



7801 METRO OFFICE PARK

7801 Metro Parkway ✦ 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
- ✦ 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

JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com



FRAUENSHUH
COMMERCIAL REAL ESTATE

7801 METRO OFFICE PARK

7801 Metro Parkway ♦ Bloomington, MN 55425

♦ BUILDING DETAILS

- Approximately 42,667 SF/3 stories
- Built in 1969
- Net Rate: \$11.75 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 11,344 RSF
 - Suite 200 13,499 RSF
 - Suite 300 13,410 RSF

♦ PARK AMENITIES

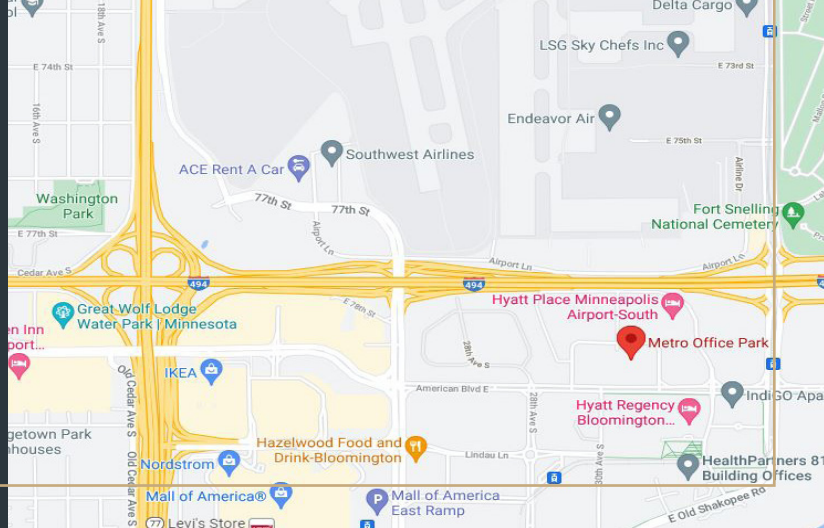
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit station
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with WiFi (3001 Metro)
- Conference/Seminar Rooms
- On MTC bus route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

