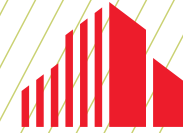


FOR LEASE



CUSHMAN &  
WAKEFIELD



VIRTUAL TOUR FOR SUITE 101

7803 GLENROY ROAD  
BLOOMINGTON, MN

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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
- 2024 Operating Expenses & Taxes:
  - Operating Expenses \$ 9.30
  - Real Estate Taxes \$ 2.57
  - TOTAL \$11.87

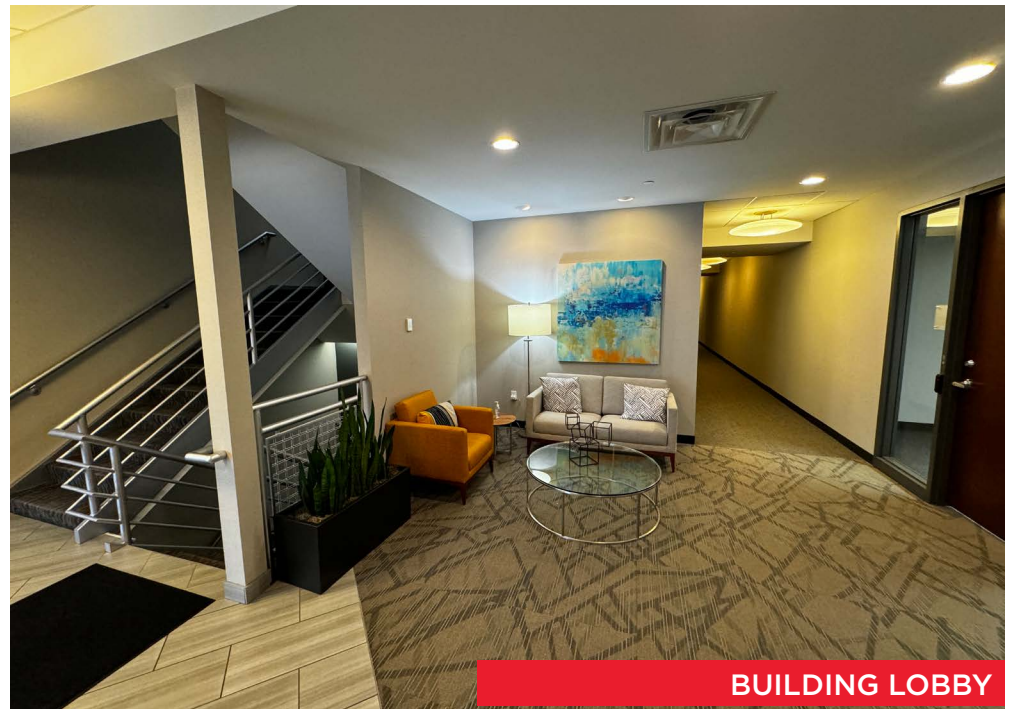
## PROPERTY AVAILABILITIES

Click Suite Number Below to View Floorplan

Suite Number	Square Footage
101	2,824 SF



BUILDING CONFERENCE ROOM



BUILDING LOBBY



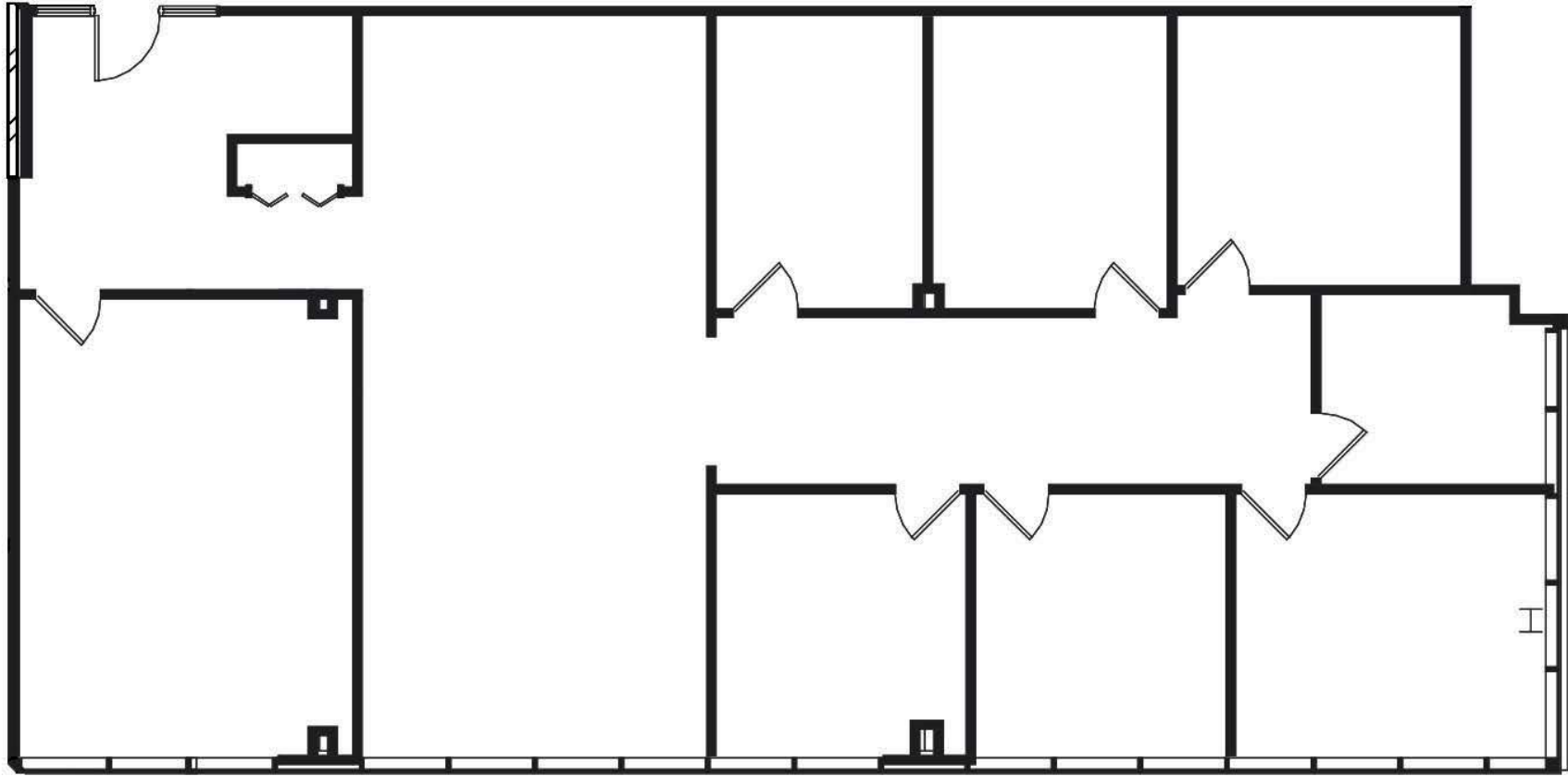
7803 Glenroy Road | Bloomington, MN

