FOR LEASE

CUSHMAN & WAKEFIELD



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
300	6,033 RSF



BUILDING CONFERENCE ROOM



BUILDING LOBBY

PROPERTY **PHOTOS**



LOWER LEVEL SEATING AREA



BUILDING

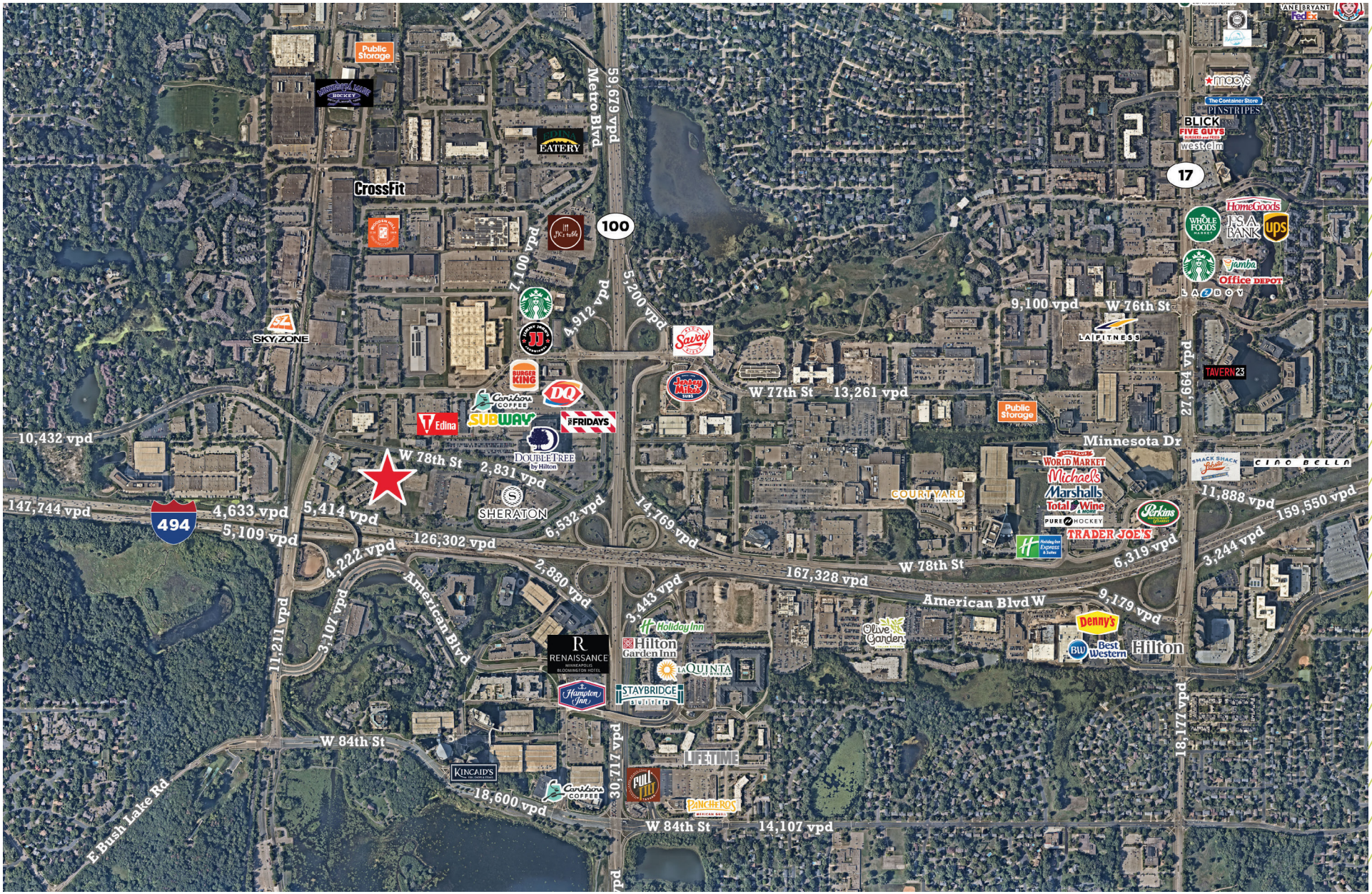


PATIO

Suite 300 - 6,033 SF



FLOOR PLAN



AREA
AMENITIES



LOCATION
AERIAL



DEMOGRAPHICS (WITHIN 5 MILES)

243,879	$95,635	225,345
Population	Median Household Income	Daytime Population

LOCATION MAP

CONTACT INFORMATION

RYAN HAMPSON

Senior Associate
ryan.hampson@cushwake.com
+1 952 465 3309

AARON BARNARD, SIOR, CCIM

Senior Director
aaron.barnard@cushwake.com
+1 952 465 3372

3500 American Blvd W | Suite 200
Minneapolis, MN 55431
cushmanwakefield.com

CUSHMAN & WAKEFIELD

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