

FOR LEASE



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:**
 - \$13.00 per SF
- **2026 Operating Expenses & Taxes:**

| | |
|----------------------|-------------|
| • Operating Expenses | \$ 9.28 PSF |
| • Real Estate Taxes | \$ 2.85 PSF |
| • TOTAL | \$12.13 PSF |

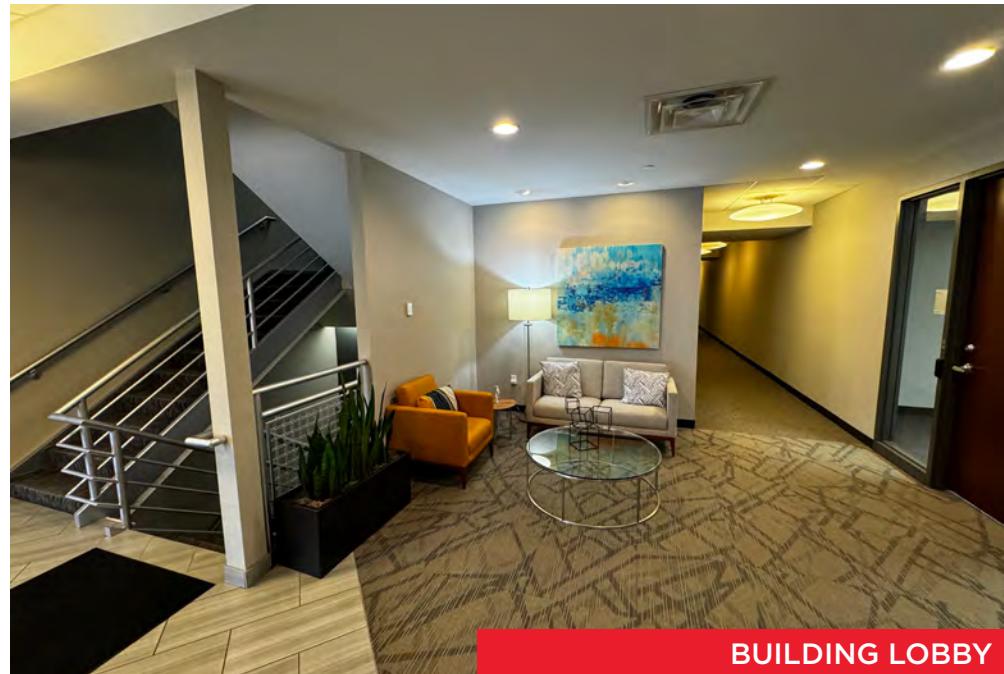
PROPERTY AVAILABILITIES

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



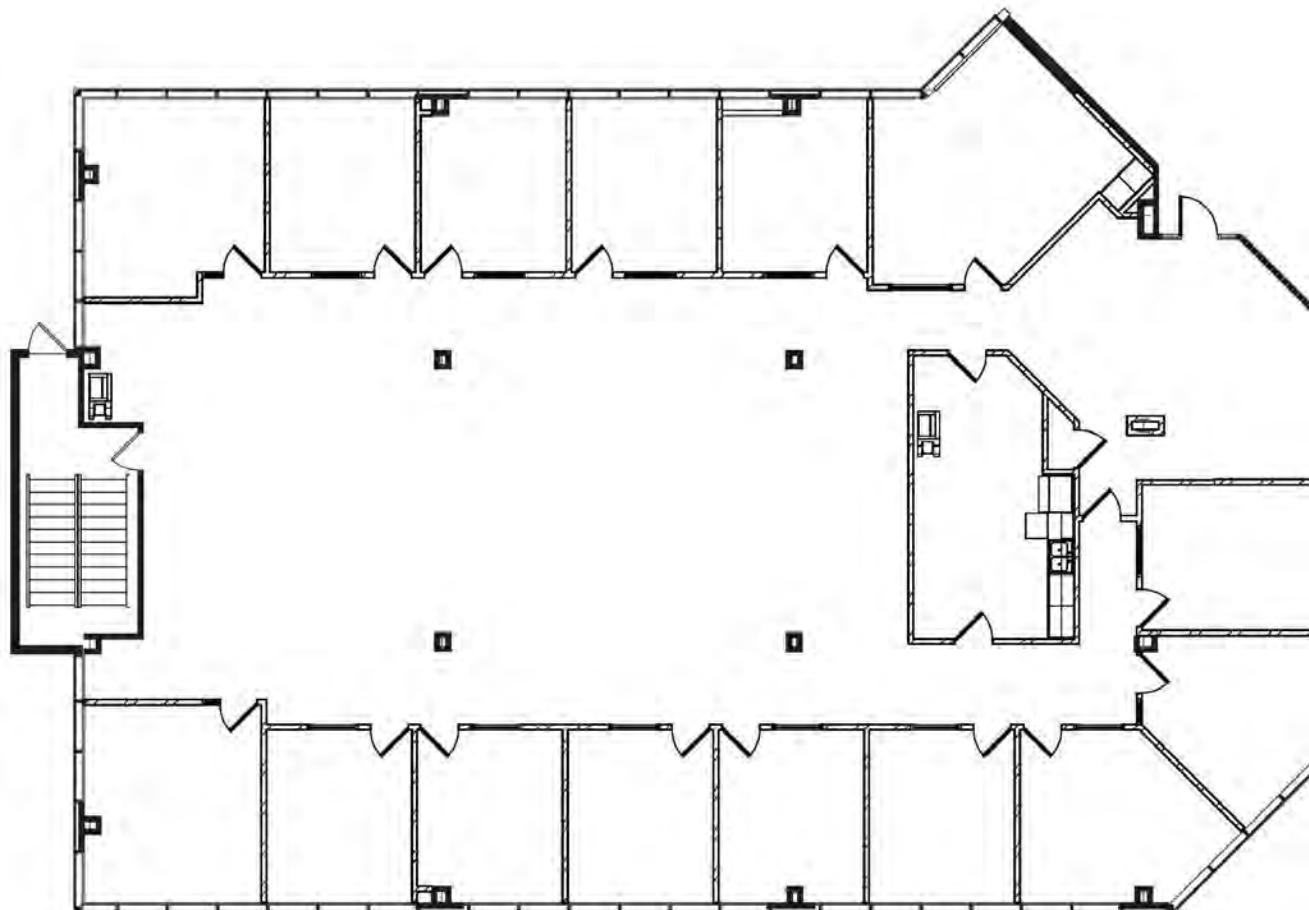
BUILDING



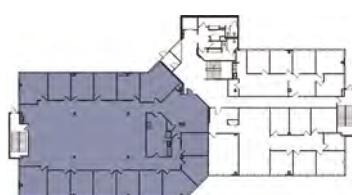
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Suite 100 - 7,113 SF

