



2901 METRO OFFICE PARK

2901 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 (3001)
- ♦ 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

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◆ BUILDING DETAILS

- Approximately 107,736 SF/5 stories
- Built in 1980
- 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 100 3,437 RSF
 - Suite 150 7,642 RSF*
 - Suite 180 5,252 RSF*
 - Suite 310 6,595 RSF**
 - Suite 320 3,678 RSF**
 - Suite 400 12,995 RSF**
 - Suite 450 8,704 RSF**
 - Suite 500 13,657 RSF**
 - Suite 527 3,596 RSF

* 12,894 RSF Contiguous Space

** 45,629 RSF Contiguous Space

◆ PARK AMENITIES

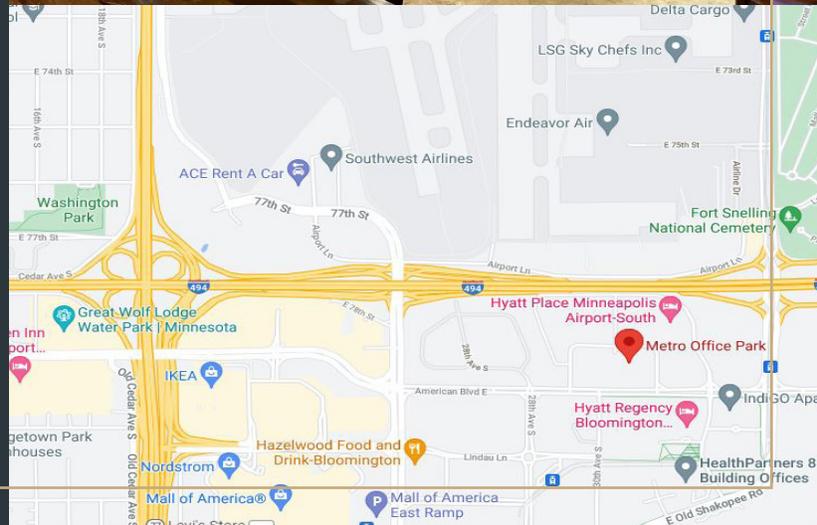
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit station
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with WiFi (3001 Metro)
- Updated Conference/Seminar Rooms
- On MTC 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

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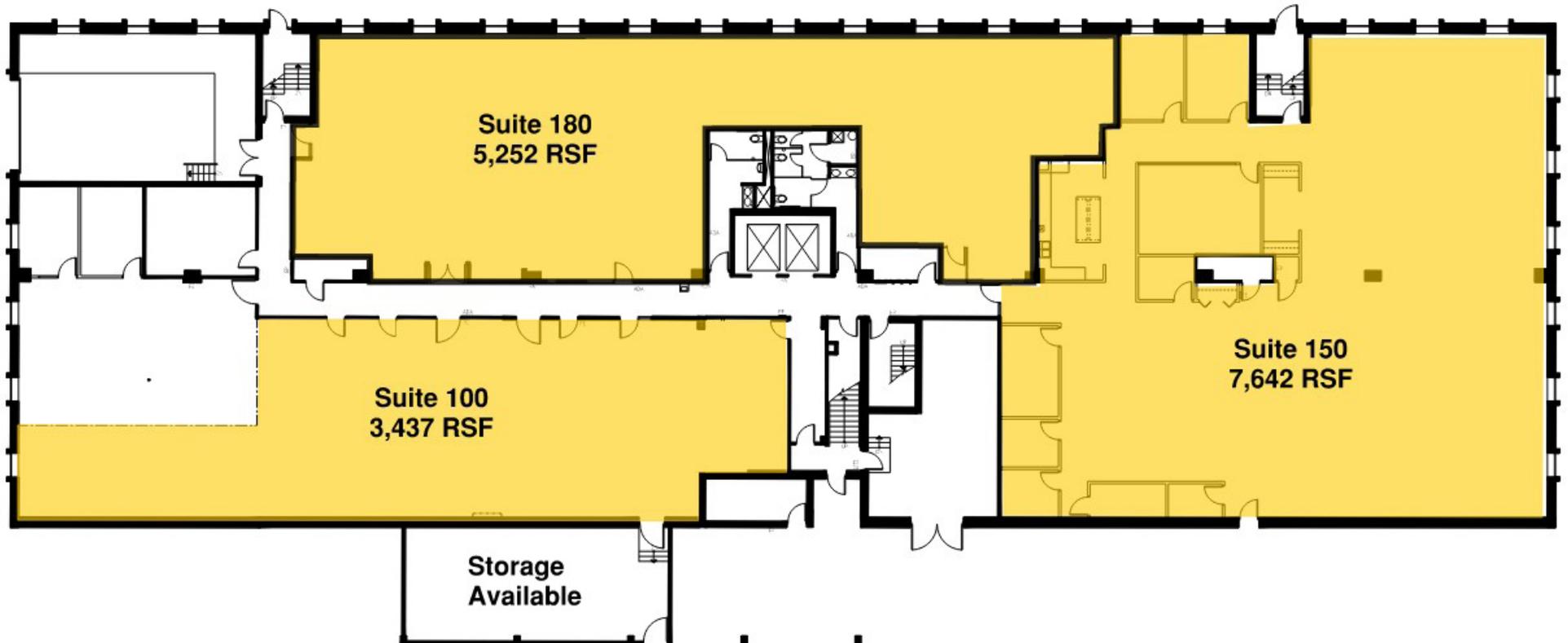
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7101 W. 78th Street ♦ Minneapolis, MN



