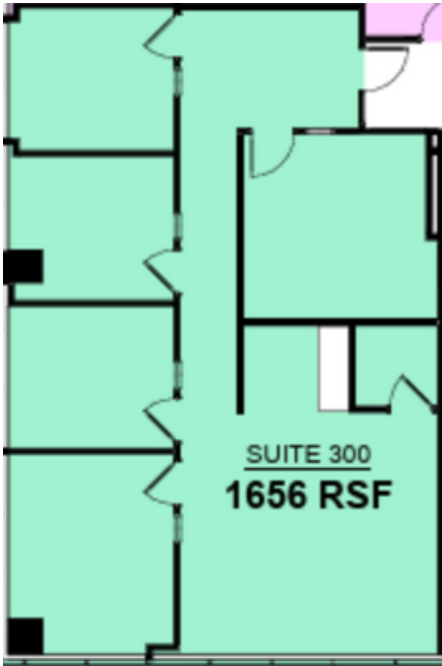
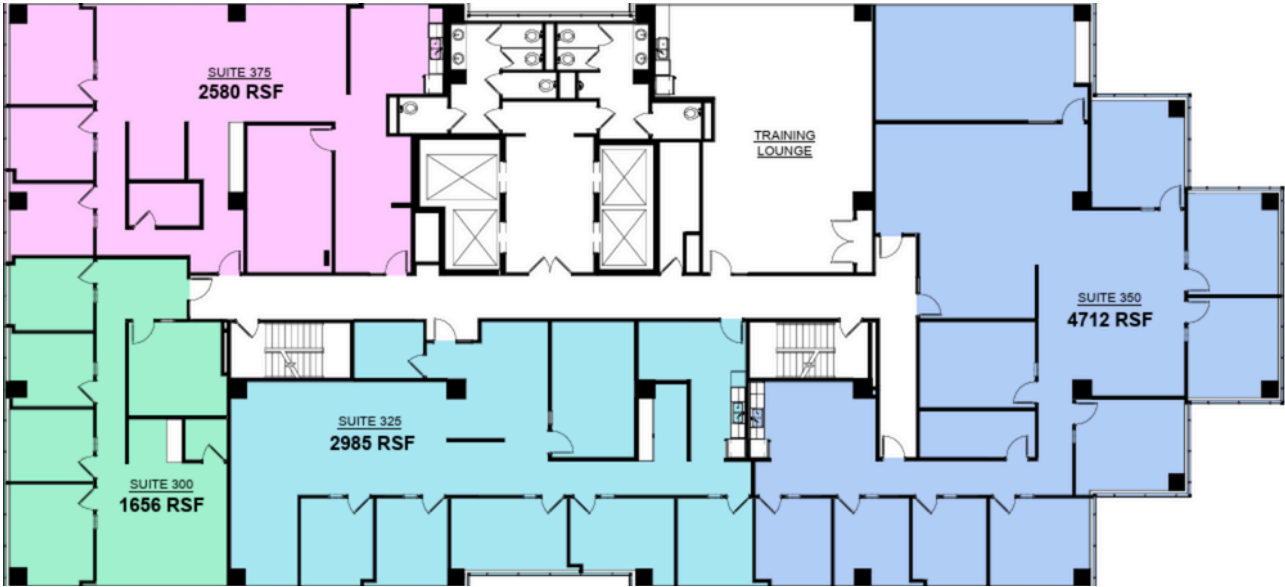
FLOOR PLAN

