



2950 METRO OFFICE PARK

2950 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
- ◆ New Building Lobby June 2023
- ◆ 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

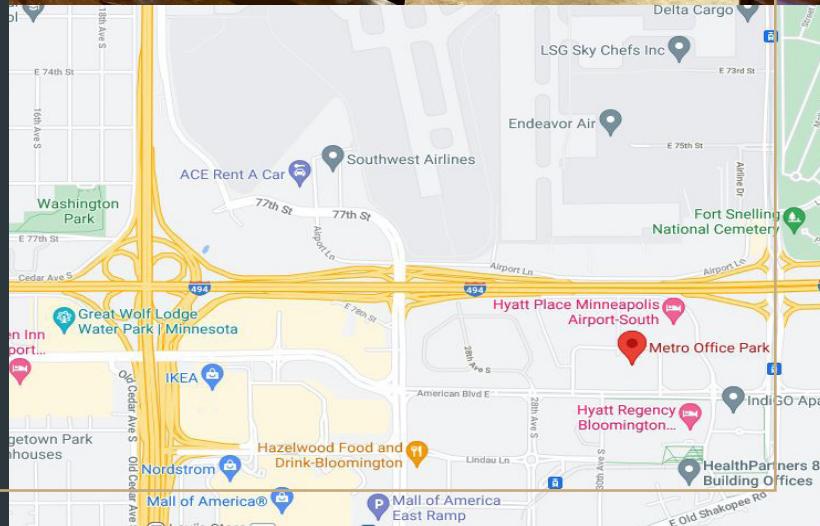
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◆ BUILDING DETAILS

- Approximately 42,669 SF/3 stories
- Built in 1968
- Net Rate: \$11.75 per RSF
- 2025 Estimated Ops/Tax Costs:
\$9.56 operating expenses per RSF
\$3.31 tax expense per RSF
\$12.87 total per RSF
- Space Available
 - Suite 308 2,460 RSF*
 - Suite 313 2,501 RSF*
- * 4,961 Contiguous Space



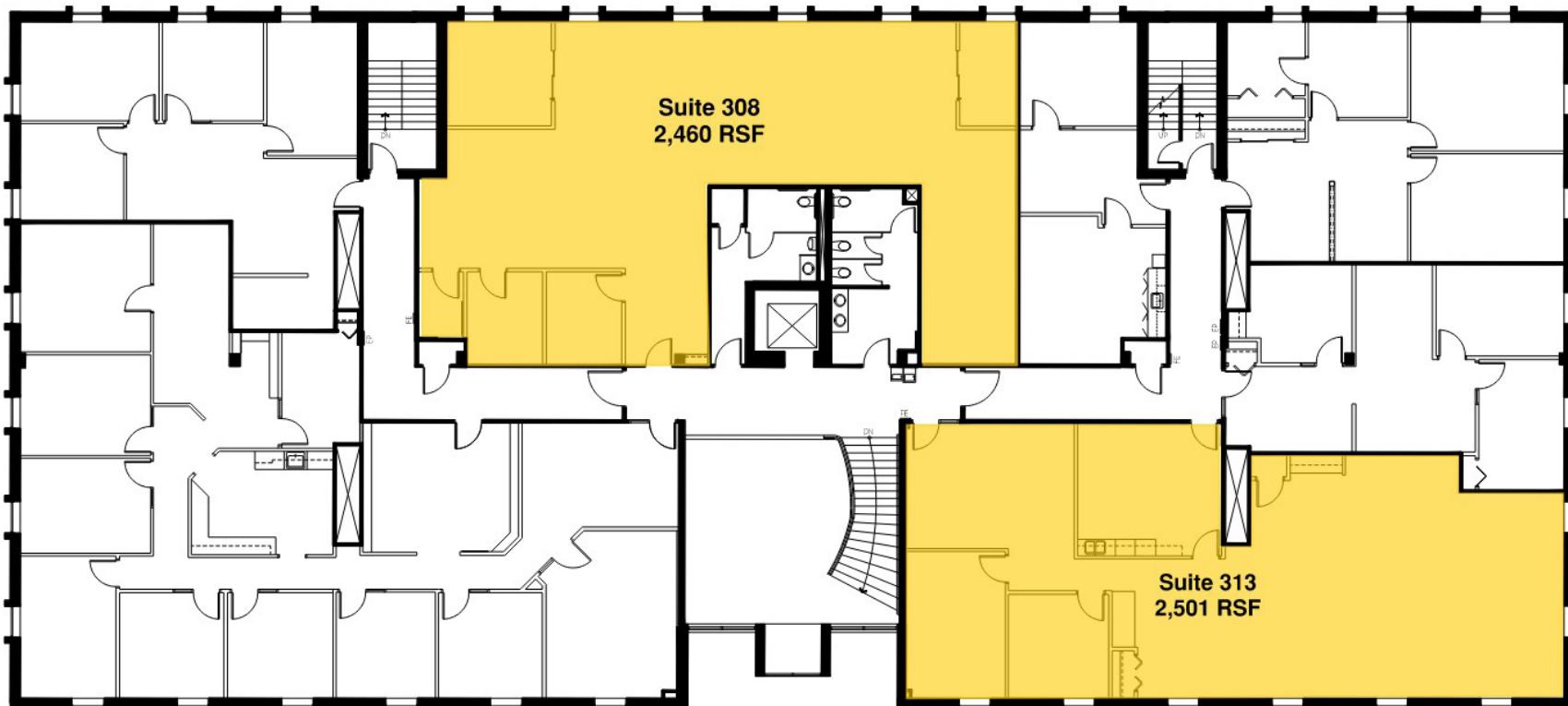
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COMMERCIAL REAL ESTATE

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