

# FOR LEASE

## OLYMPIC PLACE

7825 WASHINGTON AVE S, BLOOMINGTON MN 55439



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**CIG** | COMMERCIAL  
INVESTORS GROUP

# EXCLUSIVELY PRESENTED BY



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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.

# PROPERTY OVERVIEW

Address	7825 Washington Ave S, Bloomington MN 55439
County	Hennepin
Building Size	109,912 Square Feet
Zoning	C4 - Office
Stories	9
Ownership	Locally Owned and Managed
Location	NW Corner of I-494, Hwy 169
Parking	120 Surface, 460 Covered

## Description

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

## Amenities

- Fitness Center with Locker Rooms and Showers
- Tenant Conference Room
- Grab-n-Go Market
- Tenant Lounge
- Covered Parking Ramp
- High-Speed Elevators
- Secure Bike Storage
- NEW Private Entertainment Area Coming 2026
- NEW Training/Seminar Center Coming 2026



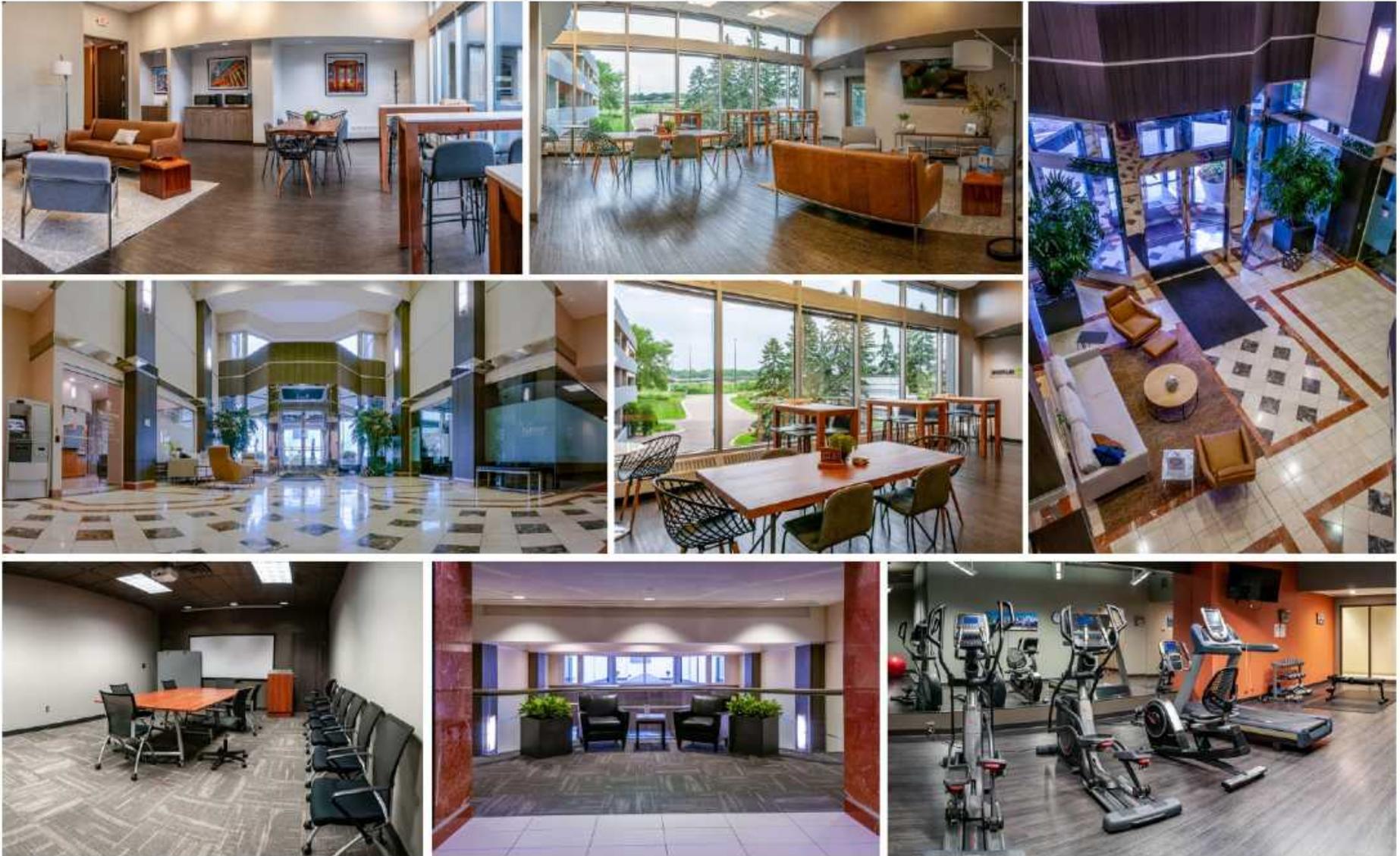
# AVAILABLE SPACES

Suite	Floor	Size (SF)	Available
200	2nd	3,608	60 Days Notice
210	2nd	3,161	Available
300	3rd	1,656	Pending
325	3rd	2,985	Available
375	3rd	2,580	Available
425	4th	2,570	Available
700	7th	2,911	Available
710	7th	2,564	Available
725	7th	1,929	Available

