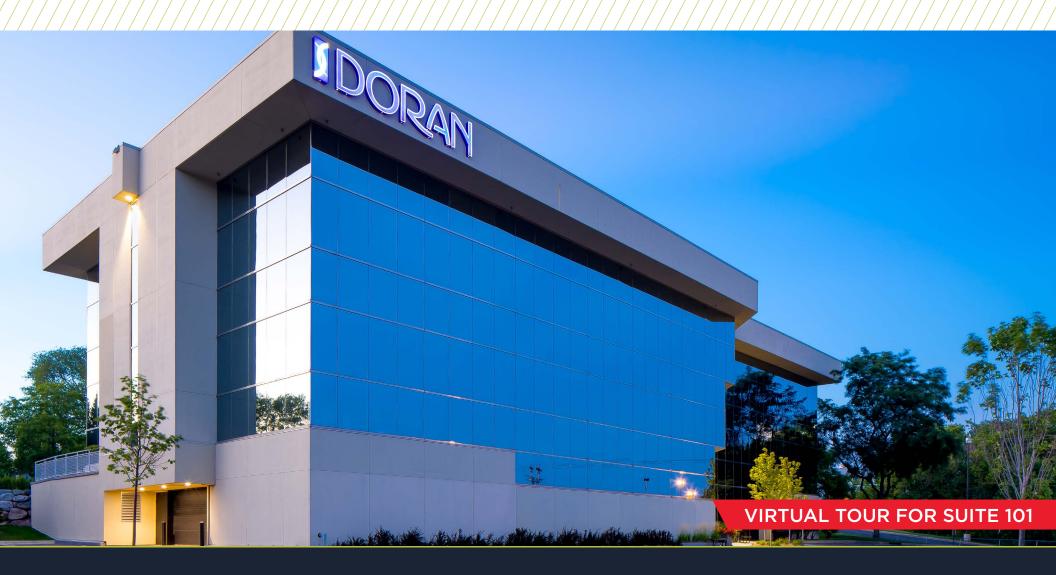
## FOR LEASE





# 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

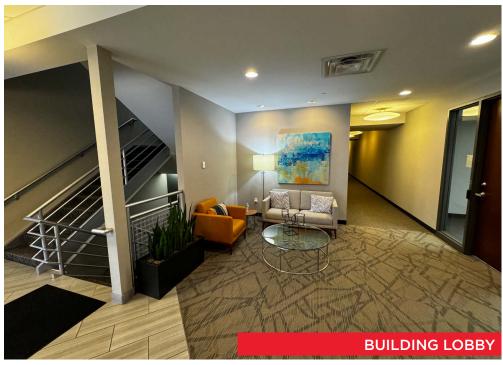
• Real Estate Taxes \$ 2.57

• TOTAL \$11.87

#### **PROPERTY AVAILABILITIES**

Click Suite Number Below to View Floorplan

| Suite Number | Square Footage |
|--------------|----------------|
| 101          | 2,824 SF       |