VIRTUAL TOUR FOR SUITE 100



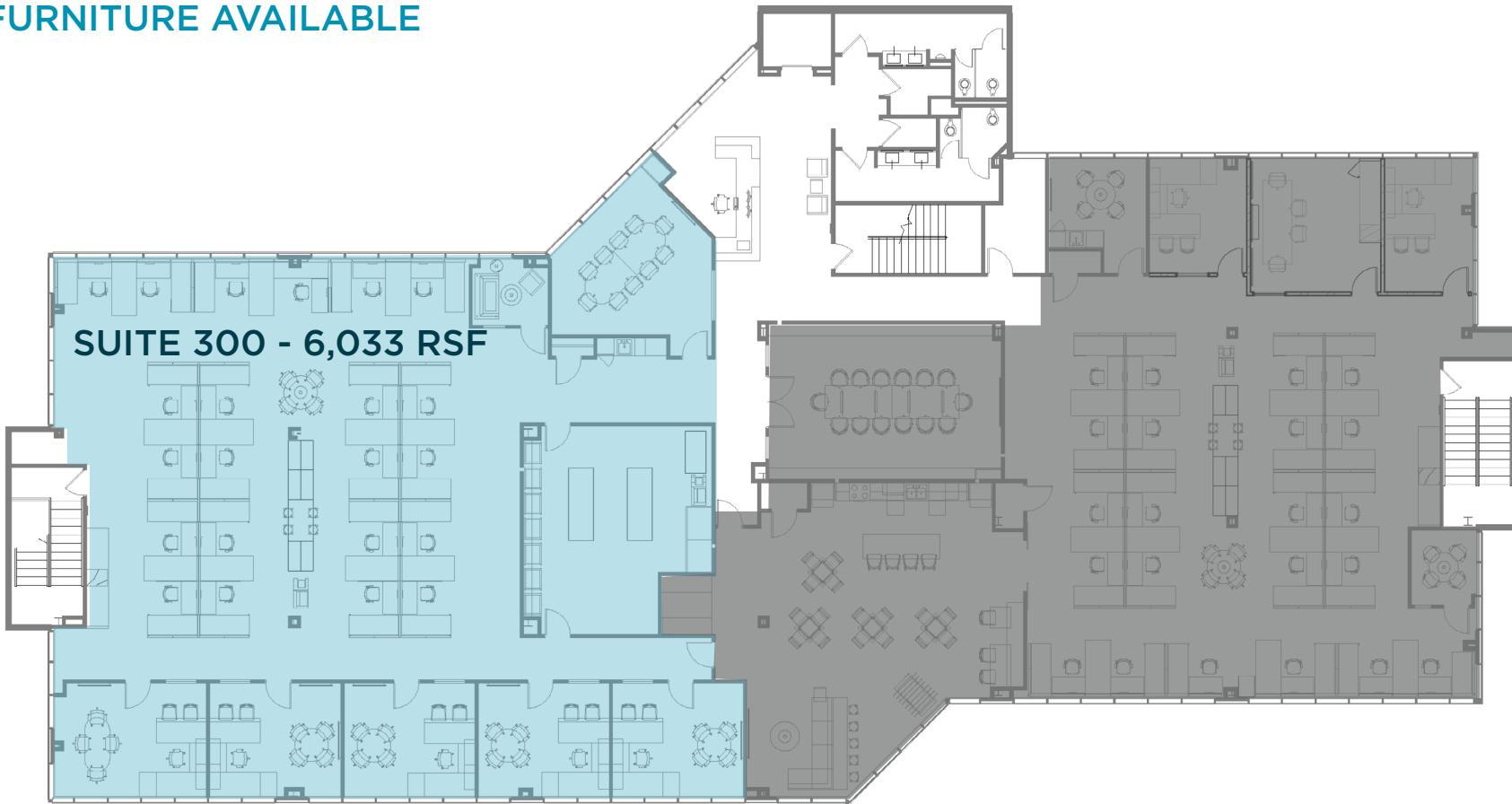
KEY PLAN - 1ST FLOOR



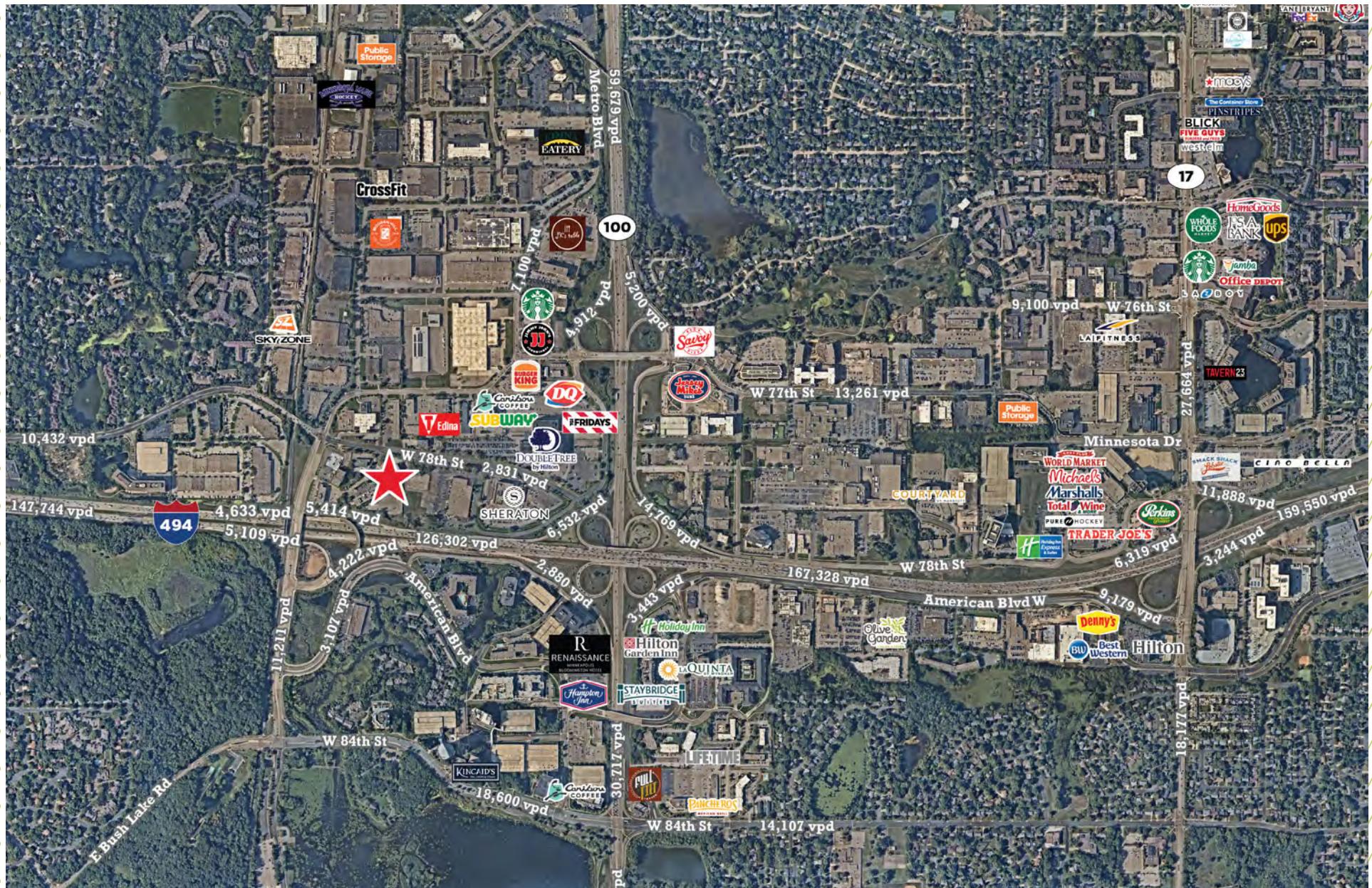
**FLOOR
PLAN**

Suite 300 - 6,033 SF

FURNITURE AVAILABLE



**FLOOR
PLAN**



AREA
AMENITIES

7803 Glenroy Road | Bloomington, MN



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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