# EXTERIOR PICTURES



# INTERIOR PICTURES

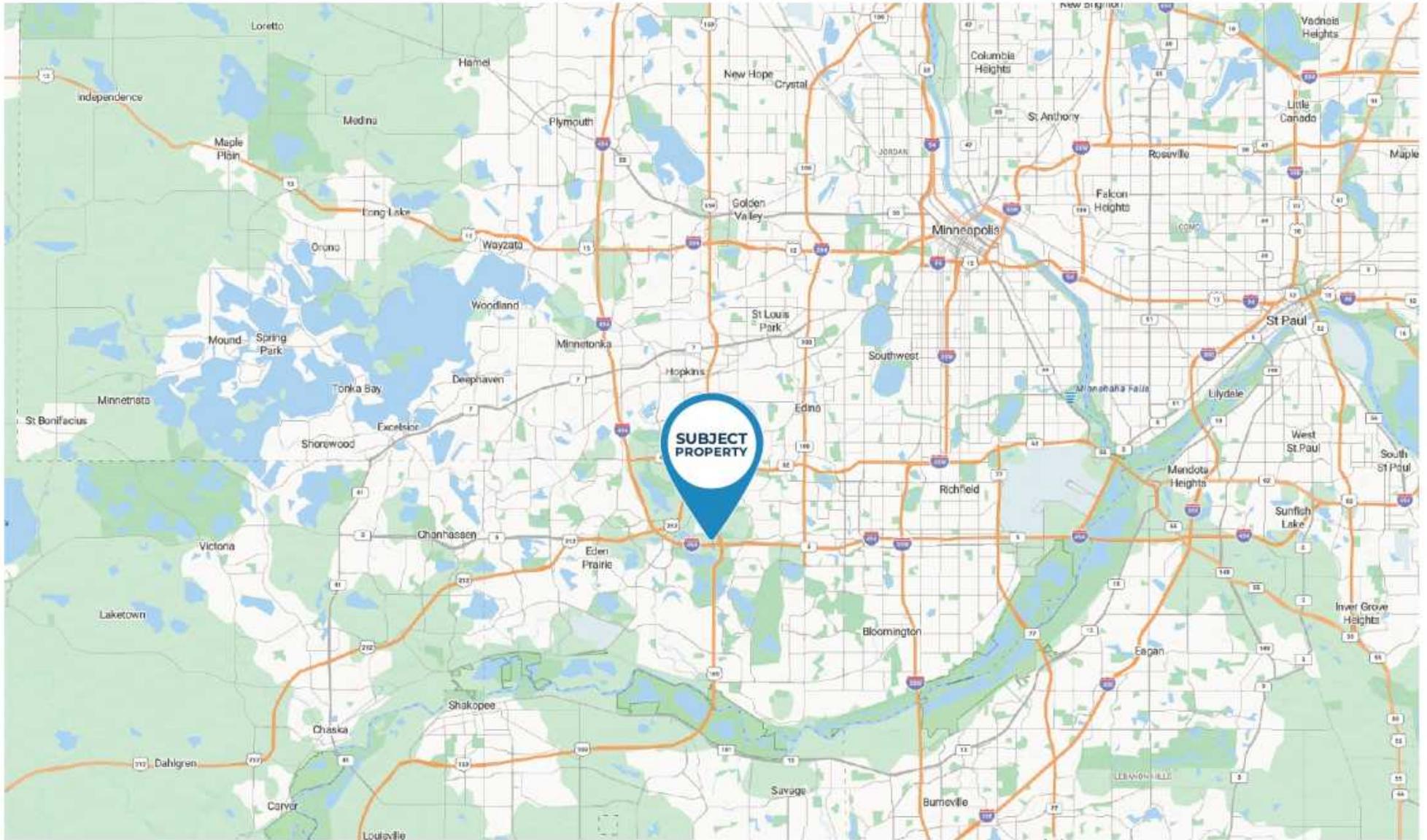


Olympic Place | 7825 Washington Ave S, Bloomington MN 55439

# AERIAL MAP

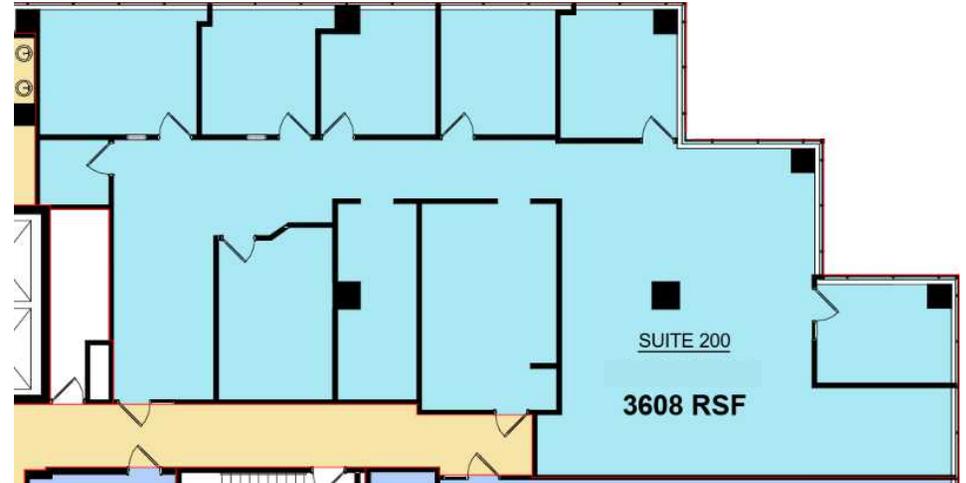