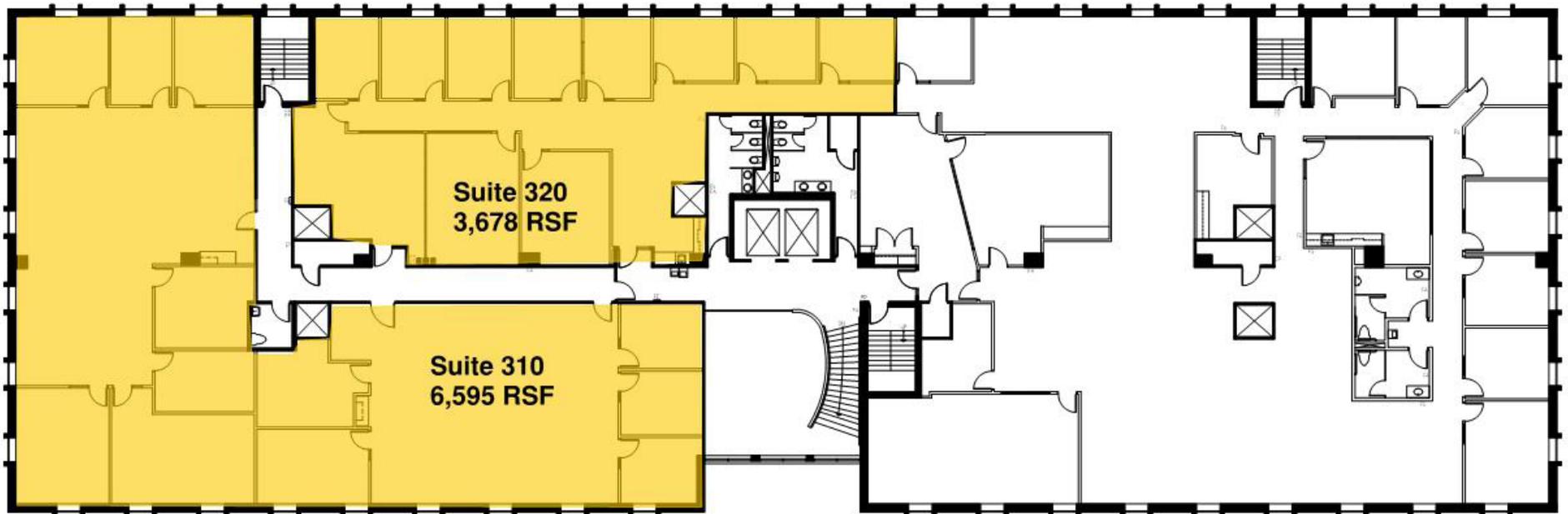
2901 METRO OFFICE PARK ♦ FOR LEASE ♦ FIRST FLOOR
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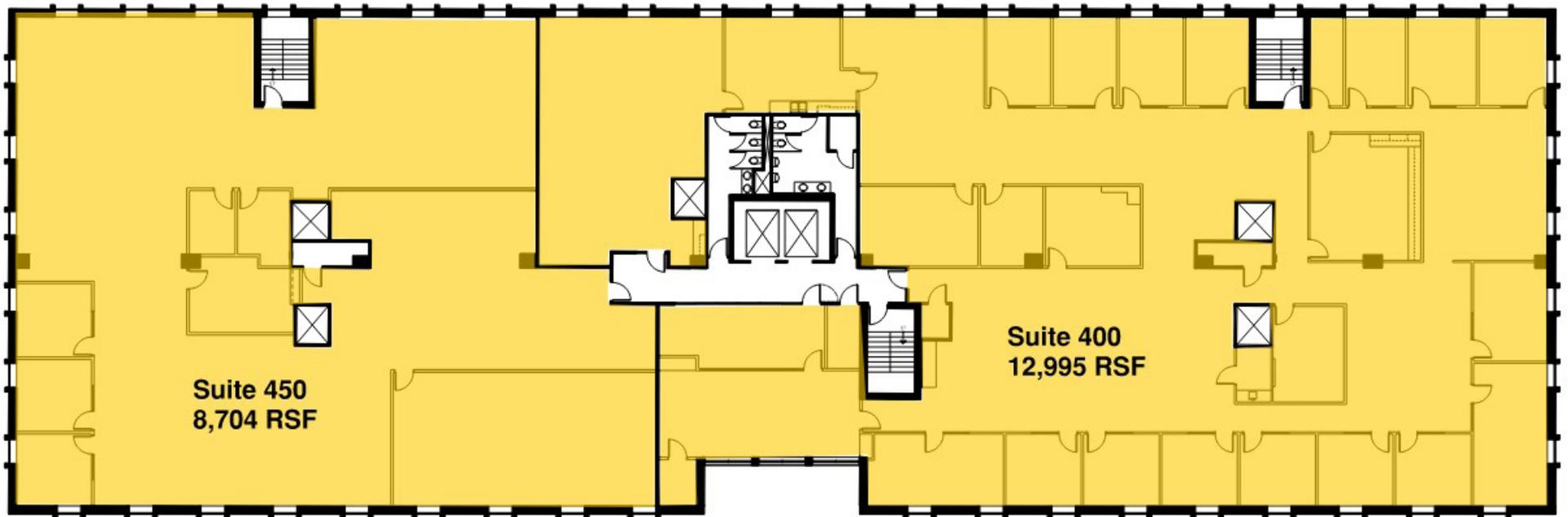
