

ONE MARKET POINTE

A NEW CHAPTER IN WORKPLACE EXCELLENCE

A landmark office destination is entering its next phase. Under new ownership by Buhl, One MarketPointe is being reimagined to deliver an elevated workplace experience with modern amenities, refreshed common areas, and unmatched opportunities for large users seeking scale, visibility, and connectivity in the thriving France Avenue corridor.



**BUHL
INVESTORS**

4300 MarketPointe Drive | Bloomington, MN

ONE MARKET POINTE

ELEVATED AMENITIES FOR TODAY'S WORKFORCE

New ownership is making significant investments to enhance the tenant experience throughout the property, creating a workplace designed for today's evolving business needs.





PLANNED ENHANCEMENTS



Renovated main lobby with modern finishes and hospitality-inspired design



New first-floor tenant amenity lounge



Upgraded training and conference facilities



Enhanced outdoor patio & gathering spaces



Modernized common areas focused on collaboration and employee engagement

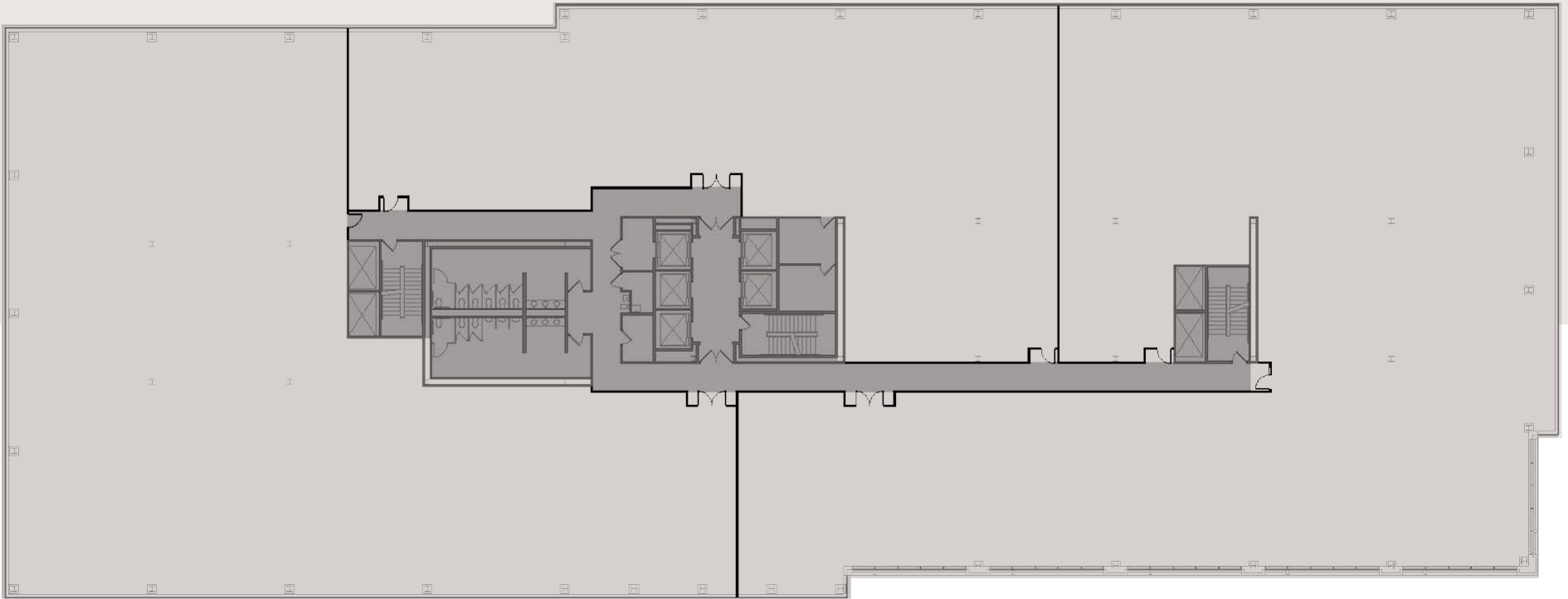
These improvements will create a more dynamic environment where employees can connect, collaborate, and thrive.

