



## 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](http://www.metroofficepark.com)

**JASON A. BUTTERFIELD**

(952) 460-9830

jason.butterfield@frauenshuh.com

# 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

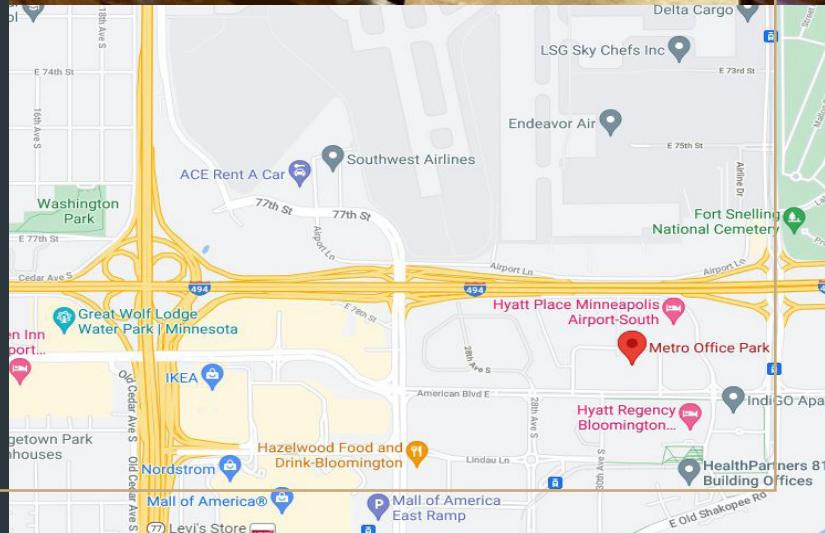
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit station
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with WiFi (3001 Metro)
- Conference/Seminar Rooms
- On MTC bus route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

F R A U E N S H U H

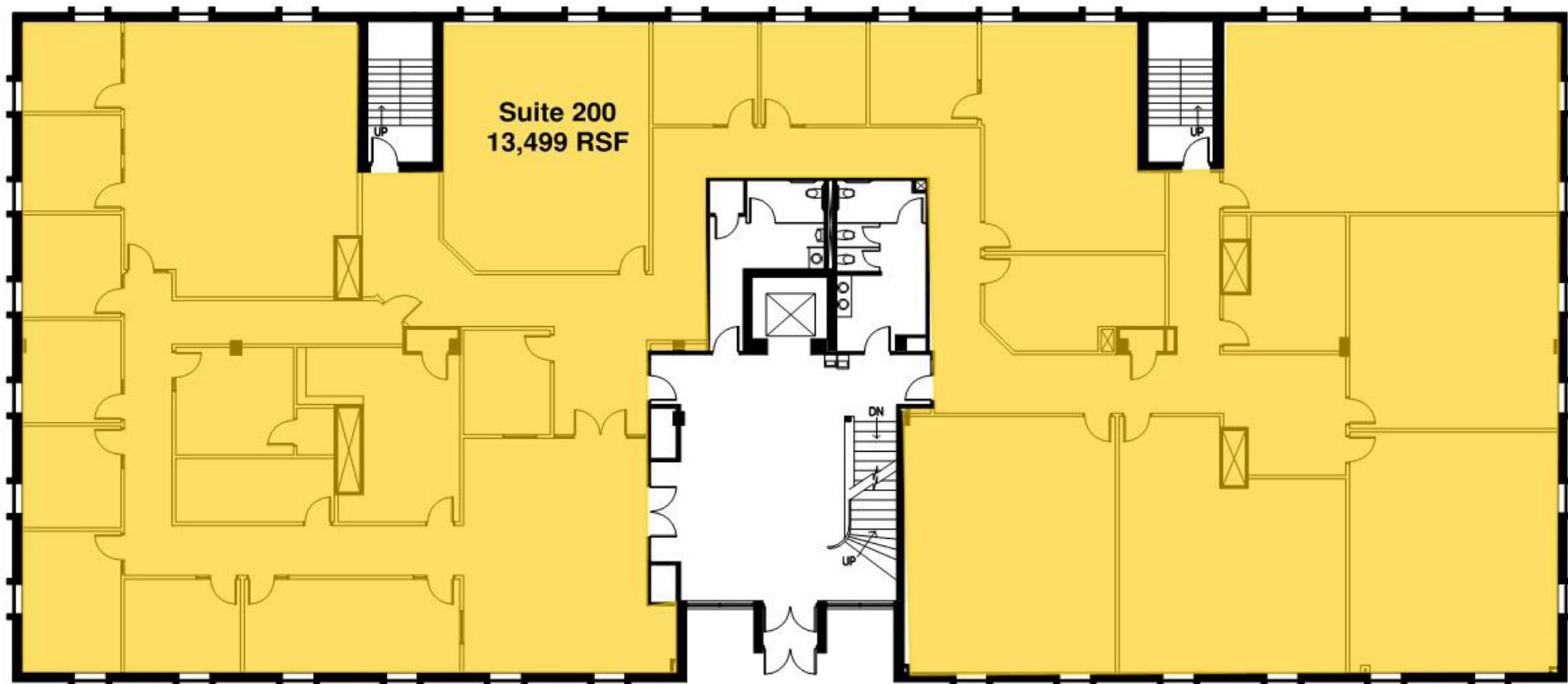
COMMERCIAL REAL ESTATE

[www.frauenshuh.com](http://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](http://www.metroofficepark.com)



