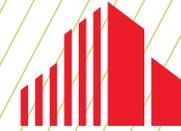


FOR LEASE



CUSHMAN &
WAKEFIELD



VIRTUAL TOUR FOR SUITE 100

7803 GLENROY ROAD
BLOOMINGTON, MN

PROPERTY HIGHLIGHTS

- Beautifully maintained 34,659 SF office building
- Quality ownership and building management on-site
- Close proximity & access to I-494, Hwy 100, & Hwy 62
- Nearby numerous restaurants, retail and hotels
- Monument signage available
- Up to 10,000 SF of space available with 1st floor access
- Minutes from Minneapolis-St. Paul International Airport
- Close proximity to Nine Mile Creek Regional Trail, Normandale Lake Park, and other outdoor recreation

PROPERTY INFORMATION

- **Net Rate:**
 - \$14.00 per SF
- **2026 Operating Expenses & Taxes:**
 - Operating Expenses \$ 9.28 PSF
 - Real Estate Taxes \$ 2.85 PSF
 - TOTAL \$12.13 PSF

PROPERTY AVAILABILITIES

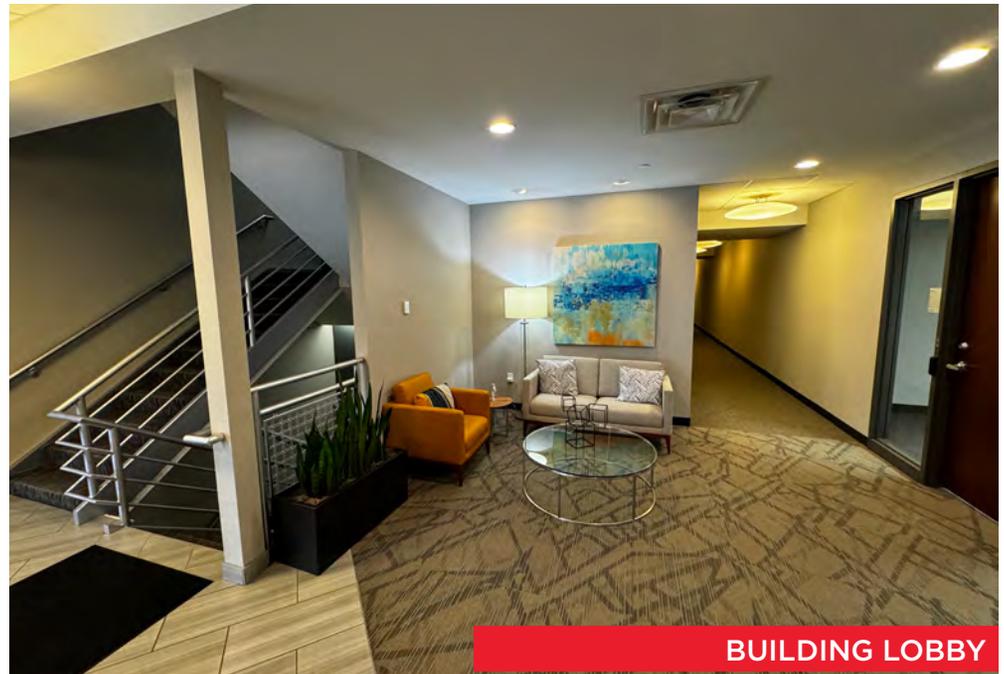
Click Suite Number Below to View Floorplan

Suite Number	Square Footage
100	7,113 RSF
300	6,033 RSF

(Available 30 Days)