SECOND FLOOR - SUITE 210



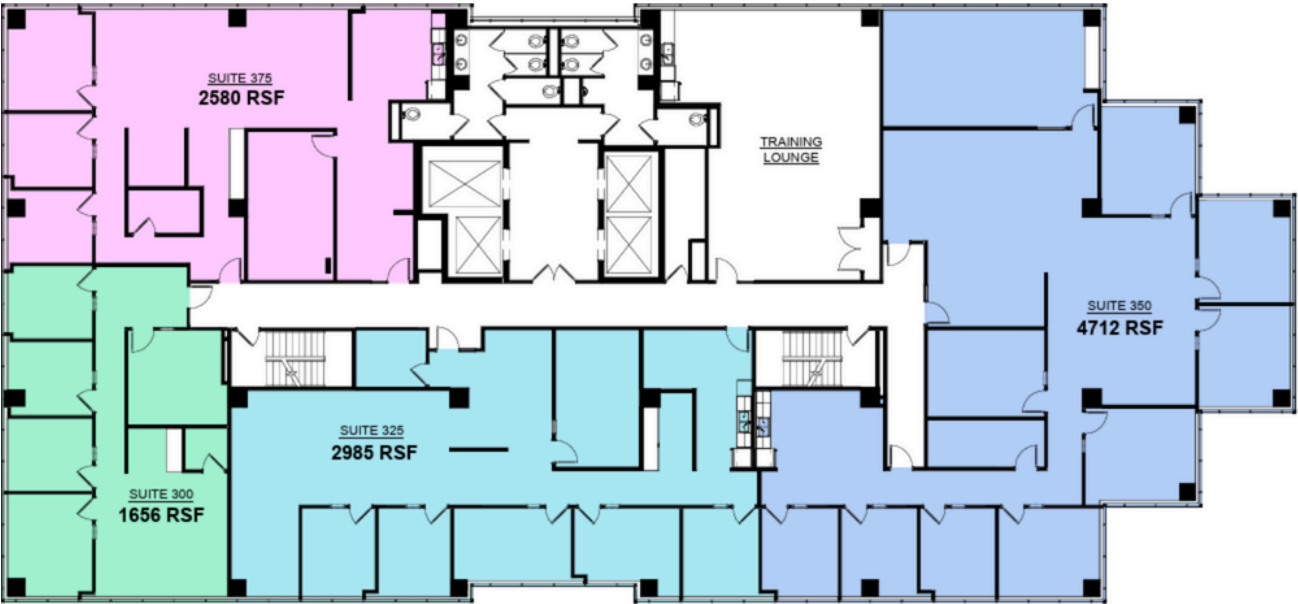
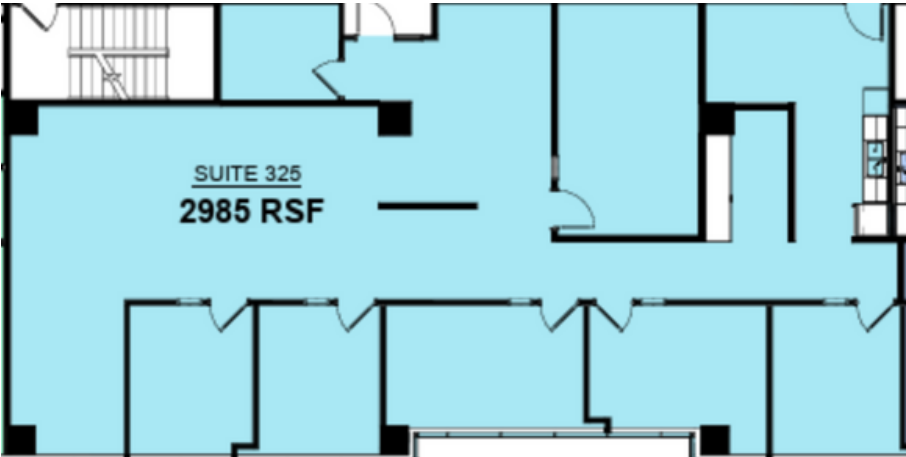
FLOOR PLAN