ONE MARKET POINTE

5TH

44,189 SF

Sample Plan



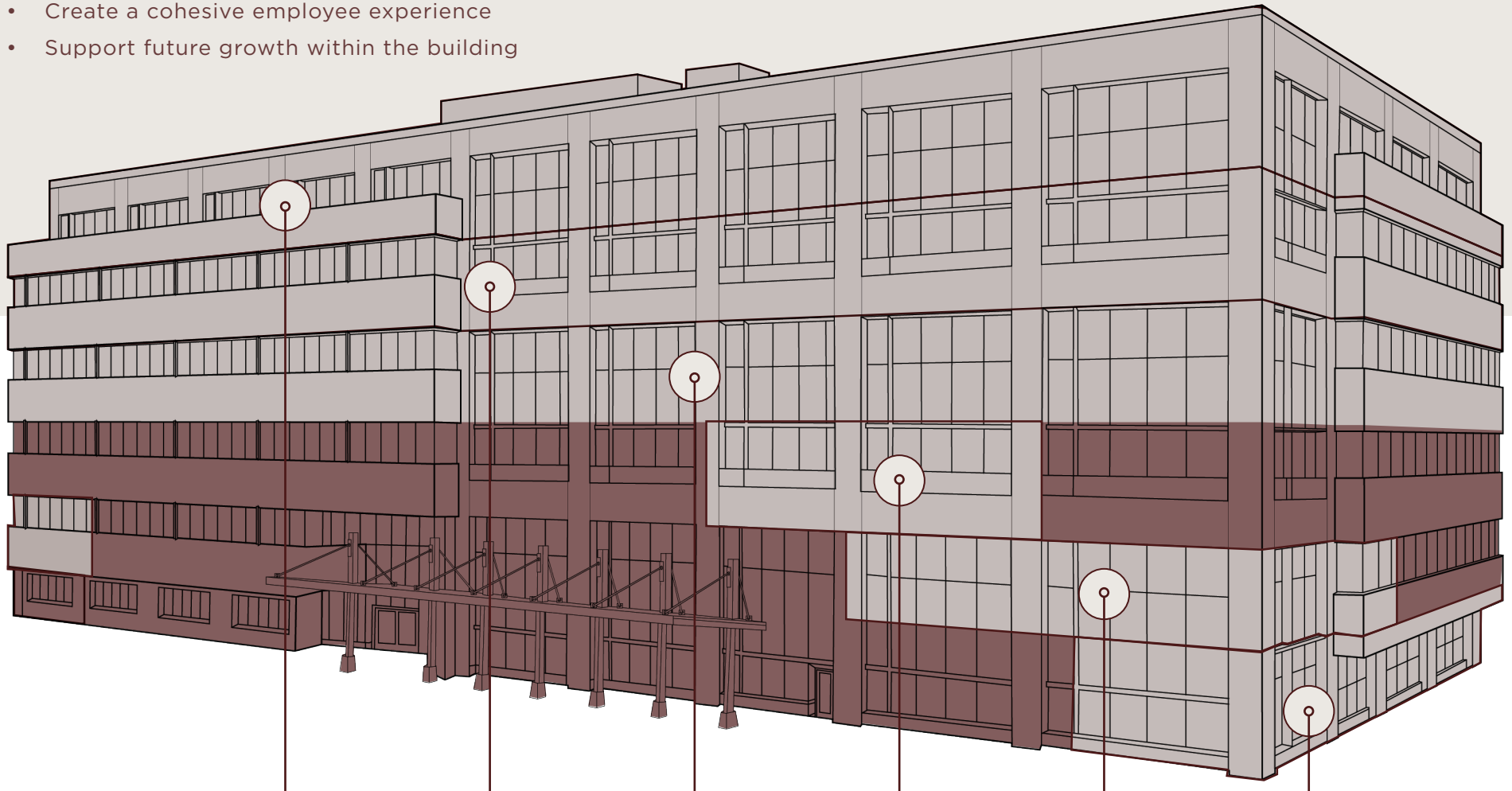
UP TO 150,000 SF
OF CONTIGUOUS
OFFICE SPACE

One MarketPointe offers one of the most significant contiguous office opportunities in the South Metro, allowing companies to consolidate operations, strengthen culture, and maximize workplace efficiency.

BENEFITS OF A LARGE, CONTIGUOUS FOOTPRINT

- Keep teams together on connected floors
- Foster collaboration and innovation
- Improve operational efficiency
- Create a cohesive employee experience
- Support future growth within the building

With efficient floor plates averaging approximately 43,000 SF, organizations can design a workplace tailored to their unique business needs.



