

7900 Xerxes Ave.
Bloomington, MN 55431



Wells Fargo
P L A Z A

CBRE

CONNECTED LOCATION. ELEVATED OFFICE EXPERIENCE.

Wells Fargo Plaza is well-served by France Avenue and American Boulevard amenities and highway access. It is a ten minute drive from Mall of America, fifteen minute drive from Minneapolis-Saint Paul International Airport, and less than a twenty minute drive to the CBD. With a surplus of building amenities to add to its convenient location, Wells Fargo Plaza offers tenants the ultimate office experience.

PROPERTY

7900 Xerxes Avenue, Bloomington, MN 55431

OWNERSHIP

PFP 6 WF PLAZA LLC

YEAR BUILT/RENOVATED

1971 | 2017 | 2025

RENTABLE SQUARE FEET

458,702 RSF

STORIES

24 stories

PARKING Surface parking and covered deck parking
Heated executive parking

PUBLIC TRANSPORTATION

Two bus stops on-site

ON-SITE MANAGEMENT

Krysina Grussing | Property Manager
krysina@ccrpllc.com | 952.835.4470



Newly renovated first floor lobby and café



Modernized, complimentary fitness center



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



On-site property management team



Executive parking



Best in Class 24-hour security

[CLICK HERE TO VIEW 2025 RENOVATION PLANS](#)