# PROPERTY PHOTOS



Suite 101 - 2,824 SF

VIRTUAL TOUR FOR SUITE 101

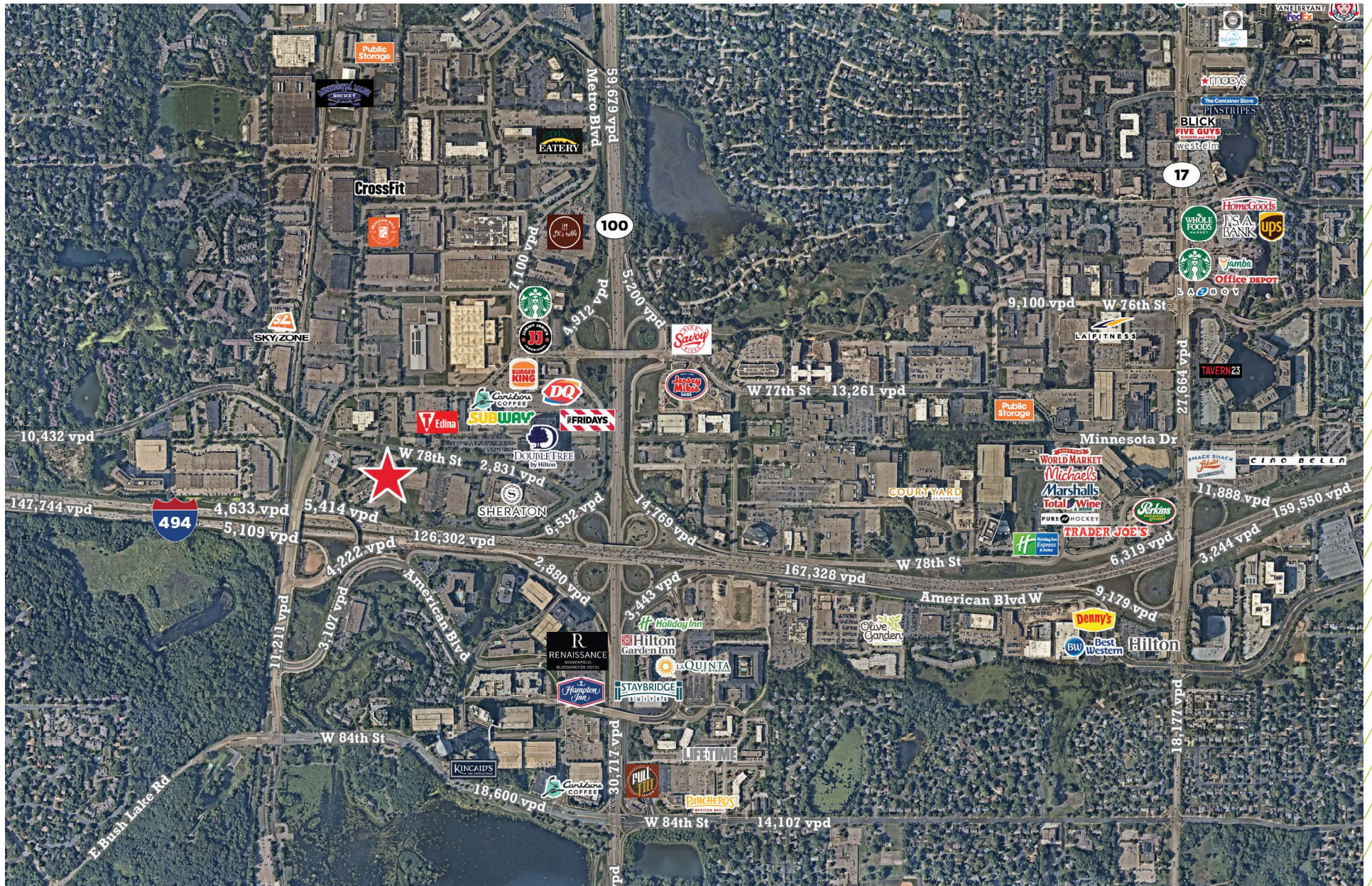


KEY PLAN - 1ST FLOOR



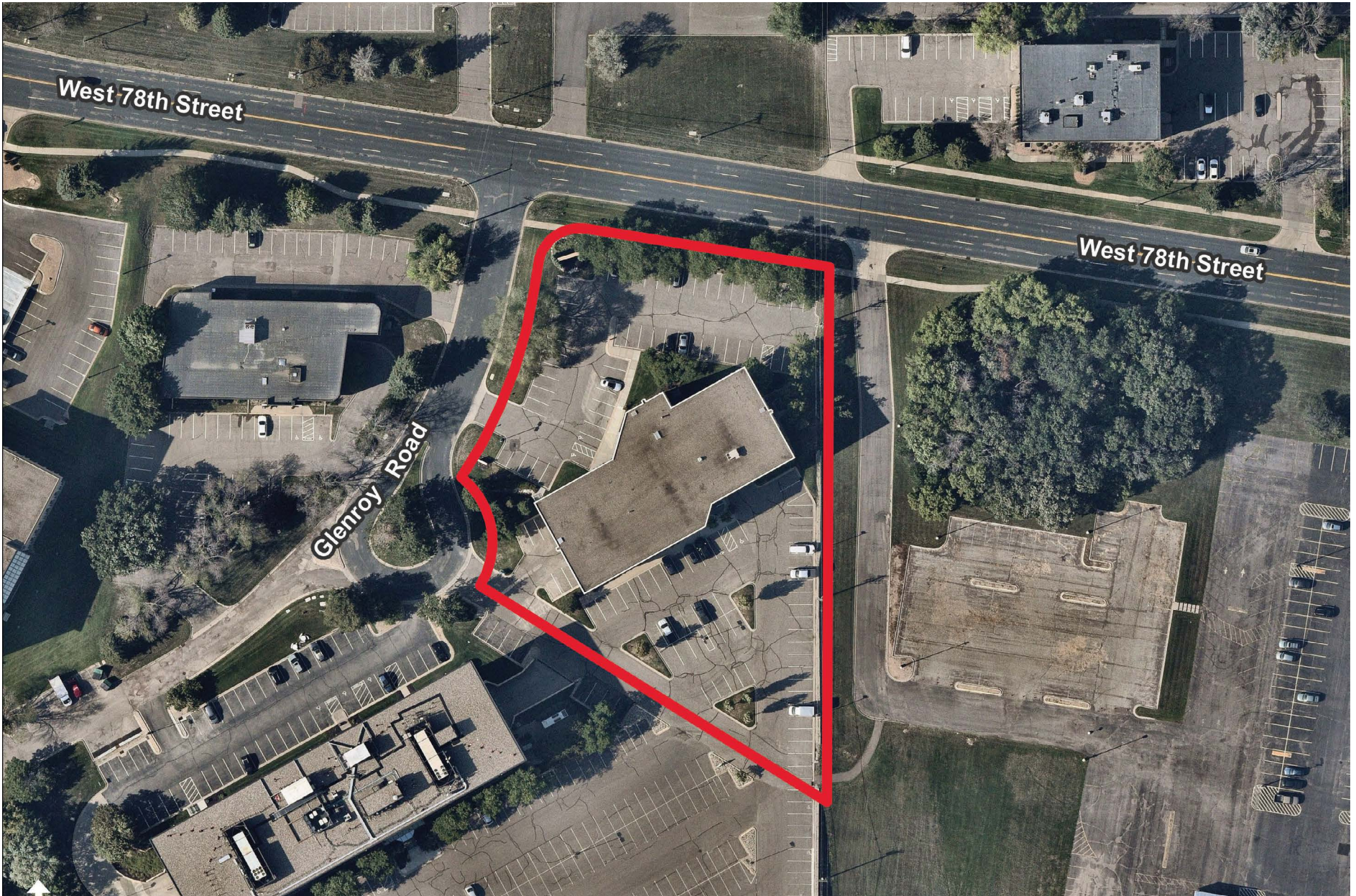
FLOOR  
PLAN





# 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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