JASON A. BUTTERFIELD

(952) 460-9830

[jason.butterfield@frauenshuh.com](mailto:jason.butterfield@frauenshuh.com)



F R A U E N S H U H

COMMERCIAL REAL ESTATE

7801 METRO OFFICE PARK ♦ FOR LEASE ♦ FIRST FLOOR  
7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ [www.metroofficepark.com](http://www.metroofficepark.com)



**JASON A. BUTTERFIELD**

(952) 460-9830

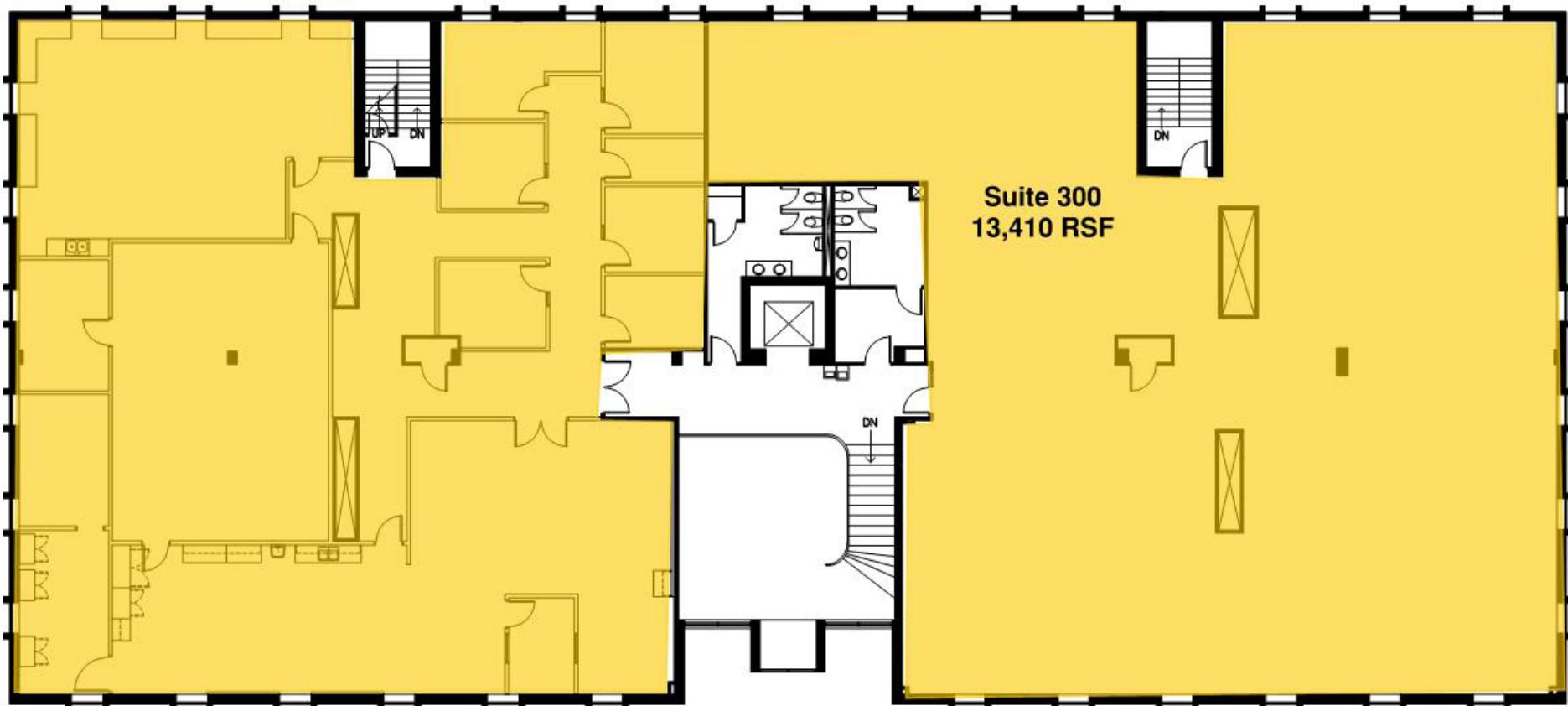
[jason.butterfield@frauenshuh.com](mailto:jason.butterfield@frauenshuh.com)



**F R A U E N S H U H**

COMMERCIAL REAL ESTATE

7801 METRO OFFICE PARK ♦ FOR LEASE ♦ THIRD FLOOR  
7801 Metro Parkway ♦ Bloomington, MN 55425 ♦ [www.metroofficepark.com](http://www.metroofficepark.com)



JASON A. BUTTERFIELD

(952) 460-9830

[jason.butterfield@frauenshuh.com](mailto:jason.butterfield@frauenshuh.com)

ESTD 1983  
  
F R A U E N S H U H  
COMMERCIAL REAL ESTATE