ENJOY OUR

360°

VIEW OF THE TWIN CITIES &
SURROUNDING SUBURBAN AREA
FROM EVERY SUITE



NORTH VIEW | TOWARDS MINNEAPOLIS



EAST VIEW | TOWARDS I-35



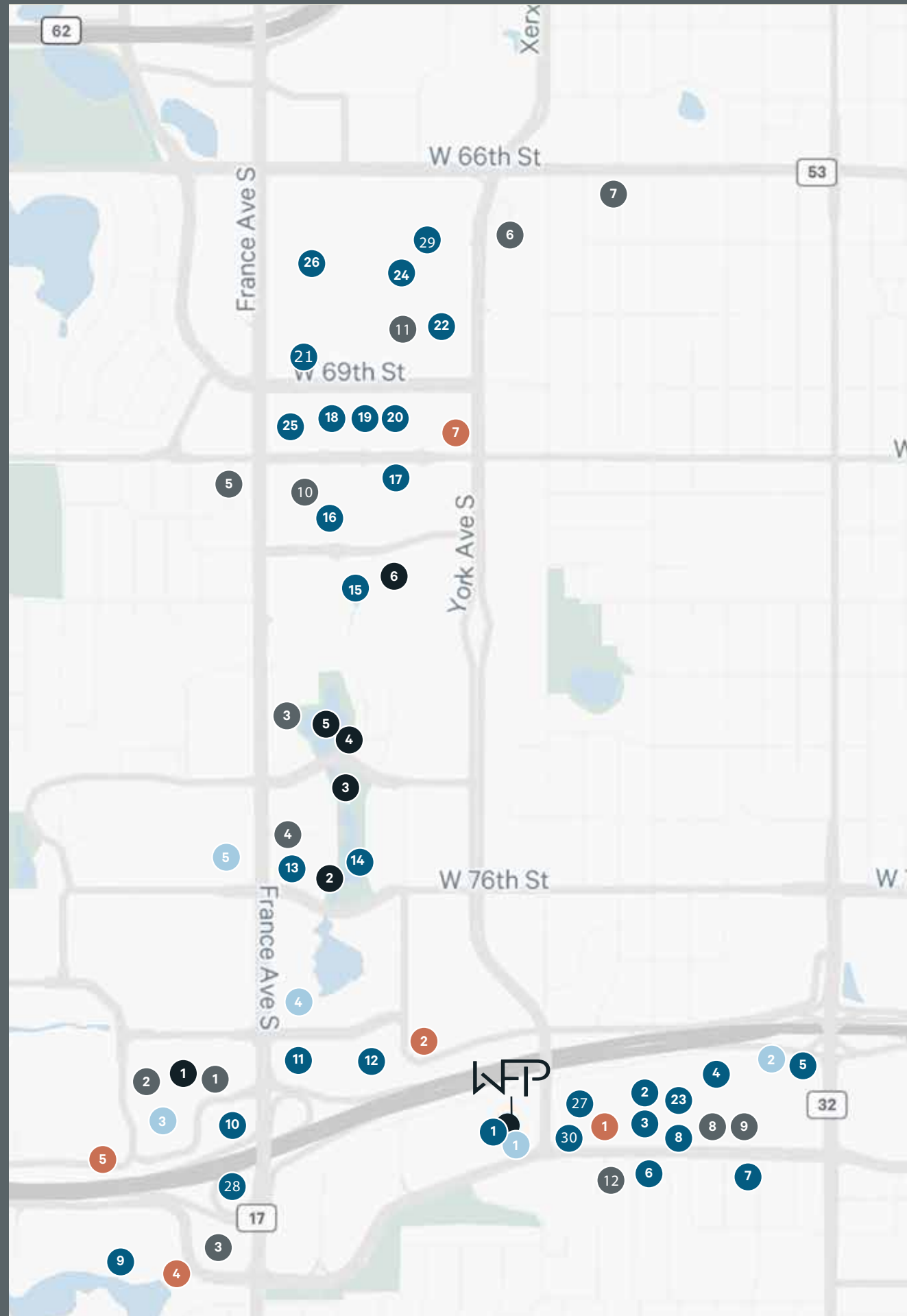
WEST VIEW | TOWARDS INTERSTATE 100



WELLS FARGO PLAZA PROUDLY STANDS AS THE
SECOND TALLEST BUILDING IN BLOOMINGTON

SURROUNDING AMENITIES

Enjoy a surplus of amenities in the area, with over 50 dining, shopping, grocery and entertainment options within a 2-mile radius. Whether you're grabbing a quick lunch, unwinding after hours, or running errands, Wells Fargo Plaza offers an exceptional blend of accessibility and comfort to enhance your work day.



RESTAURANTS

- | | |
|--------------------------------|-------------------------------|
| 1 Gray Fox Coffee | 16 Nakamori |
| 2 Chick-Fil-A | 17 The Original Pancake House |
| 3 Caribou Coffee | 18 CRAVE Restaurant |
| 4 Applebee's | 19 The Good Earth |
| 5 Lucky 13 Pub | 20 Pittsburgh Blue |
| 6 Sonic Drive-Thru | 21 Big Bowl |
| 7 Red Lobster | 22 McCormick & Schmick's |
| 8 Starbucks | 23 Cowboy Jack's |
| 9 Olive Garden | 24 The Cheesecake Factory |
| 10 Perkins Restaurant & Bakery | 25 RH Rooftop Restaurant |
| 11 Smack Shack | 26 Tavern on France |
| 12 Ciao Bella | 27 Mallards |
| 13 El Camino | 28 Bloomington Chophouse |
| 14 Q. Cumbers | 29 COV |
| 15 Pinstripes Edina | 30 McDonald's |

GAS AND GROCERY

- | | |
|----------------------|------------------------|
| 1 Mobil Gas Station | 7 Speedway Gas Station |
| 2 Trader Joe's | 8 Target |
| 3 Holiday | 9 CVS Pharmacy |
| 4 Whole Foods Market | 10 Lunds & Byerlys |
| 5 BP Gas Station | 11 Kowalski's |
| 6 Cub Foods | 12 Fresh Thyme |

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 | 4 The Container Store |
| 2 Office Depot | 5 Blick Art Materials |
| 3 The UPS Store | 6 FedEx Office + Print Center |

BANKS

- | | |
|-------------------|----------------------------|
| 1 Wells Fargo | 4 UMB Bank |
| 2 Huntington Bank | 5 RCU (Royal Credit Union) |
| 3 Associated Bank | |

LEASING CONTACTS

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