THIRD FLOOR - SUITE 300



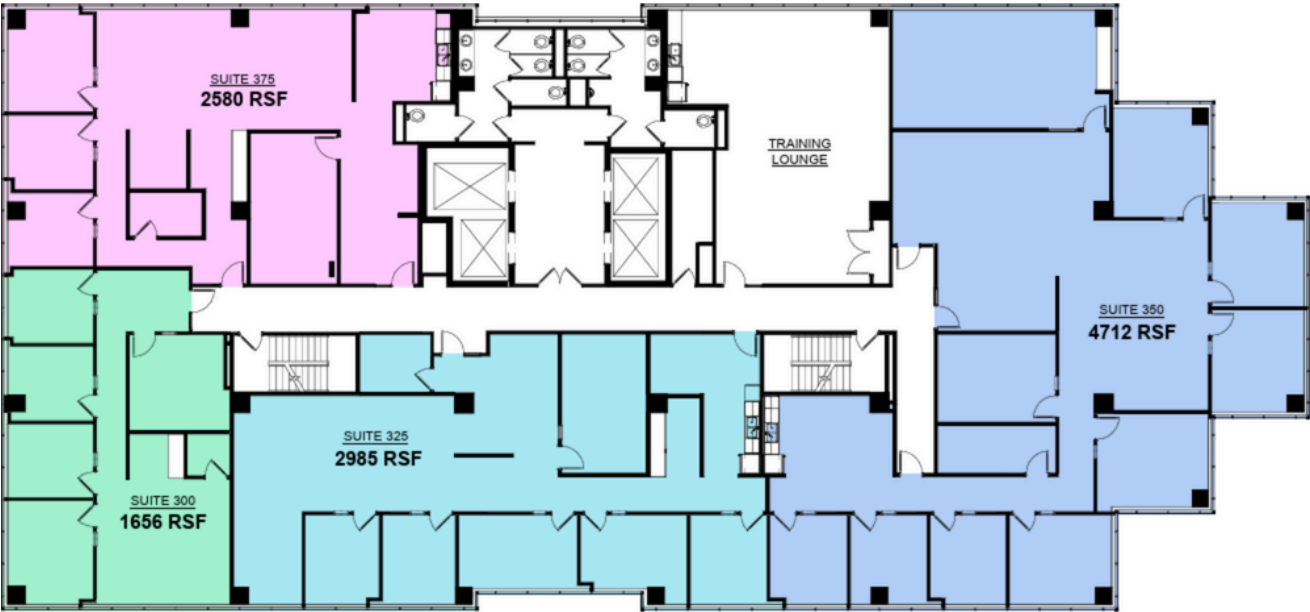
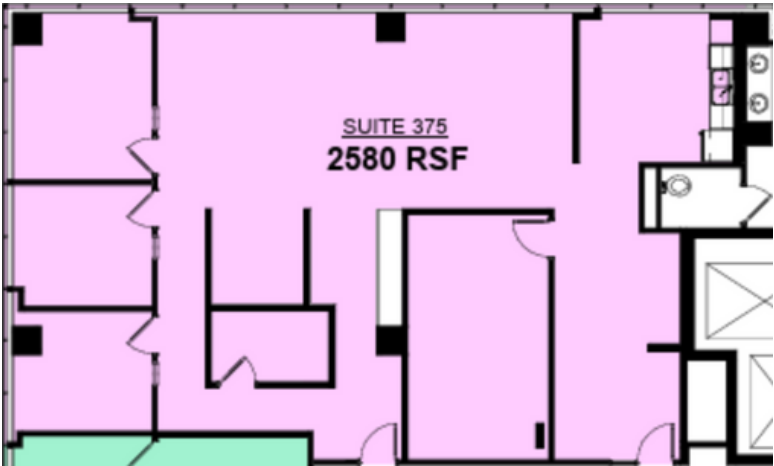
FLOOR PLAN