BUILDING CONFERENCE ROOM



BUILDING LOBBY

7803 Glenroy Road | Bloomington, MN

PROPERTY PHOTOS



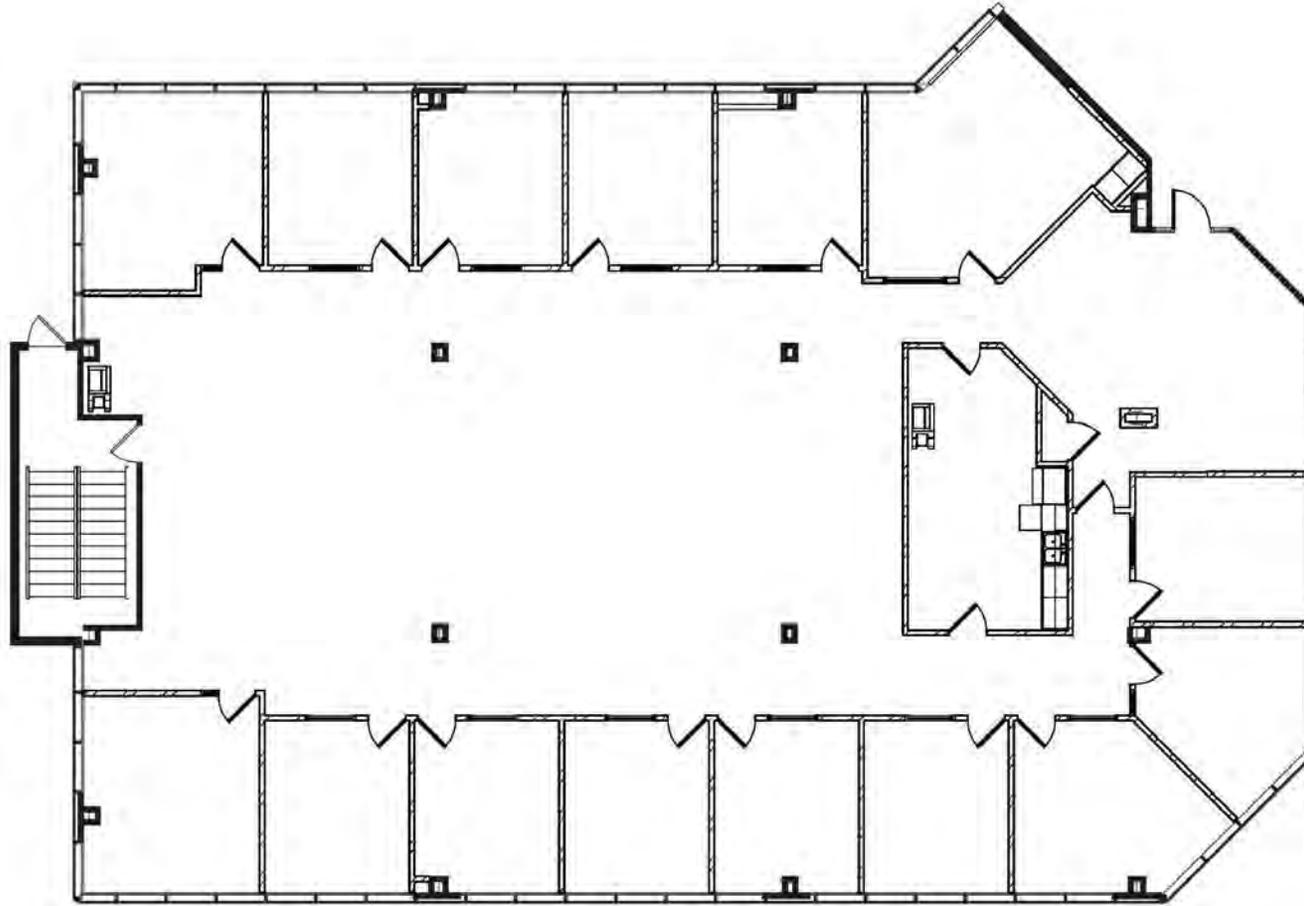
LOWER LEVEL SEATING AREA



