



WELLS FARGO  
PLAZA

7900 XERXES AVENUE | BLOOMINGTON, MN 55431

Class A Office Space  
with Towering Views of  
Surrounding Bloomington

**CBRE**

[WellsFargoPlazaMN.com](http://WellsFargoPlazaMN.com)





Complimentary tenant  
conference facility



## PROJECT OVERVIEW

Wells Fargo Plaza, 7900 Xerxes Avenue, is a 24-story Class A high-rise located in Bloomington, Minnesota. It encompasses 17 manicured acres and consists of 458,702 square feet of office and retail space. Conveniently located off I-494, the project boasts dual ingress/egress via France or Penn Avenues. Amenity rich, Wells Fargo Plaza is in proximity of over 50 dining, shopping, gas/grocery, and services within 2.0 mile drive radius.

With a high-end tenant conference facility and training room, Wells Fargo Plaza aims to deliver first-class tenant service coupled with an unbeatable workplace environment, including a common 'link' (between buildings) and an outdoor plaza. The outdoor courtyard area features meeting and dining spaces including WiFi, in addition to a fire-pit enhanced recreational venue for small gatherings and events.

- 
- Stunning tenant conference facility
  - Class A finishes throughout
  - 360° view line of the Twin Cities and surrounding suburban area
  - Complimentary exercise facility
  - Café - serving breakfast and lunch
  - Convenience store
  - Executive parking
  - 24-hour security
- 



360° view line of the Twin Cities and surrounding suburban area

For leasing information, please contact:

Brian Wasserman  
brian.wasserman@cbre.com  
+1 952 924 4681

Joe Conzemius  
joseph.conzemius@cbre.com  
+1 952 924 4639

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## "IT'S ALL ABOUT THE VIEWS"

Wells Fargo Plaza proudly stands as the second tallest building in Bloomington. Enjoy our 360° view line of the Twin Cities and surrounding suburban area from every suite.



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Impressive drive-up experience



Grand 2-story lobby with 24-hour security

AMENITY-RICH.  
ACCESSIBLE TO ANYWHERE.  
ALL ABOUT THE VIEWS.

CURRENT AVAILABILITIES RANGE FROM 950 - 27,642 RSF



Cafe- serving breakfast and lunch



Class A neutral finishes throughout

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A COMMON AREA AIMED TO PROVIDE  
CREATIVE AND COLLABORATIVE SPACES IN  
THE LINK BETWEEN THE TWO BUILDINGS

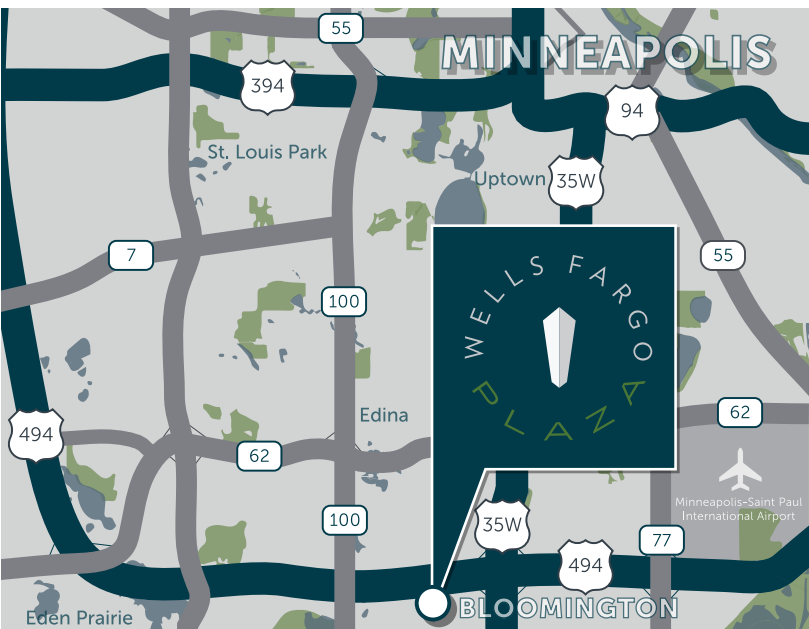






Unbeatable access to I-494 via France or Penn Avenue ramps; minutes to 100 or 35W

**PRIME ACCESSIBILITY TO THOROUGHFARES AND SURROUNDING RESIDENTIAL AREAS**  
**WELL-SERVED AMENITY BASE VIA FRANCE AVENUE AND AMERICAN BOULEVARD**  
**MULTIPLE AVENUES OF INGRESS/EGRESS AND ON-SITE PARKING OPTIONS**



**GETTING HERE**

Several ingress / egress routes from Xerxes Avenue, American Boulevard, and W 79th Street

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# ON-SITE AND SURROUNDING AMENITIES

Over 50 dining, shopping, gas/grocery, and services within 2.0 mile drive radius.  
 On-site café, exercise facility, and convenience store.

