



## 3050 METRO OFFICE PARK

3050 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
- ◆ 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)

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# 3050 METRO OFFICE PARK

3050 Metro Drive ♦ Bloomington, MN 55425

## ◆ BUILDING DETAILS

- Approximately 42,661 SF/3 stories
- Built in 1969
- 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 101 3,460 RSF
  - Suite 112 3,141 RSF
  - Suite 320 3,407 RSF\*\*
  - Suite 330 1,340 RSF\*\*
  - Suite 350 1,382 RSF

\*\* Contiguous Space

## ◆ PARK AMENITIES

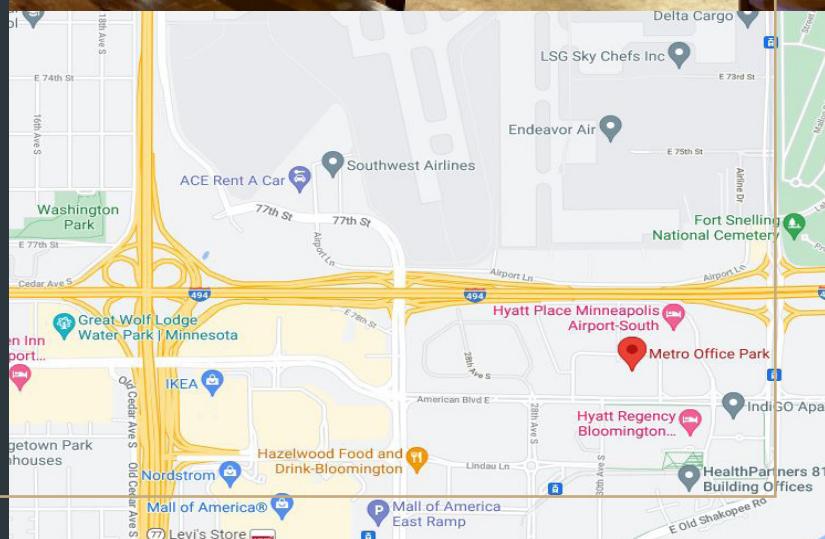
- CenturyLink and Comcast cable available
- Located off I-494 and 34th Avenue
- One block to light-rail transit station
- Seconds from Mall of America
- Equal distance to both downtown Minneapolis and downtown St. Paul
- Fireside Lounge with WiFi (3001 Metro)
- Conference/Seminar Rooms
- On MTC bus route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

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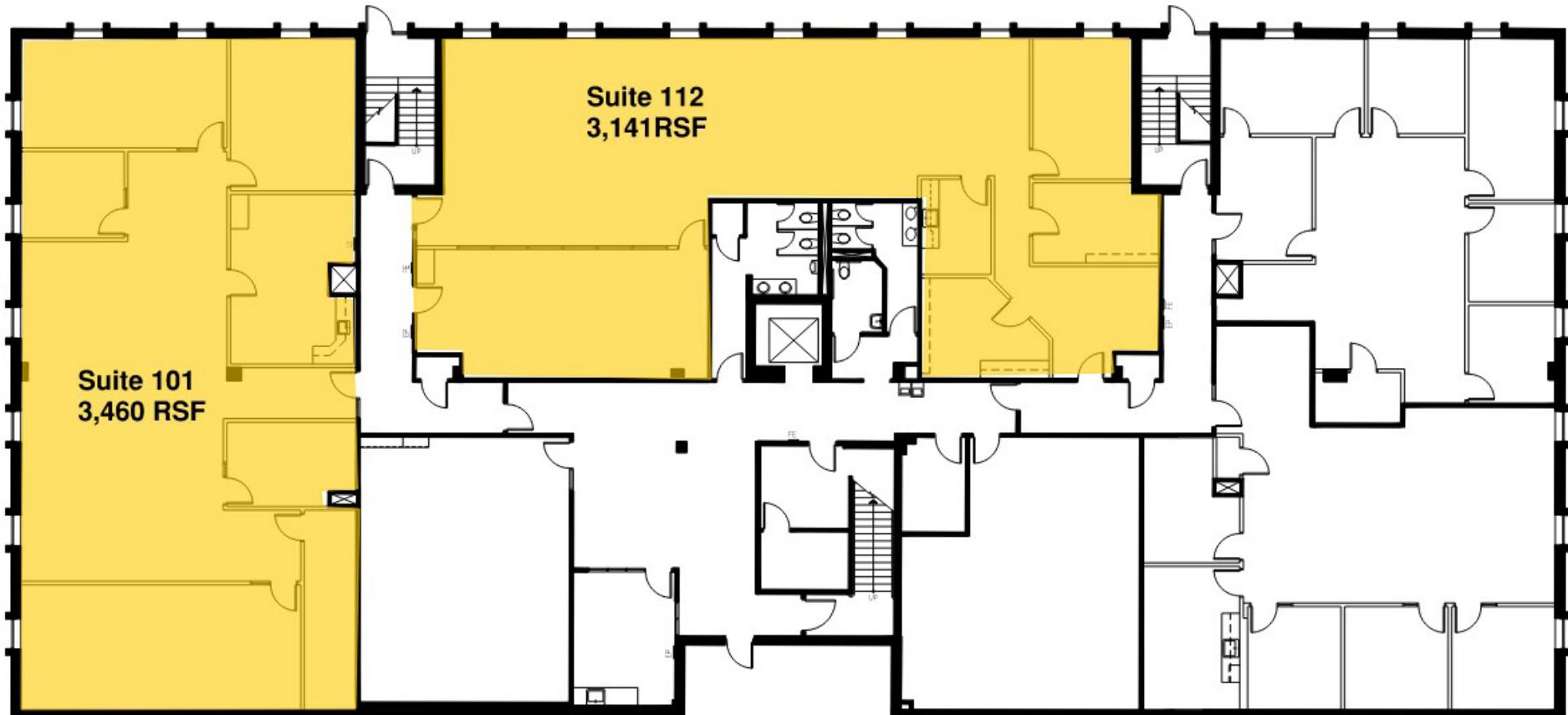
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[www.frauenshuh.com](http://www.frauenshuh.com)