THIRD FLOOR - SUITE 325



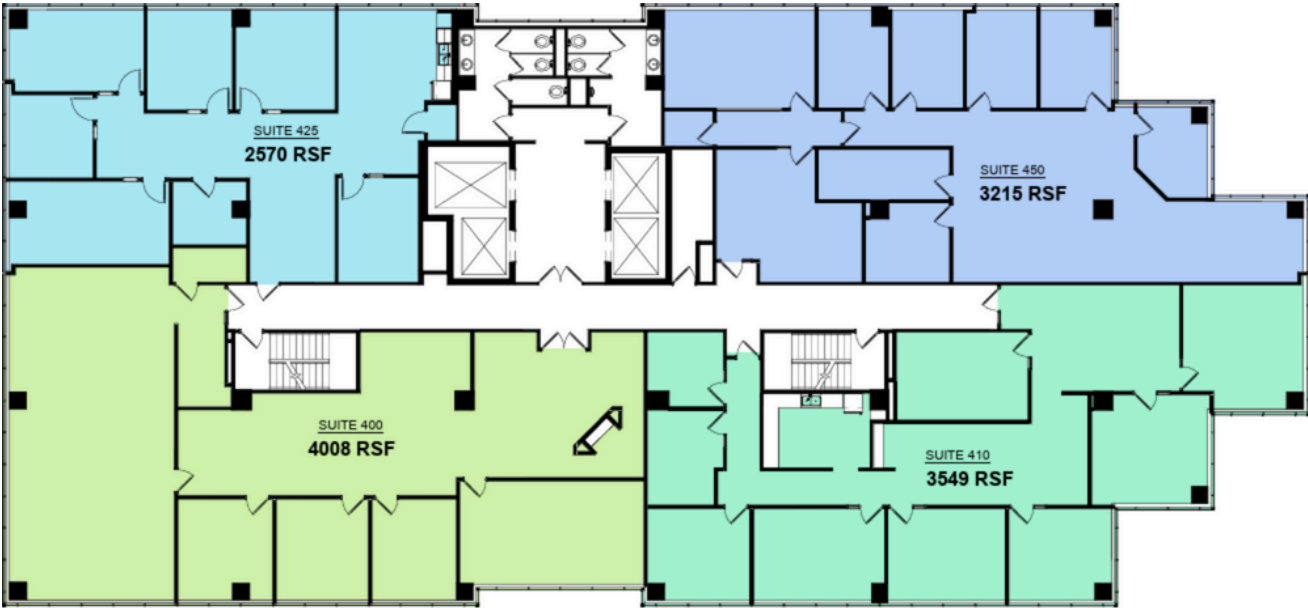
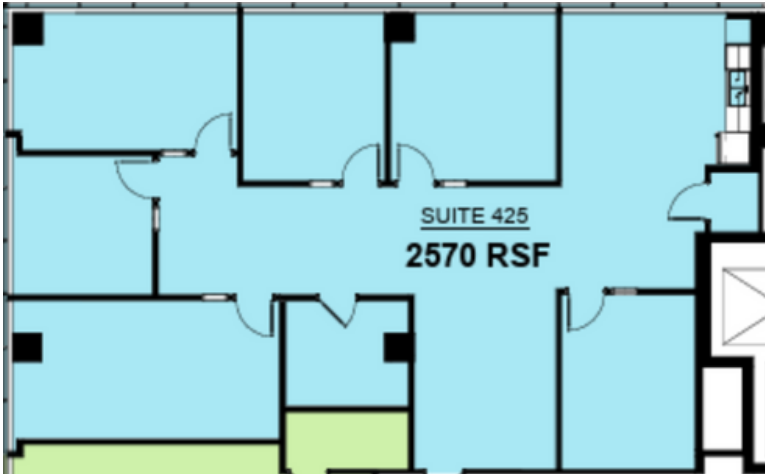
FLOOR PLAN

