



# 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.

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# 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
500	12,941
615	1,540
700	7,547



### Contact us:

**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

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