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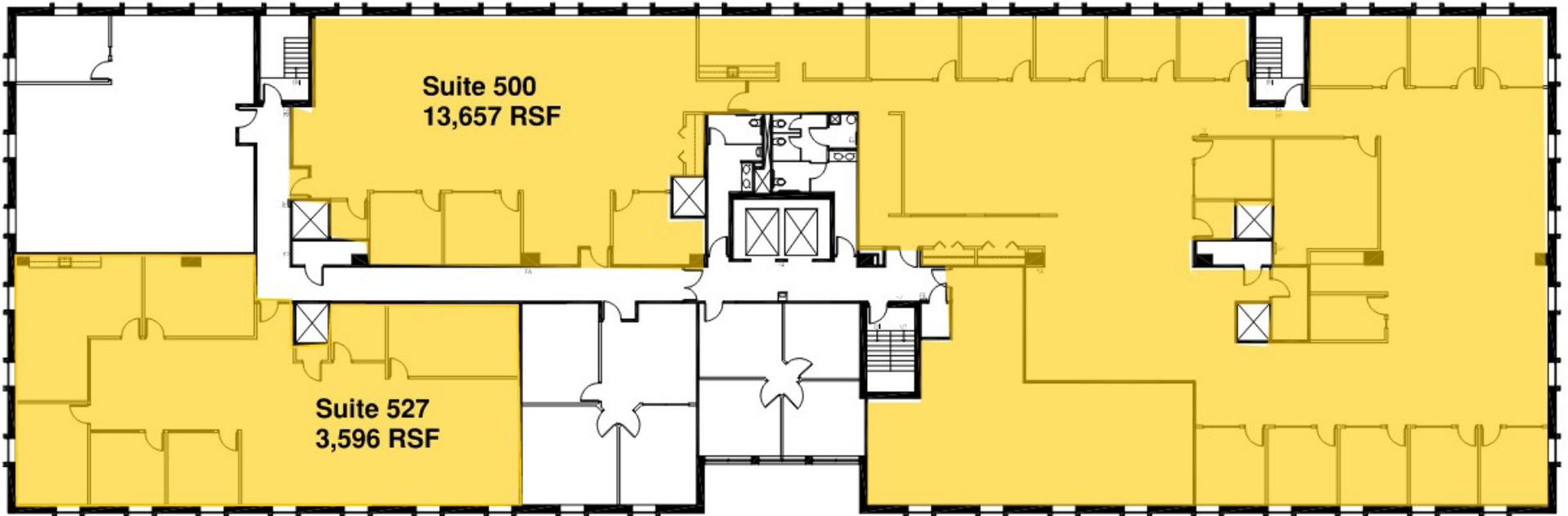


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