

The logo for Wells Fargo Plaza. It features the words "WELLS FARGO" in a white, sans-serif font at the top. Below this, the word "PLAZA" is written in a large, green, outlined sans-serif font. A white, stylized arrowhead or chevron shape is positioned between "WELLS" and "FARGO".

WELLS FARGO
PLAZA

7900 XERXES AVENUE | BLOOMINGTON, MN 55431

A low-angle photograph of a tall, modern skyscraper with a glass facade, set against a clear blue sky. The building's structure is composed of vertical and horizontal lines, creating a grid-like pattern. The text is overlaid on the building's facade.

Class A Office Space
with Towering Views of
Surrounding Bloomington

CBRE

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

Lexi Magnes
lexi.magnes@cbre.com
+1 612 215 1267

CBRE

WellsFargoPlazaMN.com



"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.



NORTH VIEW | TOWARDS MINNEAPOLIS



EAST VIEW | TOWARDS I-35



WEST VIEW | TOWARDS INTERSTATE 100

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

Lexi Magnes
lexi.magnes@cbre.com
+1 612 215 1267

CBRE

WellsFargoPlazaMN.com



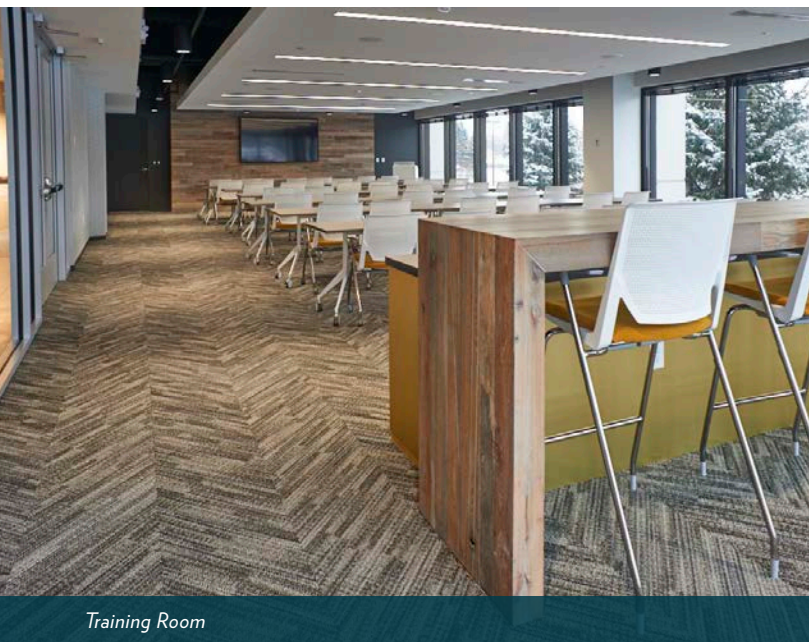
Outdoor Firepit



Conference Room

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

WELLS FARGO
PLAZA



Training Room



On Site Fitness

For leasing information, please contact:

