



Olympic Place

Michael Gelfman SIOR

Executive Vice President
+1 952 897 7875
michael.gelfman@colliers.com

Nathan Karrick

Vice President
+1 952 897 7722
nathan.karrick@colliers.com

Maureen Michels

Associate
+1 952 225 4202
maureen.michels@colliers.com

1600 Utica Avenue South, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com

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
300	12,932
450	3,080
500	12,941
615	1,540
700	7,547



Contact us:

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