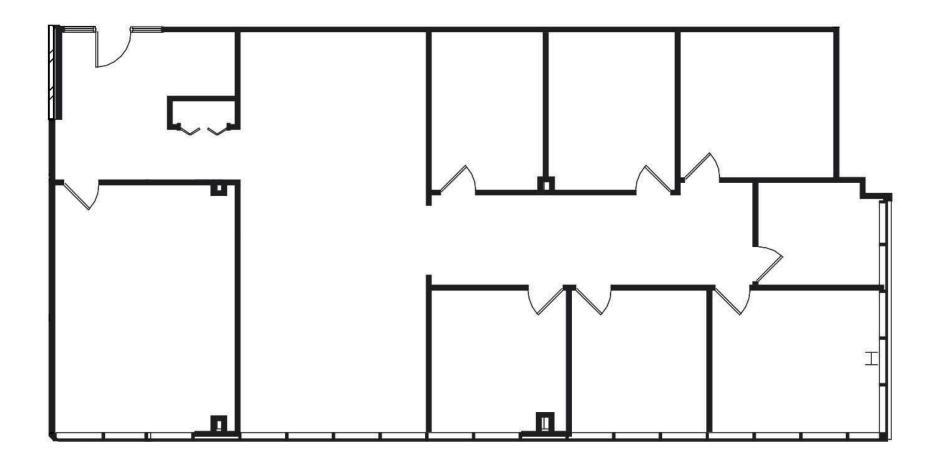
7803 Glenroy Road | Bloomington, MN

# PROPERTY PHOTOS

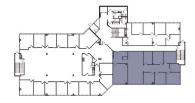




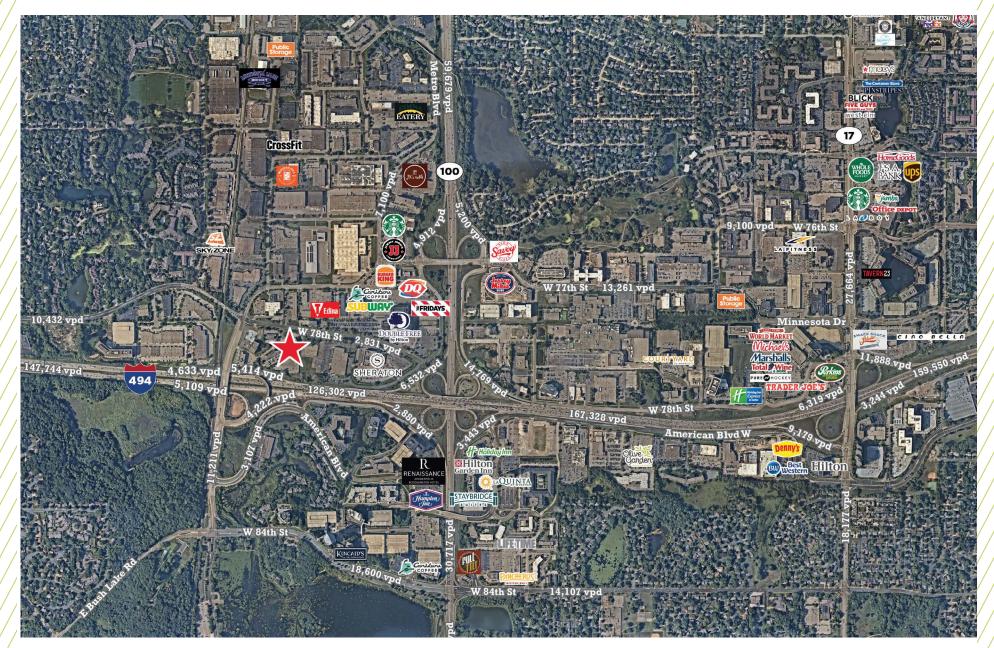




#### KEY PLAN - 1ST FLOOR



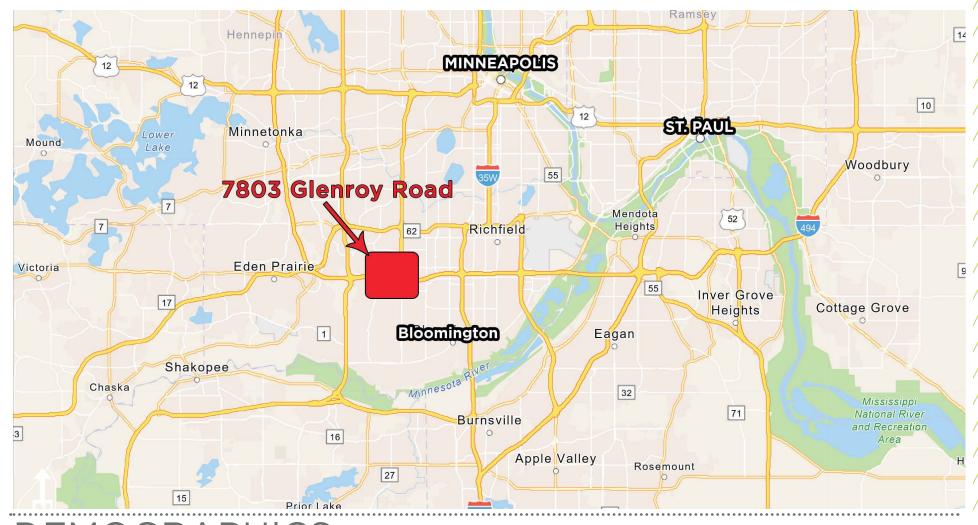




# AREA AMENITIES



# LOCATION **AERIAL**



DEMOGRAPHICS (WITHIN 5 MILES)

243,879

Population

\$95,635

Median Household Income

225,345

**Daytime Population** 



# CONTACTION

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