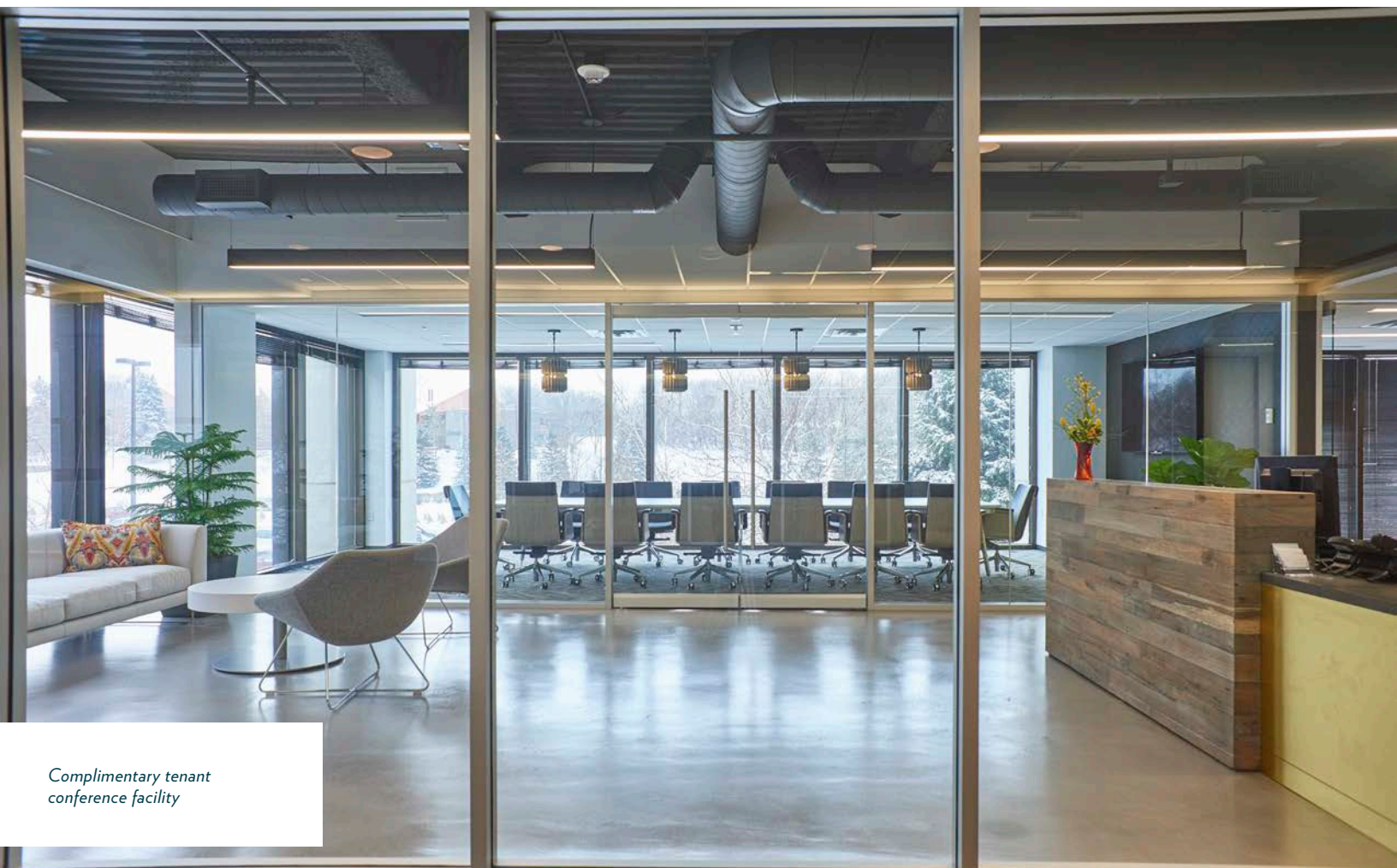
Brian Wasserman
brian.wasserman@cbre.com
+1 952 924 4681

