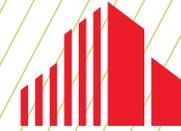


FOR LEASE



CUSHMAN &  
WAKEFIELD



VIRTUAL TOUR FOR SUITE 100

7803 GLENROY ROAD  
BLOOMINGTON, MN

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# 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

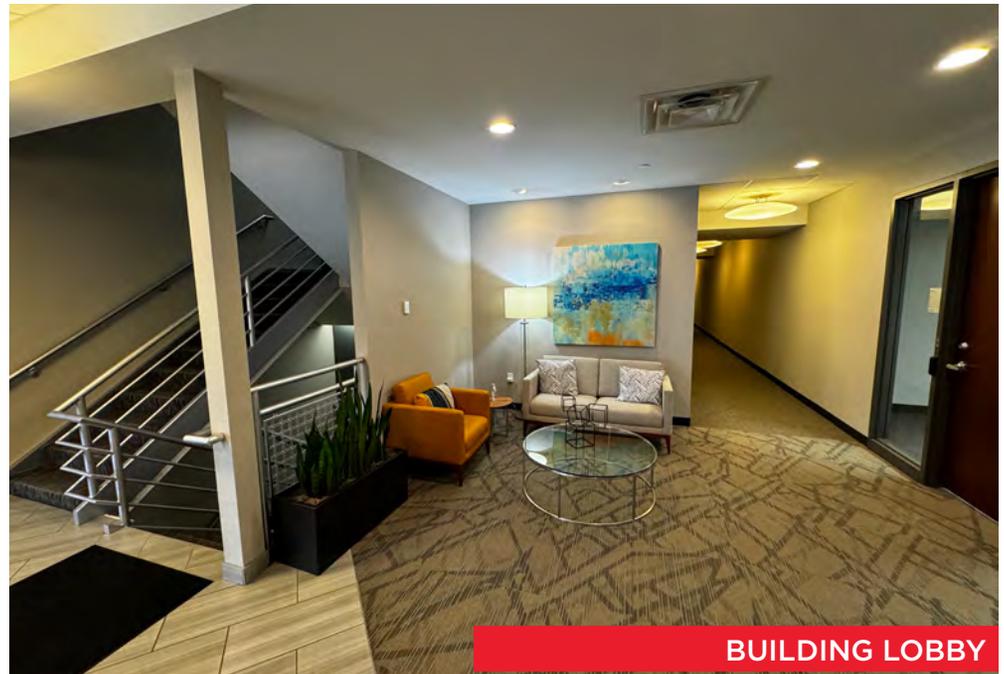
Click Suite Number Below to View Floorplan