THIRD FLOOR - SUITE 375



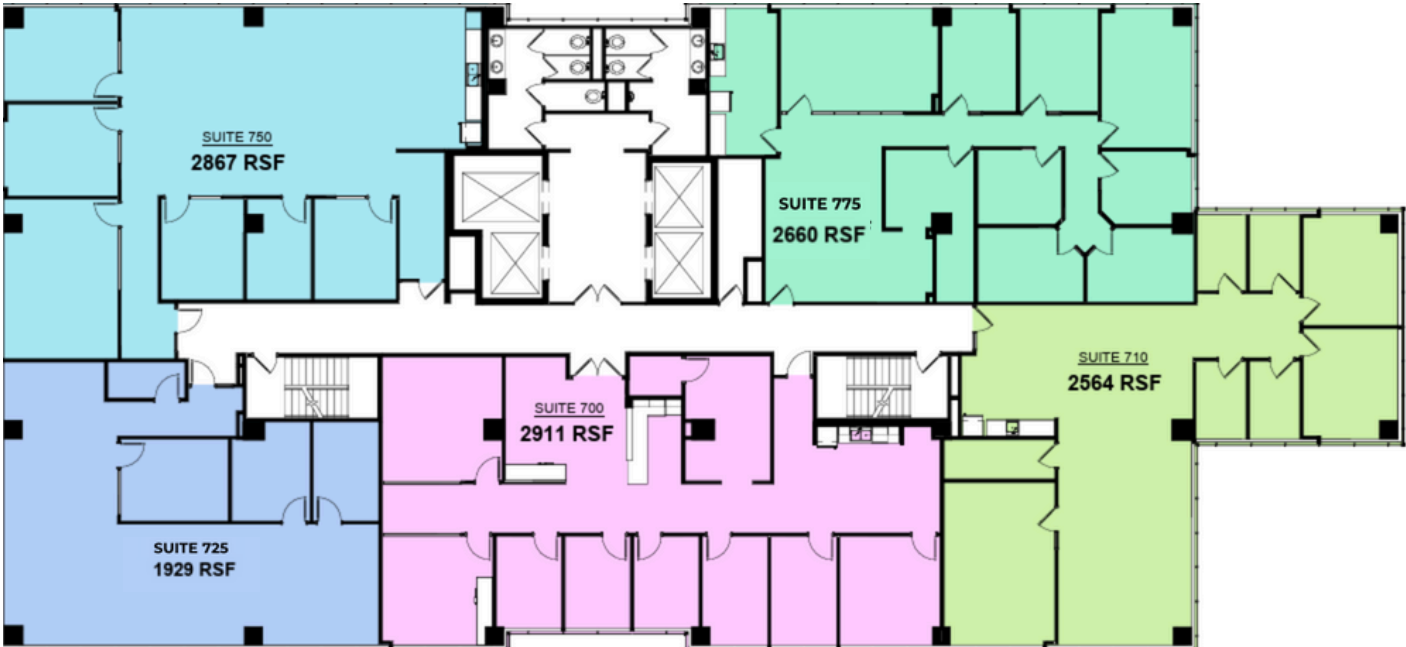
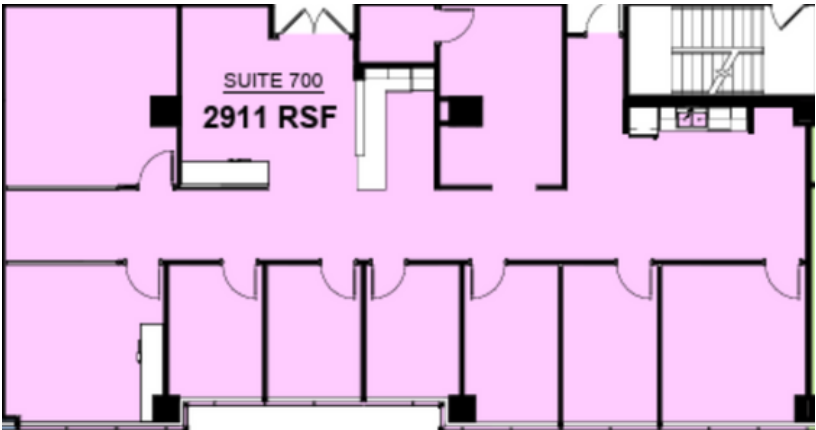
FLOOR PLAN