7101 W. 78th Street ♦ Minneapolis, MN



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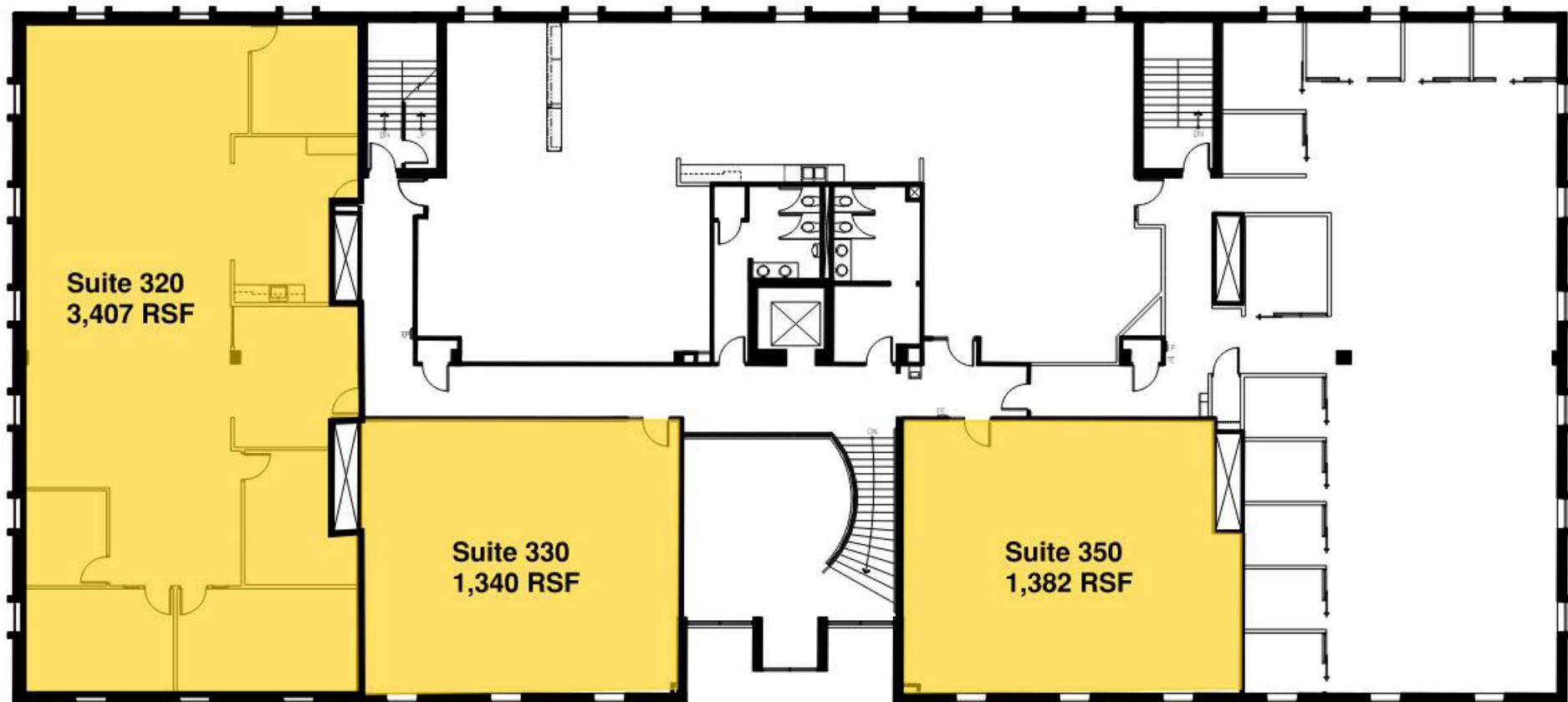
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