



Colliers

# Olympic Place

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7825 Washington Ave S  
Bloomington, MN

## Office Opportunity For Lease

Olympic Place offers tenants a premier southwest location with high visibility from I-494 and Highway 169. Minutes from Minneapolis/St. Paul International Airport and within close proximity to numerous area amenities.

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# For Lease

## Building Amenities

- > Flexible floor plans providing efficient office layouts
- > Newly renovated tenant lounge & grab-n-go market
- > Convenient in-house food delivery provided by Foodsby
- > Building conference room
- > Fitness center with locker room and showers
- > Bike storage
- > ATM machine
- > Covered parking and tempered executive parking
- > Prominent building signage available

## Highlights

- > 9' ceiling height
- > 109,912 total building square feet
- > Built in 1985, updated in 2020
- > Parking 4/1,000 covered

## Rental Rates

\$14.50 per square foot

## 2024 Est. Tax & Ops

\$9.34 psf Operating Expenses

\$2.83 psf Real Estate Taxes

\$12.17 psf Total

## Availability

Suite	Available Space (SF)
210	3,088
225	1,338 available 8/1/24
300	12,932
450	3,080 available 5/1/24
500	12,941
615	1,540
700	7,547



### Contact us:

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