FOURTH FLOOR - SUITE 425



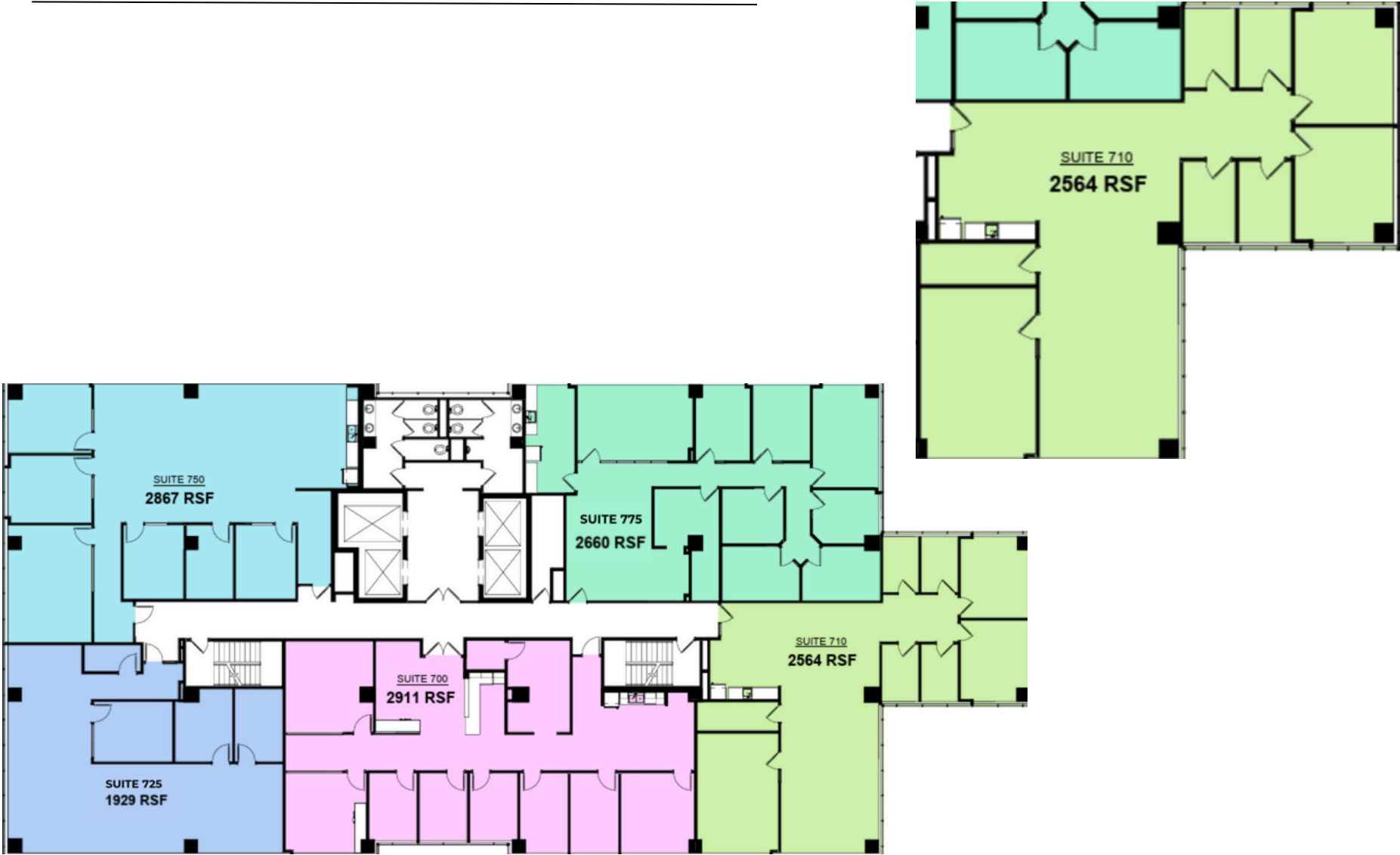
FLOOR PLAN

SEVENTH FLOOR - SUITE 700



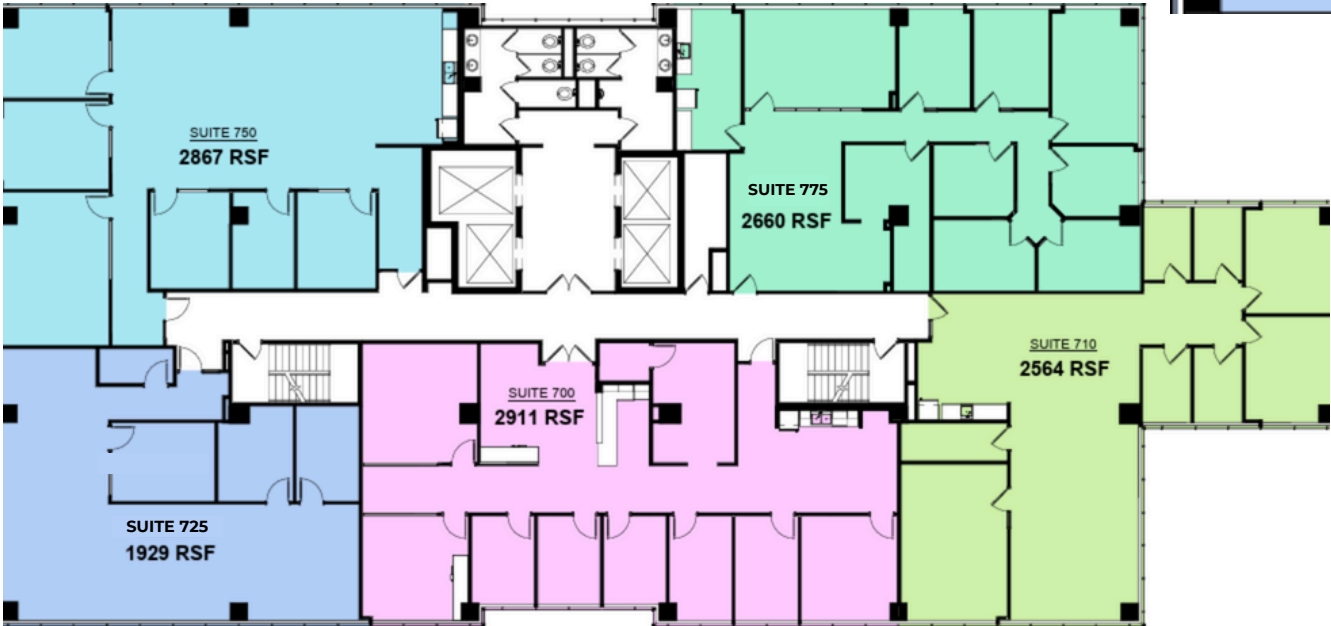
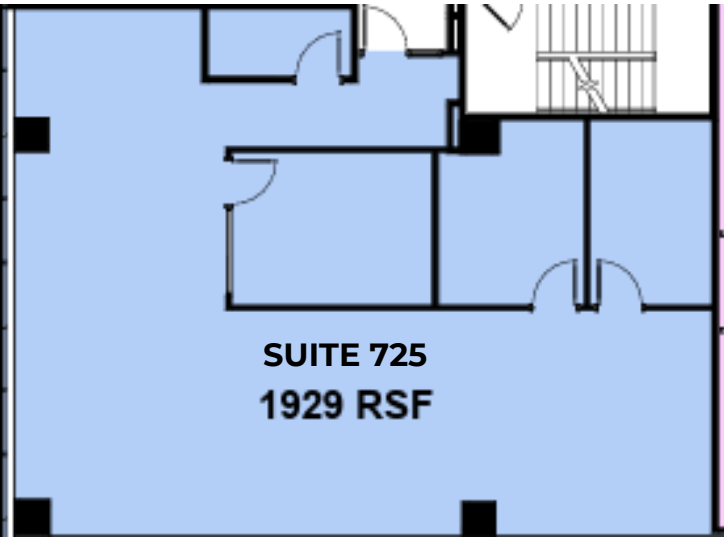
FLOOR PLAN

SEVENTH FLOOR - SUITE 710



FLOOR PLAN

SEVENTH FLOOR - SUITE 725





JAMES SMITH

Sr. Advisor | Partner

612-562-1350

james@cre-fund.com

MIKE SOWERS, CCIM

Principal

612-598-0780

mike@cre-fund.com

CIG | **COMMERCIAL
INVESTORS GROUP**

This document has been prepared by Commercial Investors Group for advertising and general information only. Commercial Investors Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Commercial Investors Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Commercial Investors Group and/or its licensor(s). ©2025. All rights reserved.