



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 ♦ metroofficepark.com

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

ESTD  1983
FRAUENSHUH
COMMERCIAL REAL ESTATE

2901 METRO OFFICE PARK

2901 Metro Drive ♦ Bloomington, MN 55425

◆ 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 150 7,642 RSF
 - Suite 180 5,252 RSF
 - Suite 312 1,857 RSF
 - Suite 318 3,753 RSF
 - Suite 400 13,387 RSF
 - Suite 500 12,076 RSF
 - Suite 527 3,596 RSF
 - Suite 550 1,580 RSF

◆ PARK AMENITIES

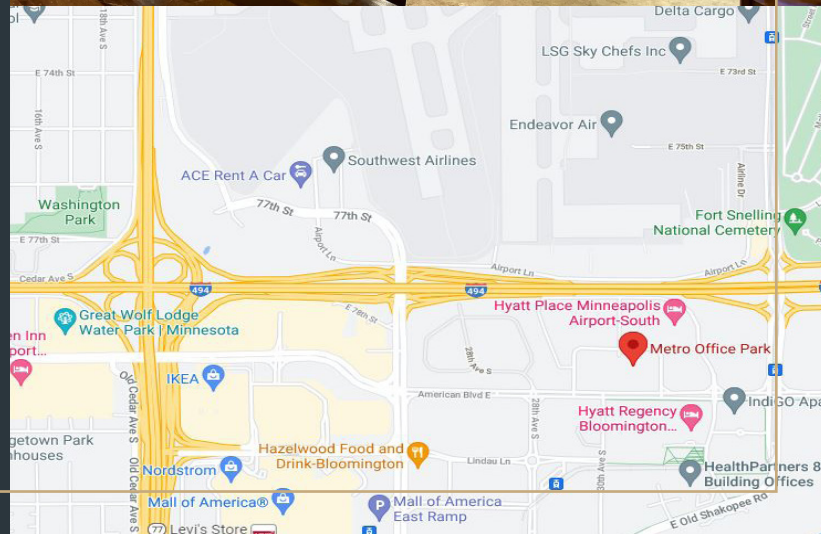
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit station
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with WiFi (3001 Metro)
- Updated Conference/Seminar Rooms
- On MTC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

FRAUENSHUH

COMMERCIAL REAL ESTATE

www.frauenshuh.com

7101 W. 78th Street ♦ Minneapolis, MN



2901 METRO OFFICE PARK ♦ FOR LEASE ♦ FIRST FLOOR

2901 Metro Drive ♦ Bloomington, MN 55425 ♦ metroofficepark.com



JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com

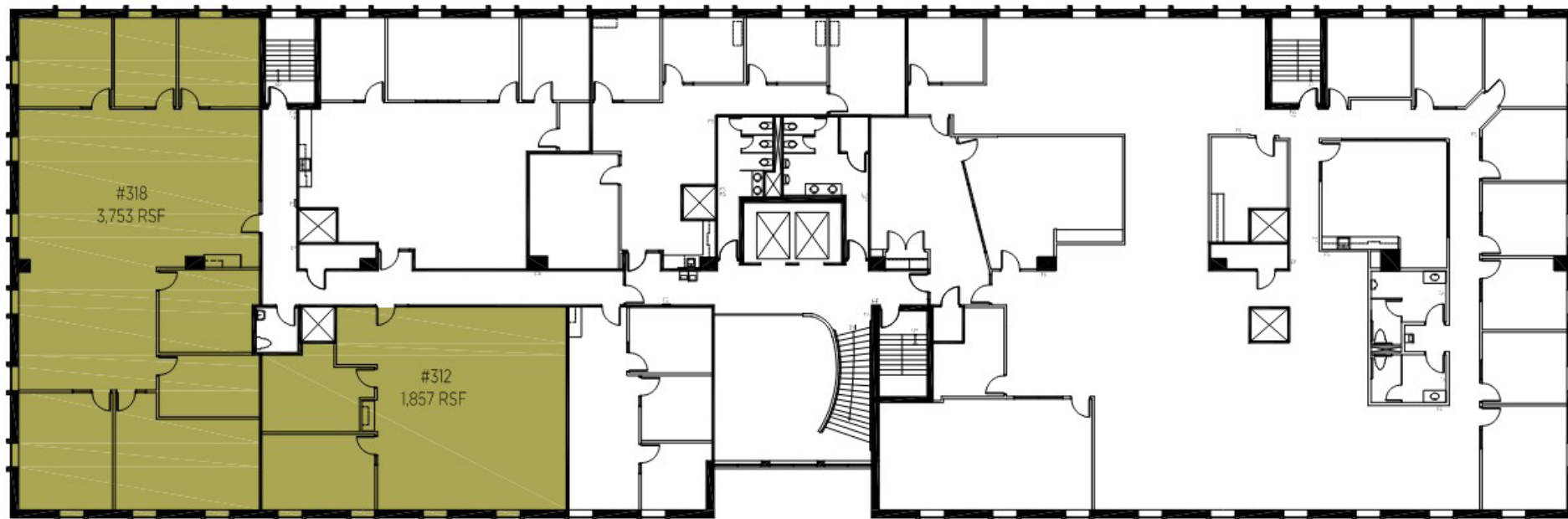


FRAUENSHUH

COMMERCIAL REAL ESTATE

2901 METRO OFFICE PARK ♦ FOR LEASE ♦ THIRD FLOOR

2901 Metro Drive ♦ Bloomington, MN 55425 ♦ metroofficepark.com



JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com



FRAUENSHUH

COMMERCIAL REAL ESTATE

2901 METRO OFFICE PARK ♦ FOR LEASE ♦ FOURTH FLOOR

2901 Metro Drive ♦ Bloomington, MN 55425 ♦ metroofficepark.com



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



FRAUENSHUH
COMMERCIAL REAL ESTATE

2901 METRO OFFICE PARK ♦ FOR LEASE ♦ FIFTH FLOOR

2901 Metro Drive ♦ Bloomington, MN 55425 ♦ metroofficepark.com



JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com



FRAUENSHUH

COMMERCIAL REAL ESTATE