FRAUENSHUH

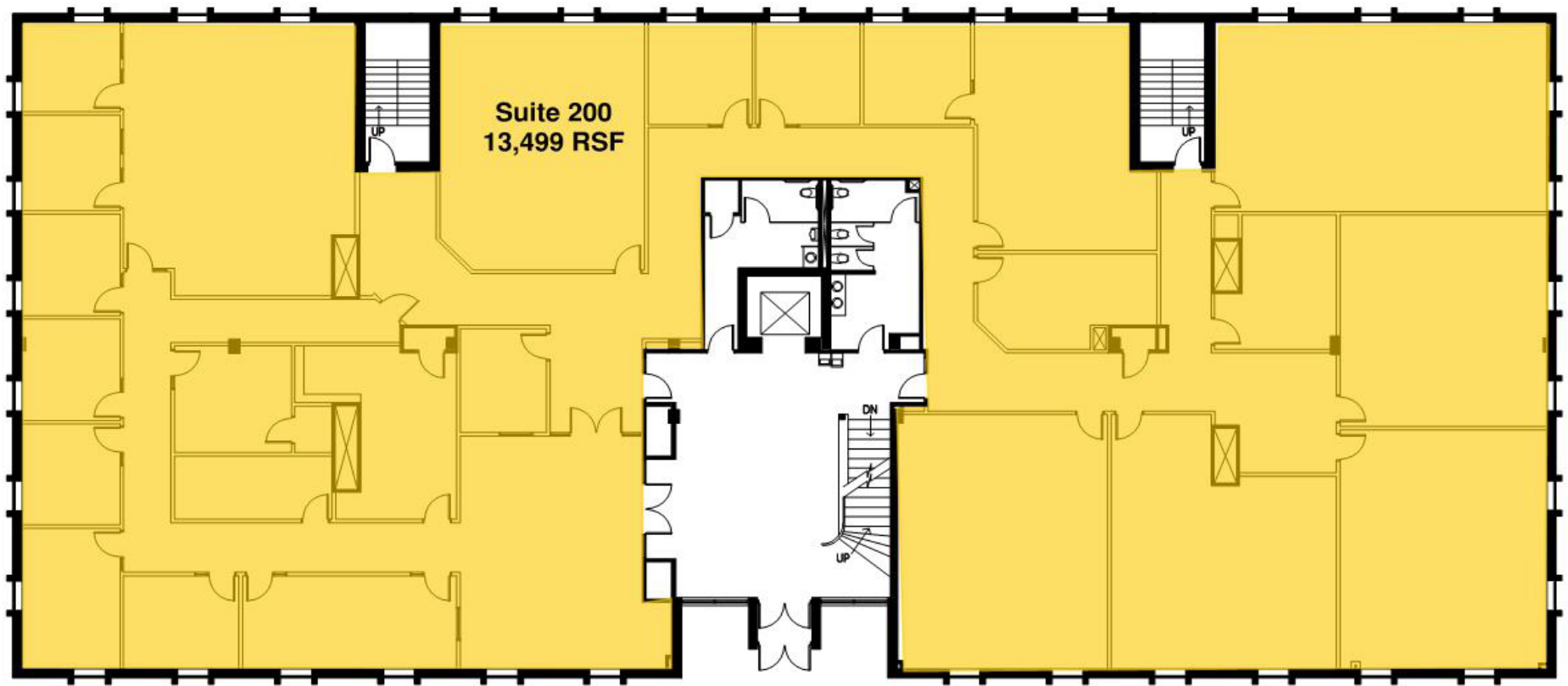
COMMERCIAL REAL ESTATE

www.frauenshuh.com

7101 W. 78th Street ♦ Minneapolis, MN



7801 METRO OFFICE PARK ♦ FOR LEASE ♦ SECOND FLOOR
7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ www.metroofficepark.com



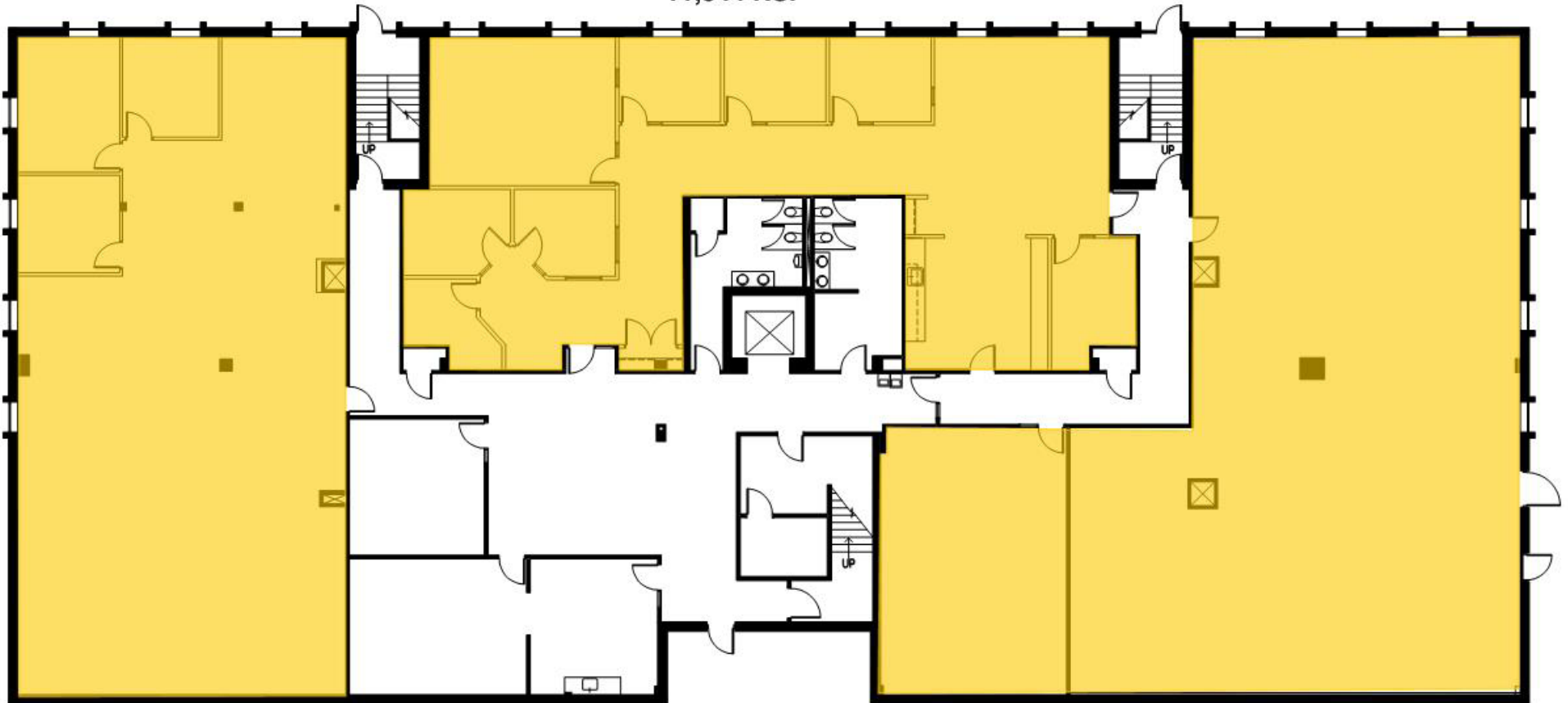
JASON A. BUTTERFIELD
(952) 460-9830
jason.butterfield@frauenshuh.com