# LOCATION MAP



# FLOOR PLAN

## SECOND FLOOR - SUITE 200



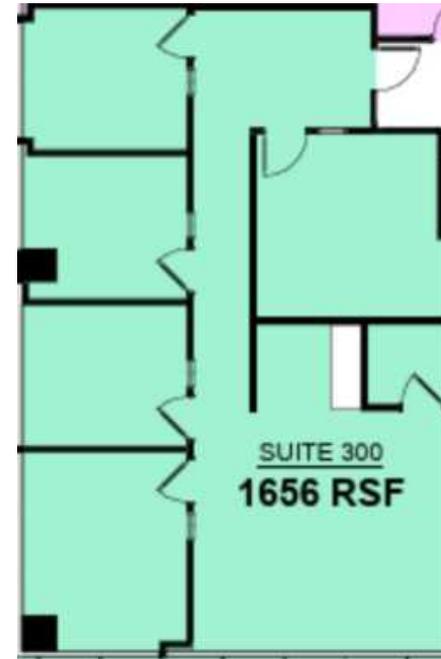
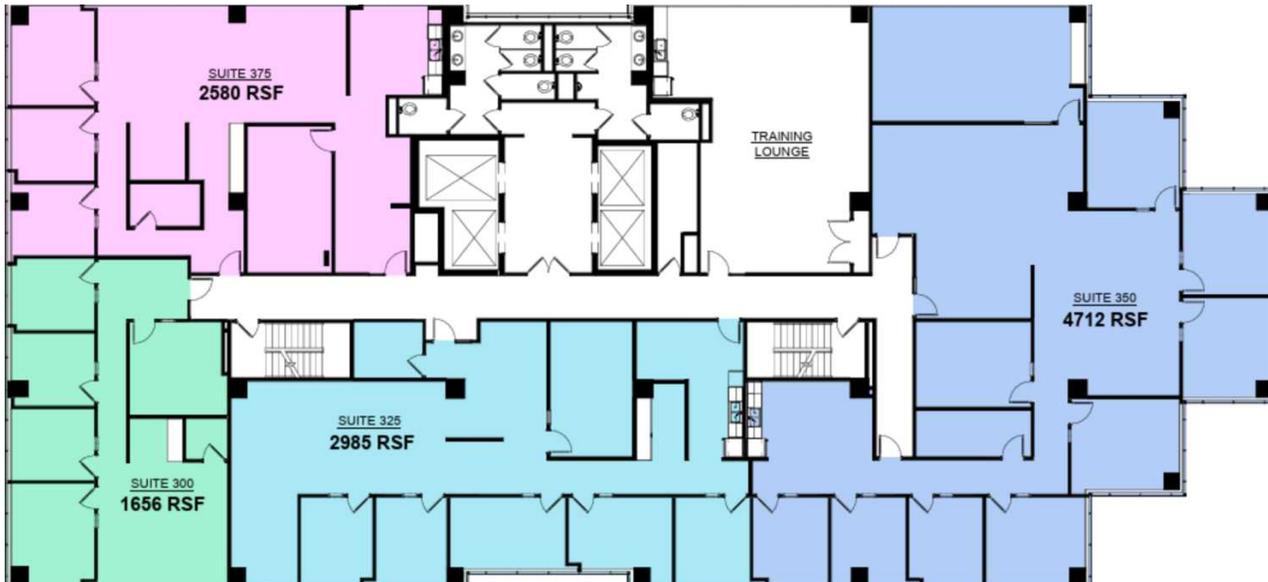
# FLOOR PLAN