## RESTAURANTS

- |  |   |
|--|---|
| <b>A</b> Isabella's Too (On-Site Café) | <b>N</b> Q. Cumbers                     |
| <b>B</b> Chick-Fil-A                   | <b>O</b> Pinstripes Edina               |
| <b>C</b> Caribou Coffee                | <b>P</b> Nakamori                       |
| <b>D</b> Applebee's                    | <b>Q</b> The Original Pancake House     |
| <b>E</b> Lucky 13 Pub                  | <b>R</b> CRAVE Restaurant               |
| <b>F</b> Sonic Drive-Thru              | <b>S</b> The Good Earth                 |
| <b>G</b> Red Lobster                   | <b>T</b> Pittsburgh Blue                |
| <b>H</b> Lone Oak Grill                | <b>U</b> Big Bowl                       |
| <b>I</b> Olive Garden                  | <b>V</b> McCormick & Schmick's          |
| <b>J</b> Perkins Restaurant & Bakery   | <b>W</b> P.F. Chang's                   |
| <b>K</b> Smack Shack                   | <b>X</b> The Cheesecake Factory         |
| <b>L</b> Ciao Bella                    | <b>Y</b> Ruby Tuesday / Lakeshore Grill |
| <b>M</b> Tavern 23                     | <b>Z</b> Tavern on France               |

## GAS AND GROCERY

- |                             |                       |
|-----------------------------|-----------------------|
| <b>1</b> Mobil Gas Station  | <b>6</b> Cub Foods    |
| <b>2</b> Trader Joe's       | <b>7</b> Speedway     |
| <b>3</b> Holiday            | <b>8</b> Target       |
| <b>4</b> Whole Foods Market | <b>9</b> CVS Pharmacy |
| <b>5</b> BP Gas Station     |                       |

## LODGING

- |                         |                                       |
|-------------------------|---------------------------------------|
| <b>1</b> Embassy Suites | <b>4</b> AmericInn Hotel + Suites     |
| <b>2</b> Residence Inn  | <b>5</b> Holiday Inn Express + Suites |
| <b>3</b> Hilton         | <b>6</b> The Westin                   |

## SERVICES

- |                                  |   |
|----------------------------------|---|
| <b>1</b> Staples Office Supplies | <b>5</b> Dick Blick Art Materials         |
| <b>2</b> Office Depot            | <b>6</b> USPS                             |
| <b>3</b> The UPS Store           | <b>7</b> FedEx Office Print + Ship Center |
| <b>4</b> The Container Store     |   |

## BANKS

- |                           |                                   |
|---------------------------|-----------------------------------|
| <b>1</b> Wells Fargo      | <b>5</b> Minnesota Bank & Trust   |
| <b>2</b> TCF Bank         | <b>6</b> RCU (Royal Credit Union) |
| <b>3</b> Bridgewater Bank |                                   |
| <b>4</b> Associated Bank  |                                   |



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Complimentary training room in  
tenant conference facility





## BUILDING FACTS

<b>PROPERTY ADDRESS</b>	7900 Xerxes Avenue   Bloomington, MN 55431
<b>OWNERSHIP</b>	DRA Advisors / City Center Realty Partners
<b>ON-SITE MANAGEMENT</b>	Krysina Grussing   Property Manager   krysina@ccrpllc.com   952.835.4470
<b>YEAR BUILT/RENOVATED</b>	1971   2017
<b>RENTABLE SQUARE FEET</b>	458,702 RSF
<b>STORIES</b>	24 stories
<b>PARKING</b>	Surface parking and covered deck parking
<b>HVAC HOURS</b>	Weekdays 7:30am to 6 pm   Saturday 7:30 am to 1 pm   After hours HVAC available
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"><li>• Stunning tenant conference facility and training room</li><li>• Isabella's Too (On-Site Café) - serving breakfast and lunch</li><li>• Modernized, complimentary fitness center</li><li>• 360° view line of the Twin Cities and surrounding suburban area</li><li>• Convenience store</li><li>• On-site senior property management team</li><li>• Executive parking</li><li>• 24-hour security</li></ul>
<b>PUBLIC TRANSPORTATION</b>	Two bus stops on-site
<b>SURROUNDING AREA SNAPSHOT</b>	Wells Fargo Plaza is well-served by France Avenue and American Boulevard amenities and highway access. It is five (5) miles from Mall of America, eight (8) miles from Minneapolis-Saint Paul International Airport, and twelve (12) miles to the CBD.

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Towering high above Bloomington  
with 360° view lines





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(rev. 10/15/24)