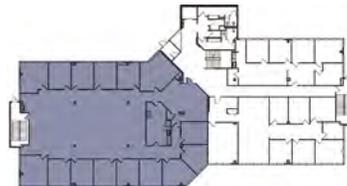
BUILDING



PATIO

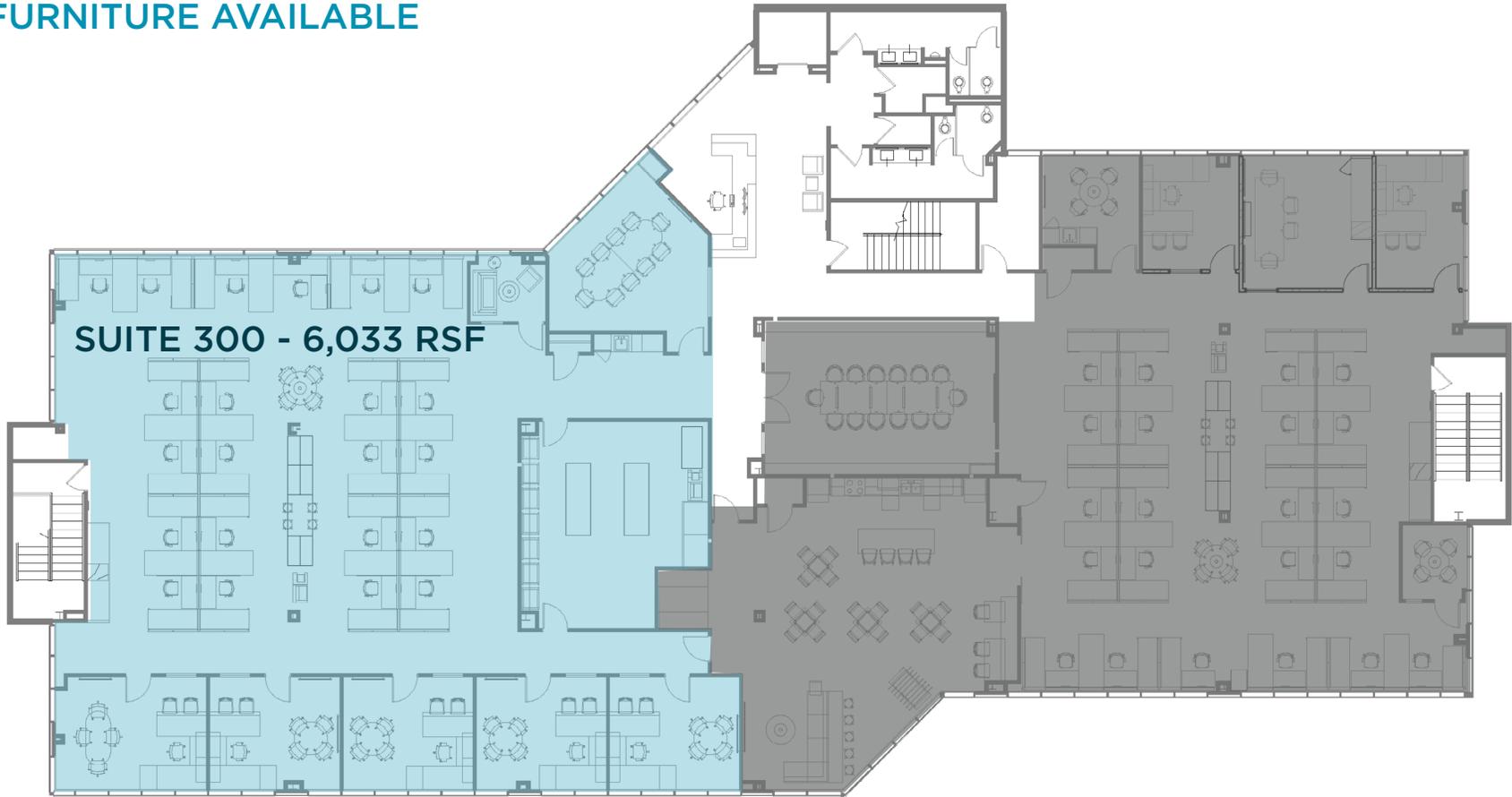


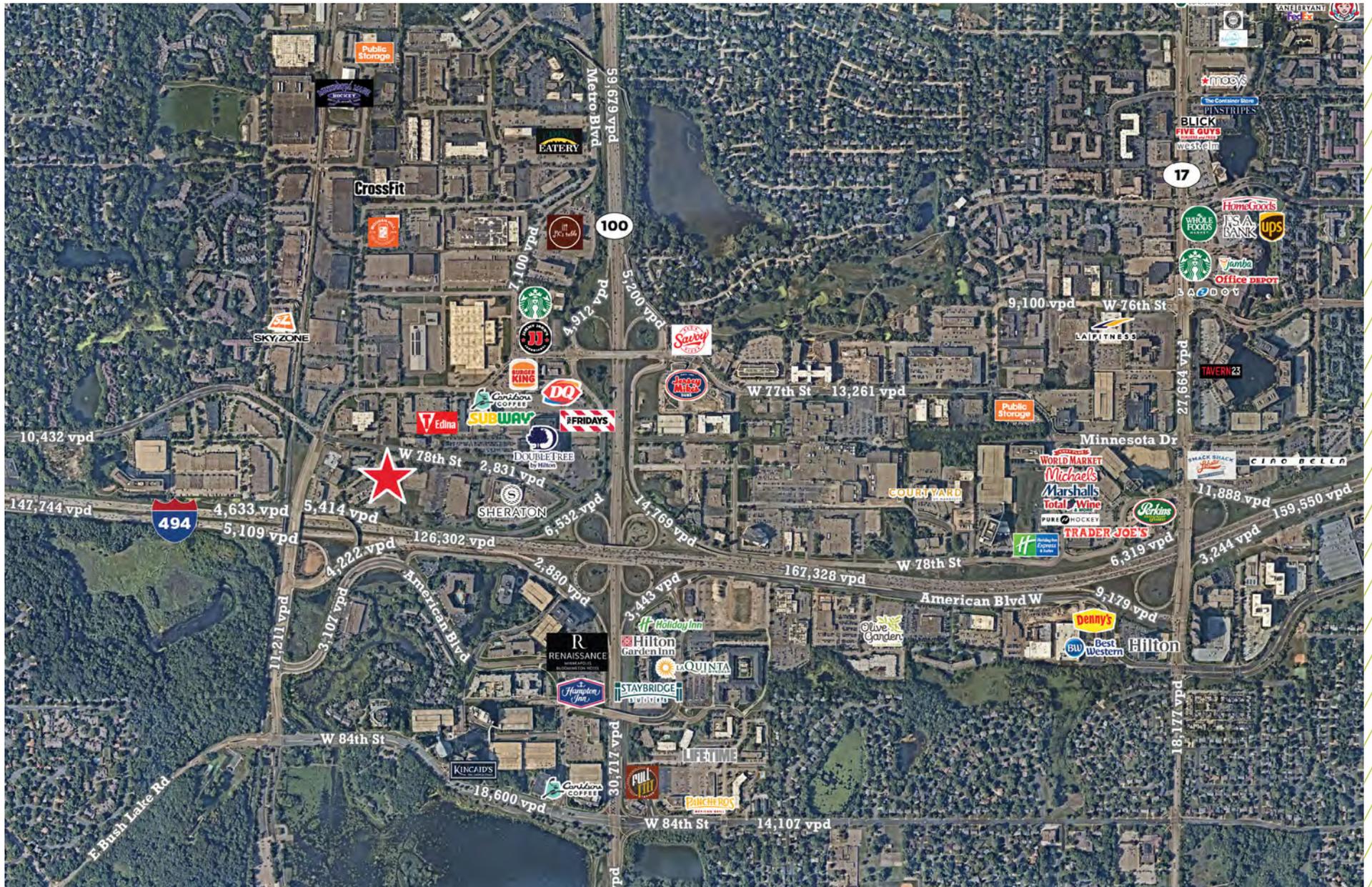
KEY PLAN - 1ST FLOOR