## SECOND FLOOR - SUITE 210



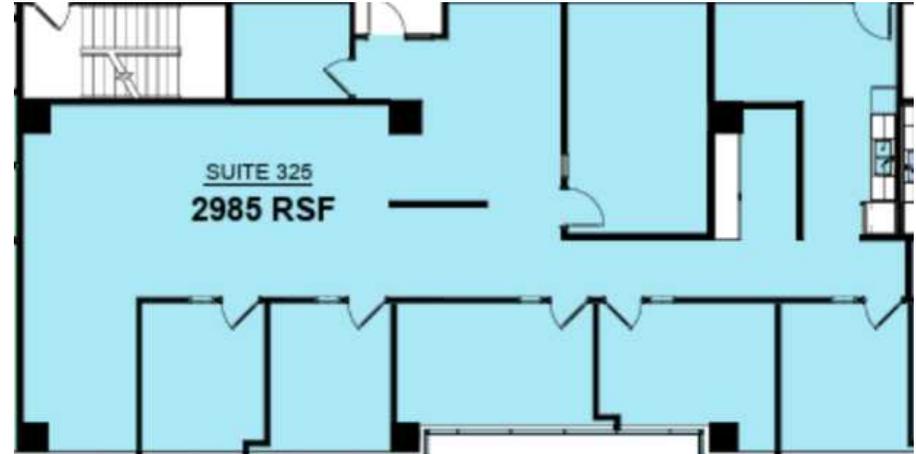
# FLOOR PLAN

## THIRD FLOOR - SUITE 300



# FLOOR PLAN

## THIRD FLOOR - SUITE 325



# FLOOR PLAN

## THIRD FLOOR - SUITE 375



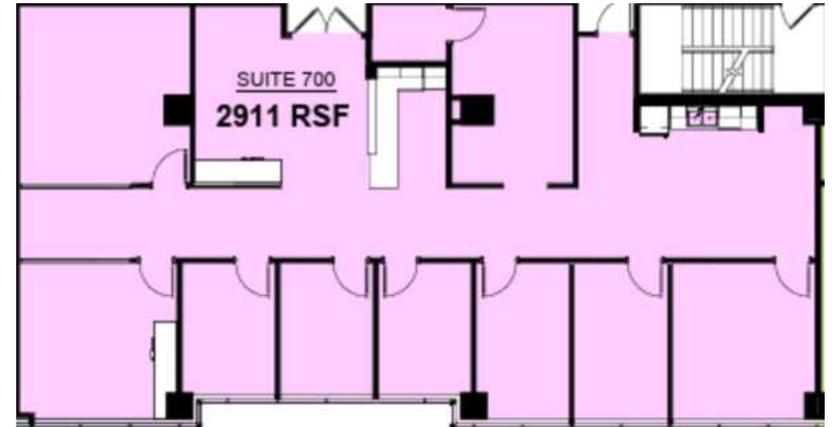