AVAILABILITY

6TH

44,189 SF

5TH

44,189 SF

4TH

44,189 SF

3RD

7,333 SF

2ND

21,997 SF
2,550 SF

1ST

20,000 SF

ONE MARKET POINTE





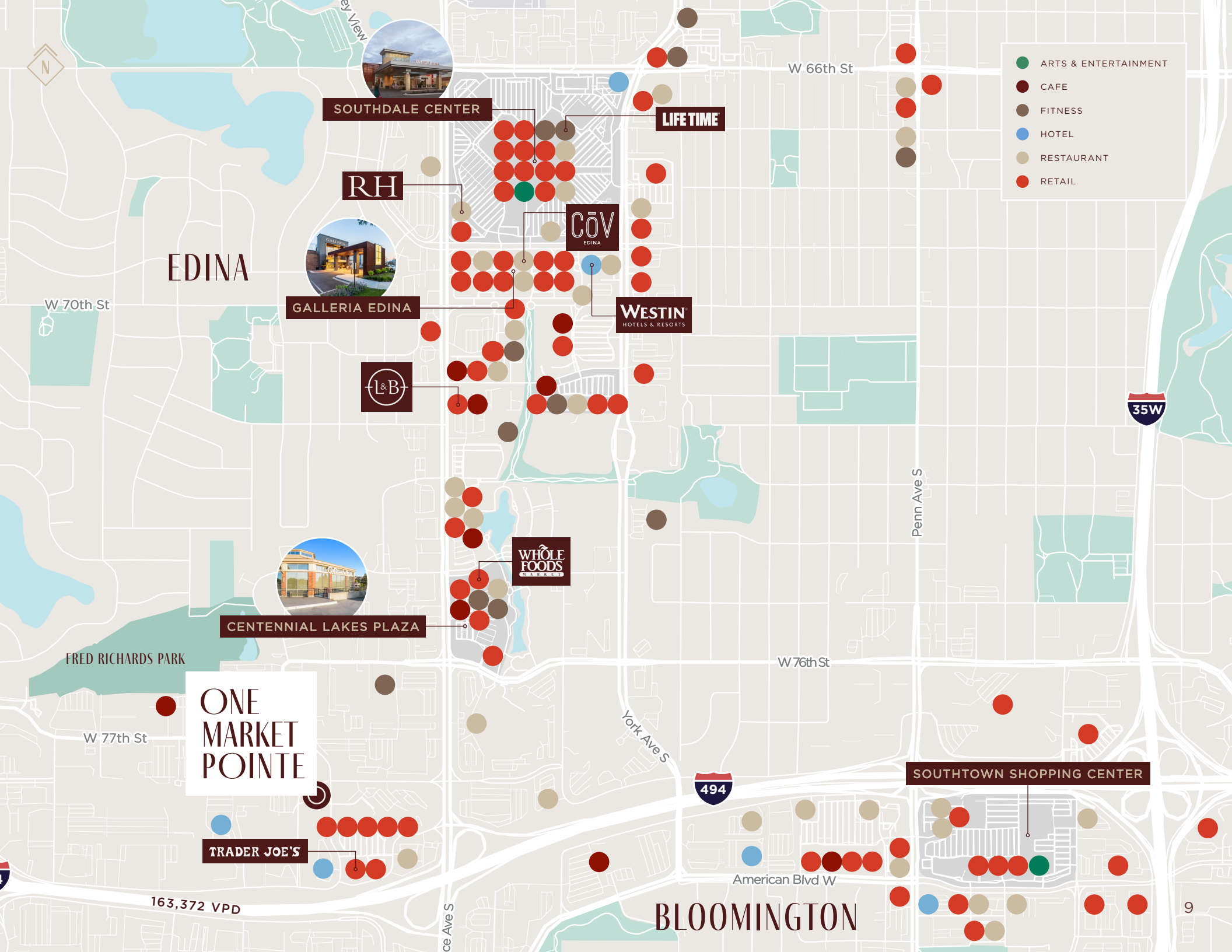
ONE MARKET POINTE



CONNECTED TO EVERYTHING

Located at the intersection of I-494 and France Avenue, One MarketPointe provides immediate access to the Twin Cities' most sought-after business and retail corridor.