FLOOR PLAN

FURNITURE AVAILABLE

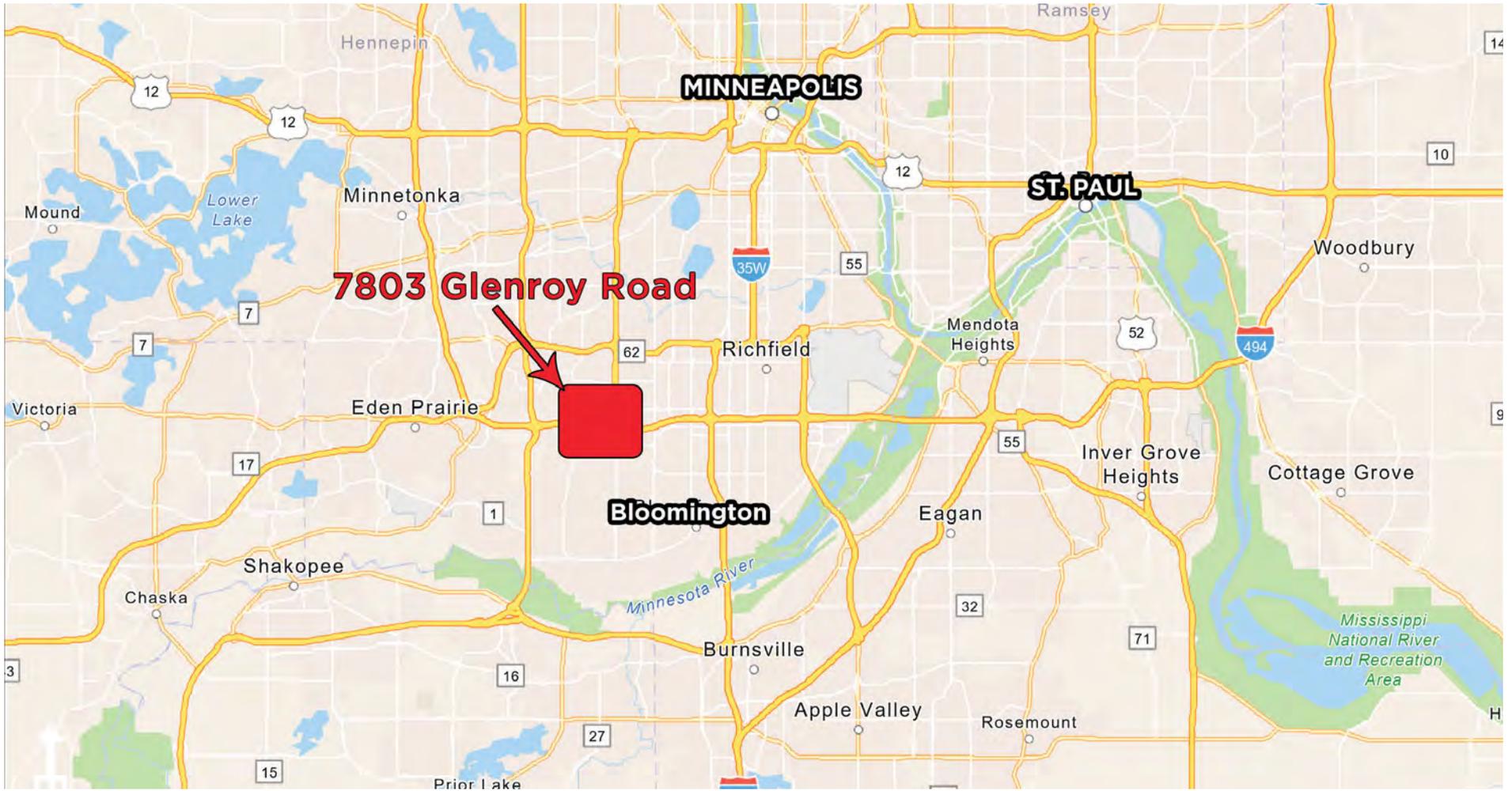




AREA AMENITIES



LOCATION
AERIAL



DEMOGRAPHICS (WITHIN 5 MILES)

243,879
Population

\$95,635
Median Household Income

225,345
Daytime Population

LOCATION
MAP

CONTACT INFORMATION

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