# FLOOR PLAN

## FOURTH FLOOR - SUITE 425



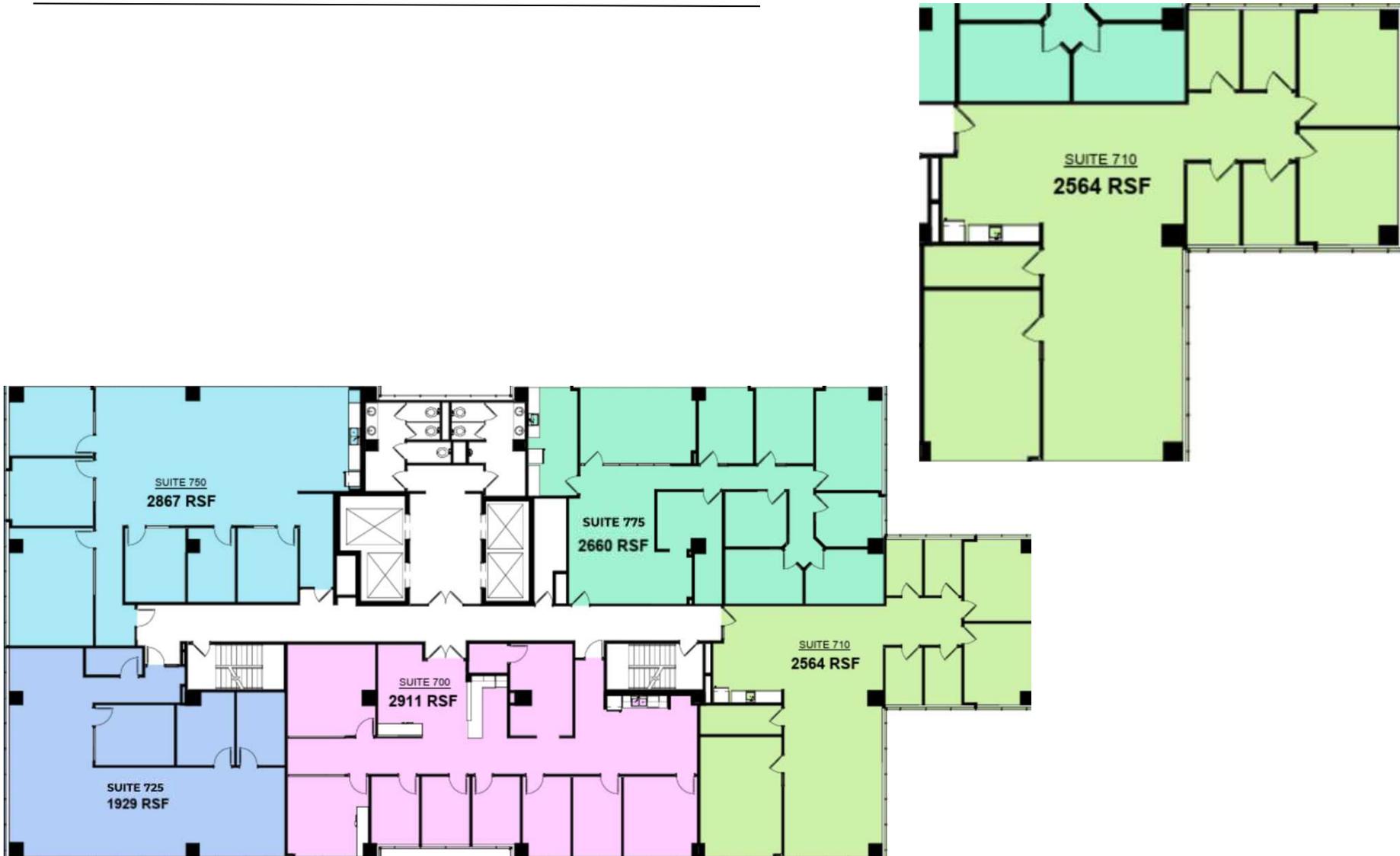
# FLOOR PLAN

## SEVENTH FLOOR - SUITE 700



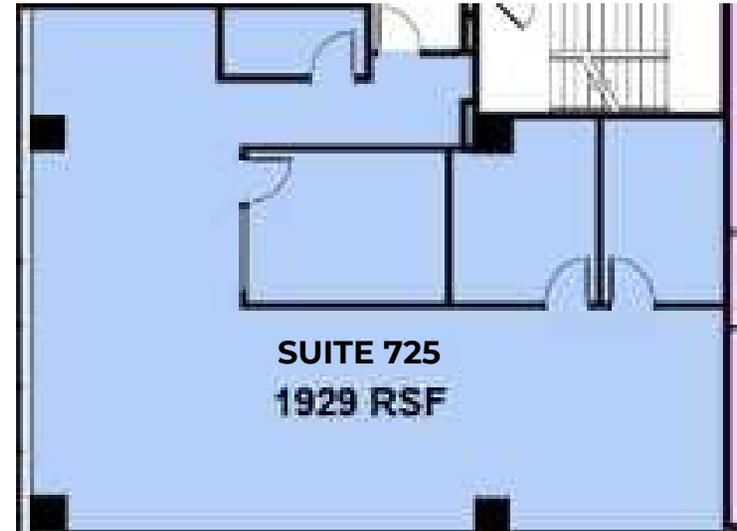
# FLOOR PLAN

## SEVENTH FLOOR - SUITE 710



# FLOOR PLAN

## SEVENTH FLOOR - SUITE 725





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