- ARTS & ENTERTAINMENT
- CAFE
- FITNESS
- HOTEL
- RESTAURANT
- RETAIL

SOUTHDALE CENTER

LIFE TIME

RH

CōV
EDINA

GALLERIA EDINA

WESTIN
HOTELS & RESORTS

L&B

WHOLE
FOODS
MARKET

CENTENNIAL LAKES PLAZA

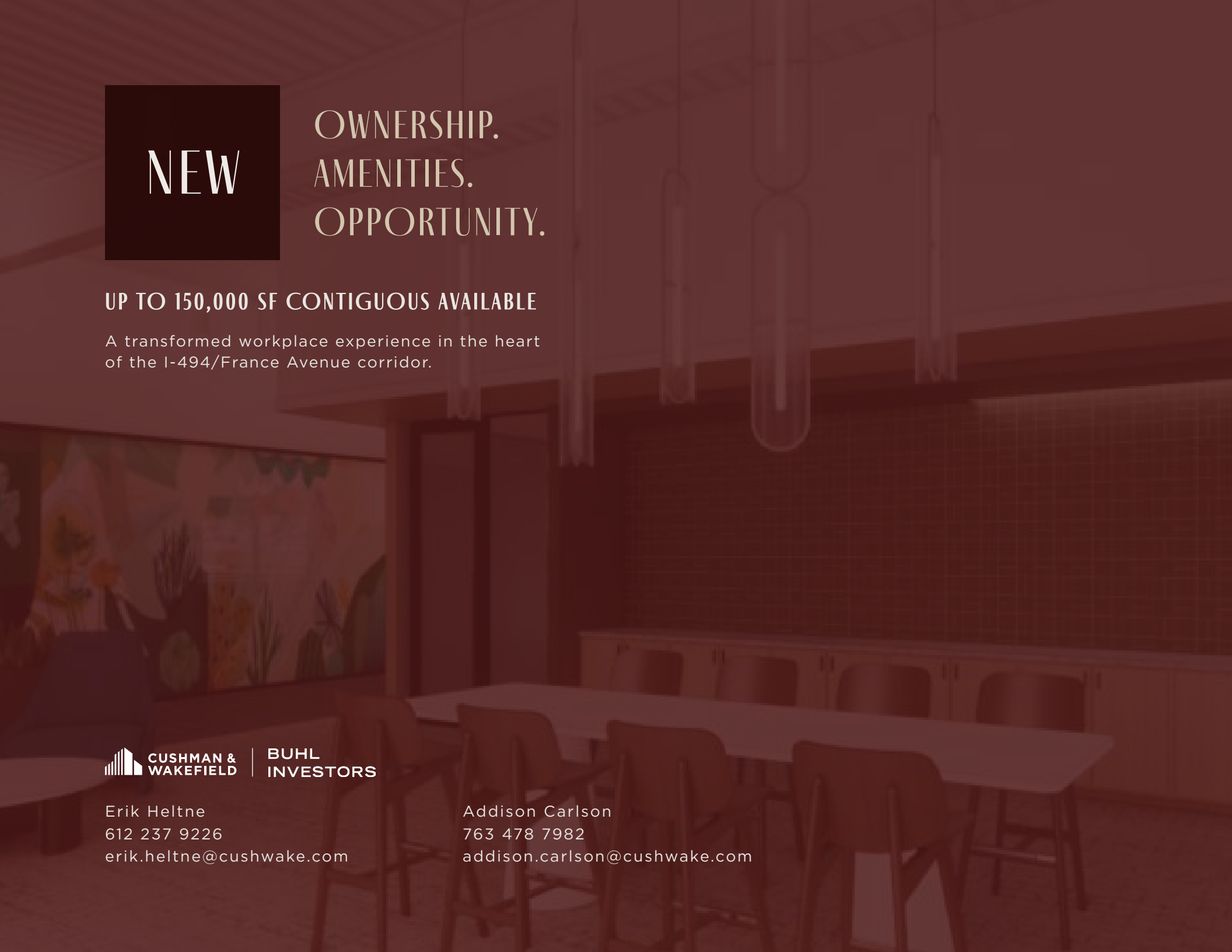
ONE
MARKET
POINTE

TRADER JOE'S

SOUTHTOWN SHOPPING CENTER

BLOOMINGTON

163,372 VPD



NEW

OWNERSHIP.
AMENITIES.
OPPORTUNITY.

UP TO 150,000 SF CONTIGUOUS AVAILABLE

A transformed workplace experience in the heart
of the I-494/France Avenue corridor.



CUSHMAN &
WAKEFIELD

BUHL
INVESTORS

Erik Heltne
612 237 9226
erik.heltne@cushwake.com

Addison Carlson
763 478 7982
addison.carlson@cushwake.com