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

Lexi Magnes
lexi.magnes@cbre.com
+1 612 215 1267

CBRE

WellsFargoPlazaMN.com



*Complimentary tenant
conference facility*



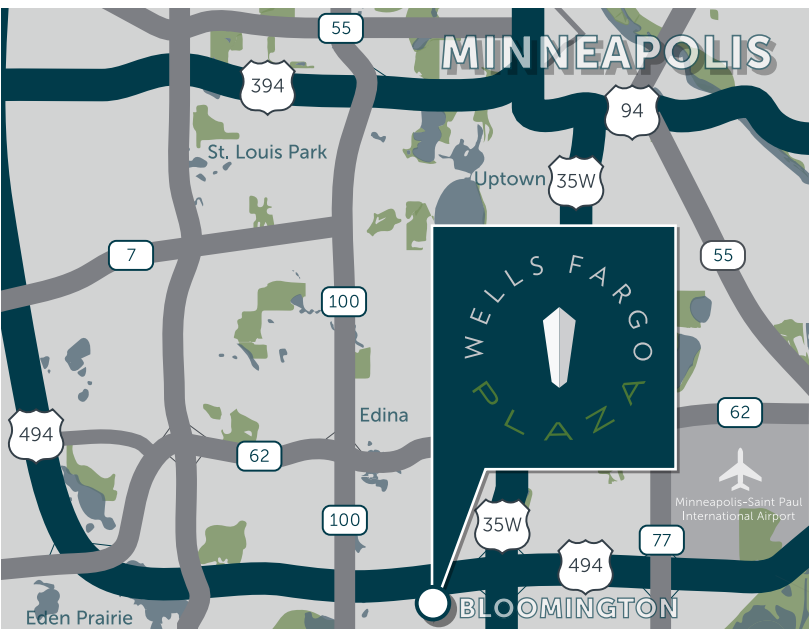
A COMMON AREA AIMED TO PROVIDE
CREATIVE AND COLLABORATIVE SPACES IN
THE LINK BETWEEN THE TWO BUILDINGS





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

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

Lexi Magnes
 lexi.magnes@cbre.com
 +1 612 215 1267



WellsFargoPlazaMN.com



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

- | | |
|--------------------------------------|-------------------------------------|
| A On-Site Café | N Q. Cumbers |
| B Chick-Fil-A | O Pinstripes Edina |
| C Caribou Coffee | P Nakamori |
| D Applebee's | Q The Original Pancake House |
| E Lucky 13 Pub | R CRAVE Restaurant |
| F Sonic Drive-Thru | S The Good Earth |
| G Red Lobster | T Pittsburgh Blue |
| H Denny's | U Big Bowl |
| I Olive Garden | V McCormick & Schmick's |
| J Perkins Restaurant & Bakery | W P.F. Changs |
| K Smack Shack | X The Cheesecake Factory |
| L Ciao Bella | Y RH Rooftop Restaurant |
| M El Camino | Z Tavern on France |

GAS AND GROCERY

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

LODGING

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

SERVICES

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

BANKS

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



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

Lexi Magnes
lexi.magnes@cbre.com
+1 612 215 1267



WellsFargoPlazaMN.com



*Complimentary training room in
tenant conference facility*



BUILDING FACTS

PROPERTY ADDRESS	7900 Xerxes Avenue Bloomington, MN 55431
OWNERSHIP	DRA Advisors / City Center Realty Partners
ON-SITE MANAGEMENT	Krysina Grussing Property Manager krysina@ccrpllc.com 952.835.4470
YEAR BUILT/RENOVATED	1971 2017
RENTABLE SQUARE FEET	458,702 rsf
STORIES	24 stories
PARKING	Surface parking and covered deck parking
HVAC HOURS	Weekdays 7:30am to 6 pm Saturday 7:30 am to 1 pm After hours HVAC available
BUILDING AMENITIES	<ul style="list-style-type: none">• Stunning tenant conference facility and training room• Isabella's Too (On-Site Café) - serving breakfast and lunch• Modernized, complimentary fitness center• 360° view line of the Twin Cities and surrounding suburban area• Convenience store• On-site senior property management team• Executive parking• 24-hour security
PUBLIC TRANSPORTATION	Two bus stops on-site
SURROUNDING AREA SNAPSHOT	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.

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

Lexi Magnes
lexi.magnes@cbre.com
+1 612 215 1267

CBRE

WellsFargoPlazaMN.com



*Complimentary tenant
conference facility*



*Towering high above Bloomington
with 360° view lines*



CBRE

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

Lexi Magnes

lexi.magnes@cbre.com

+1 612 215 1267

WellsFargoPlazaMN.com

2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
(rev. 09/24/2018)