ESTD 1983

FRAUENSHUH
COMMERCIAL REAL ESTATE

7801 METRO OFFICE PARK ♦ FOR LEASE ♦ FIRST FLOOR
7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ www.metroofficepark.com

Suite 100
11,344 RSF

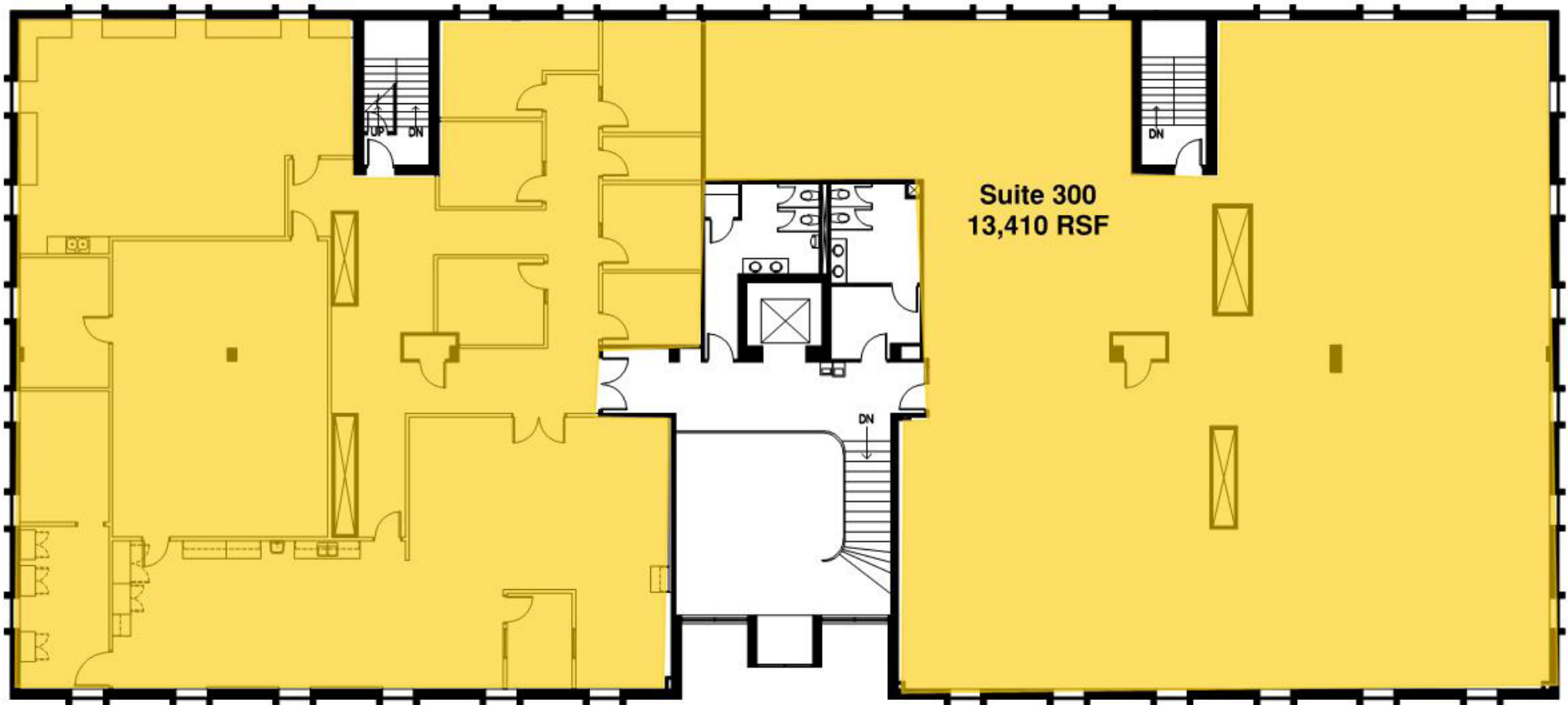


JASON A. BUTTERFIELD
(952) 460-9830
jason.butterfield@frauenshuh.com

ESTD 1983

FRAUENSHUH
COMMERCIAL REAL ESTATE

7801 METRO OFFICE PARK ♦ FOR LEASE ♦ THIRD FLOOR
7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ www.metroofficepark.com



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

ESTD 1983

FRAUENSHUH
COMMERCIAL REAL ESTATE