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



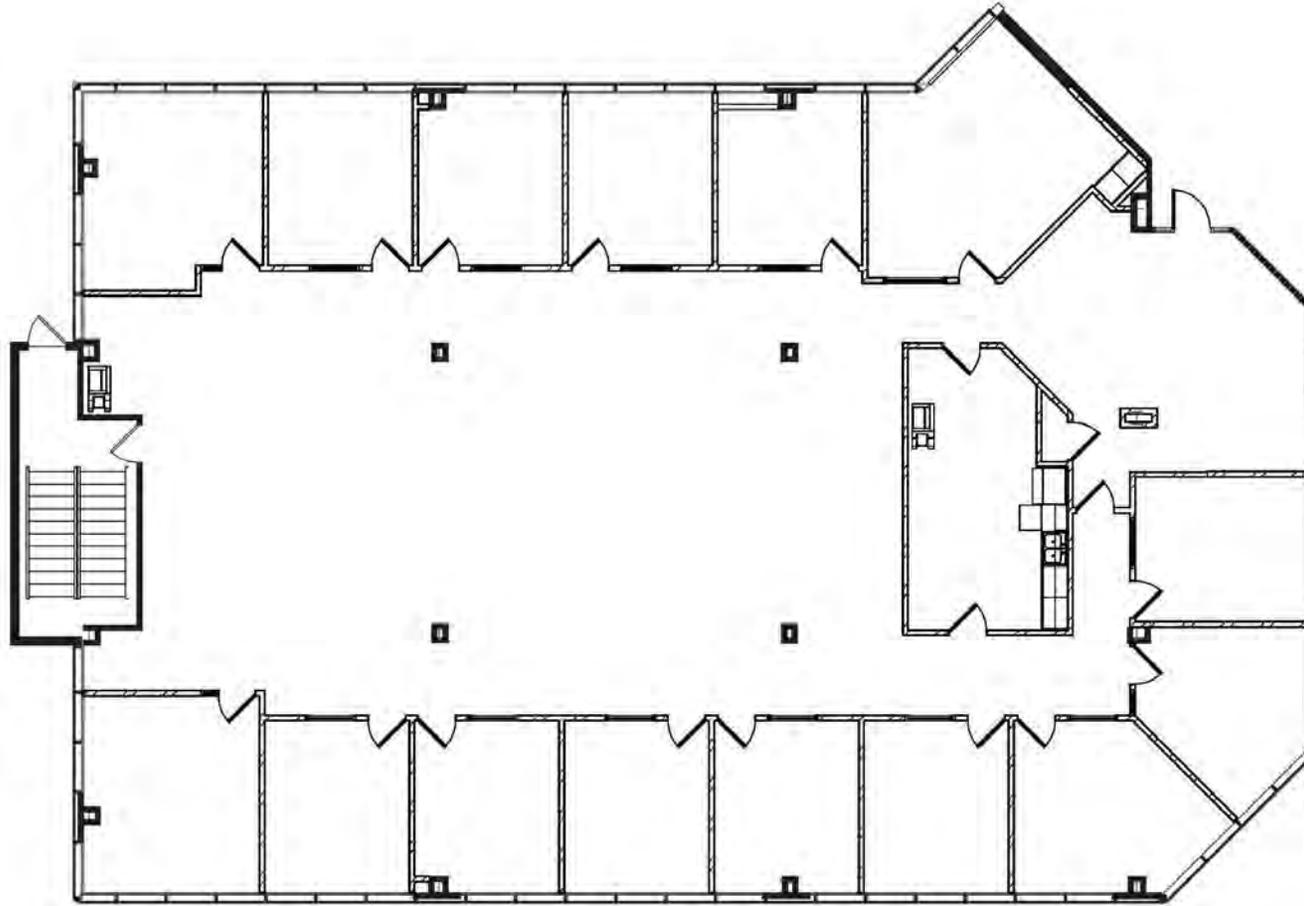
LOWER LEVEL SEATING AREA



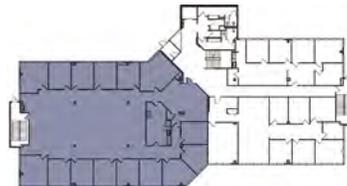
BUILDING



PATIO

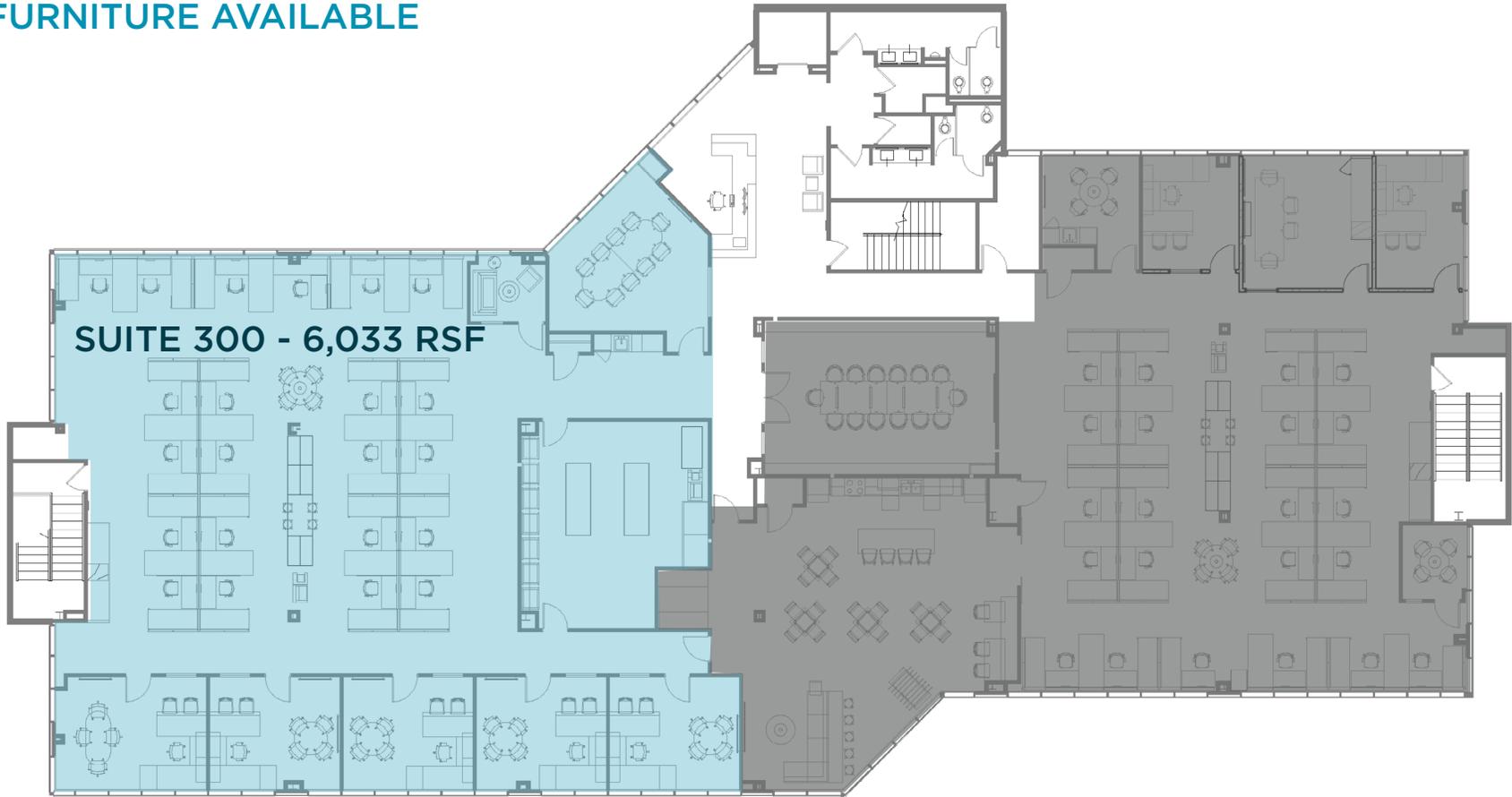


KEY PLAN - 1ST FLOOR



# FLOOR PLAN

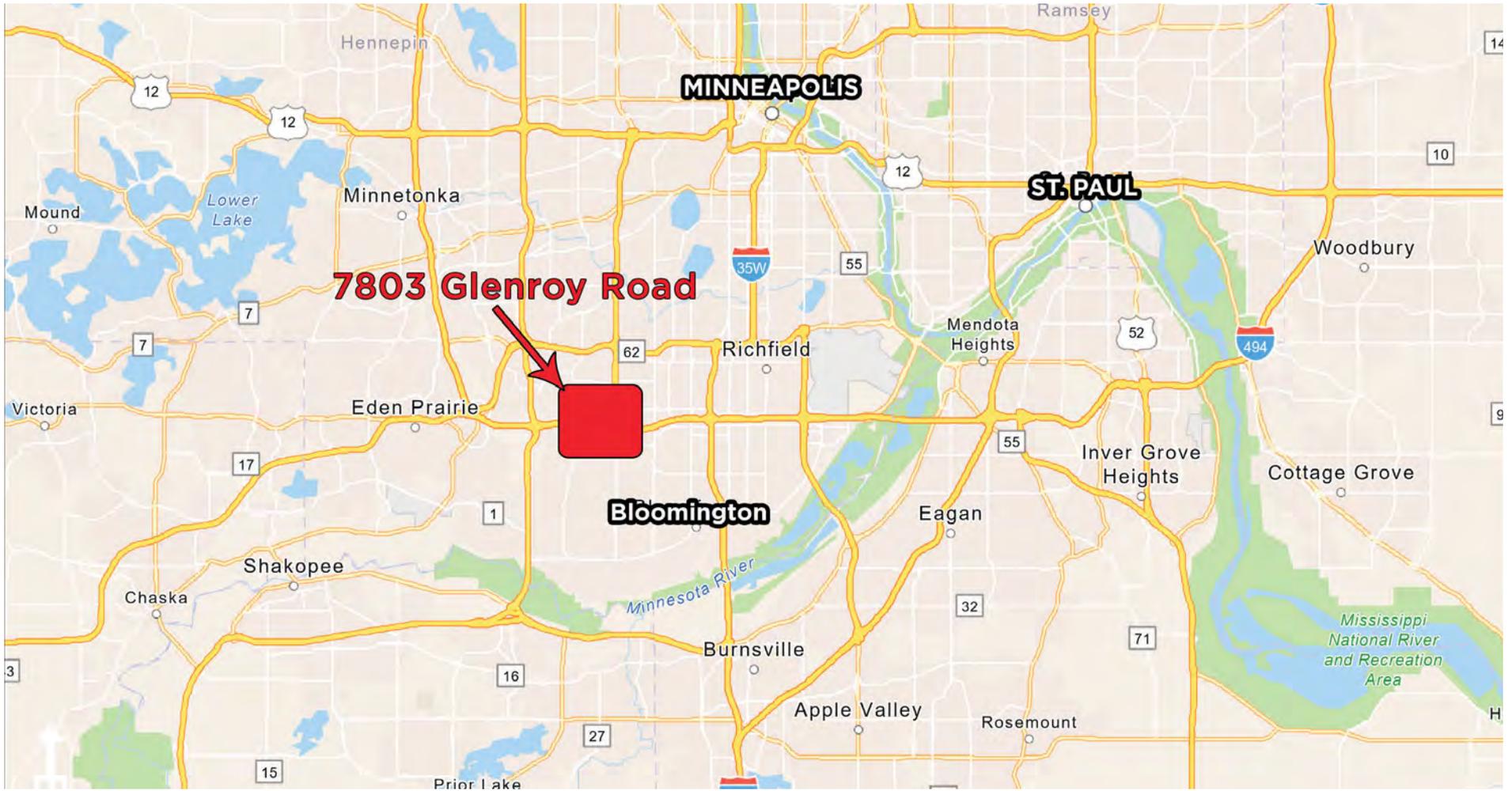
FURNITURE AVAILABLE







LOCATION  
**AERIAL**



DEMOGRAPHICS (WITHIN 5 MILES)

**243,879**  
Population

**\$95,635**  
Median Household Income

**225,345**  
Daytime Population

LOCATION  
**MAP**

# CONTACT INFORMATION

## **RYAN HAMPSON**

Senior Associate

[ryan.hampson@cushwake.com](mailto:ryan.hampson@cushwake.com)

+1 952 465 3309

## **AARON BARNARD, SIOR, CCIM**

Senior Director

[aaron.barnard@cushwake.com](mailto:aaron.barnard@cushwake.com)

+1 952 465 3372

3500 American Blvd W | Suite 200  
Minneapolis, MN 55431  
[cushmanwakefield.com](http://cushmanwakefield.com)

