



Colliers

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

MIDCOUNTRY BANK

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.

Accelerating success.

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

2023 Est. Tax & Ops

\$9.19 psf Operating Expenses

\$2.92 psf Real Estate Taxes

\$12.11 psf Total

Availability

Suite	Available Space (SF)
210	3,088
300	12,932
450	3,080 available 12/1/23
500	12,941 available 3/1/24
600	5,452
700	7,547
810	1,159 available 11/1/23



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