

OFFICE SPACE FOR LEASE

7201 W. 78th Street | Bloomington, MN 55439



OFFERING SUMMARY

LEASE RATE: Negotiable

AVAILABLE SF: 1,455 SF up to 1,986 SF
2nd Floor Space

2023 TAX/CAM: \$11.09 PSF

PARKING: 4:1 Parking Ratio
Surface Lot

TRAFFIC COUNTS: 139,600 VPD on I-494
10,200 VPD on W. 78th

PROPERTY OVERVIEW

Professional office building with direct visibility along heavily traveled I-494 on the northern edge of Bloomington giving it premier access to the rich commercial corridor of I-494, as well as numerous parks and green spaces in the south and west.

PROPERTY HIGHLIGHTS

- 24-Hour Keycard Access and Security Cameras
- Recent Improvements Included: Restrooms, LED Lighting, and Common Areas
- Prime Visibility on I-494, Potential Building Signage
- Convenient to Both Minneapolis and St. Paul CBD
- Over 139,600 VPD Along this Segment of I-494
- Easy Access from I-494 and Hwy 169
- Less than 10 Minutes from MSP International Airport
- Multiple Upscale Shopping Centers Nearby Including Eden Prairie Center, Galleria, Shops at Lyndale, and Southdale Shopping Center

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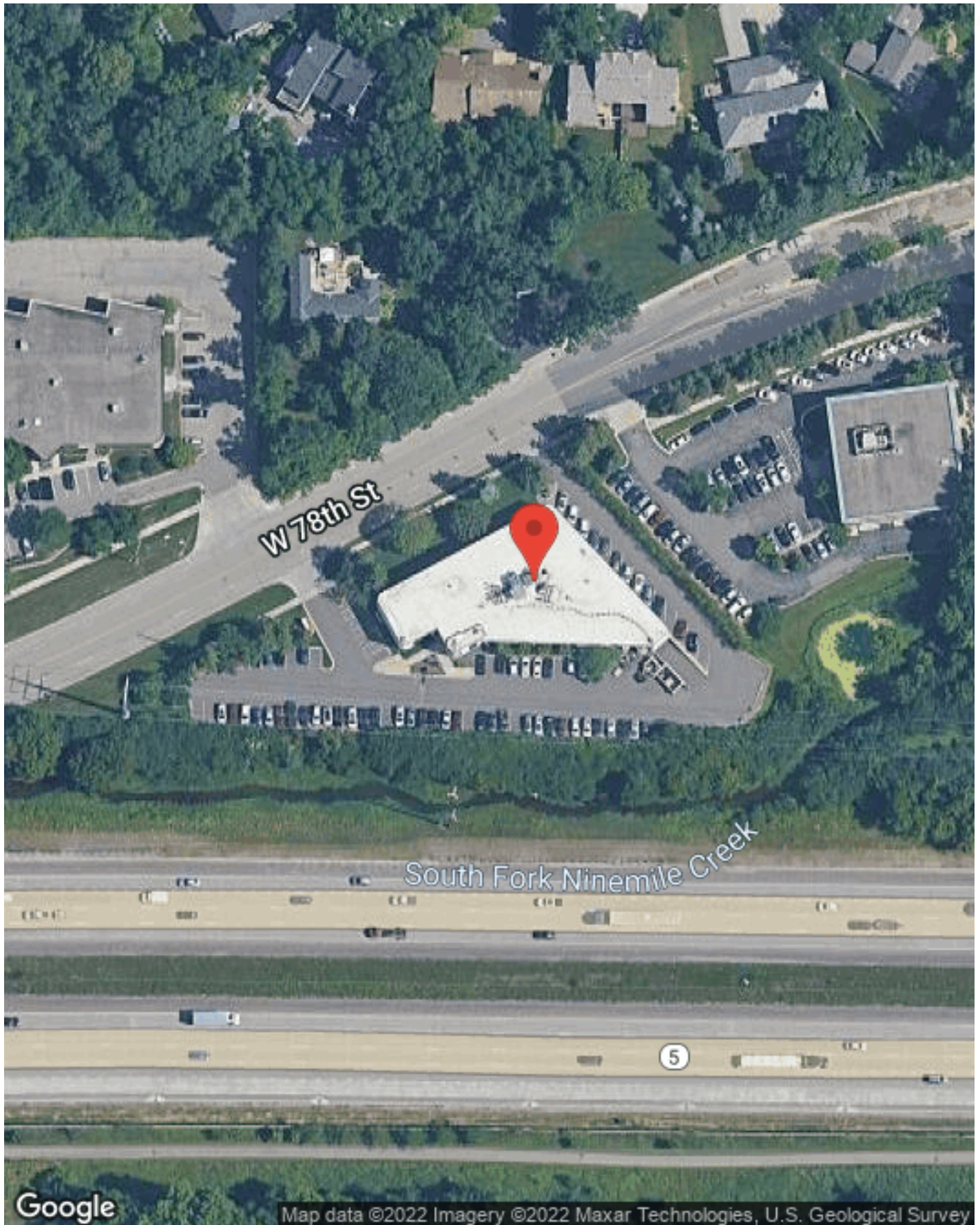


AVAILABLE SUITES

Suite	Size	Rate
220	1,455 SF	Negotiable
225	1,986 SF	Negotiable

AERIAL MAP

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LOCATION MAPS

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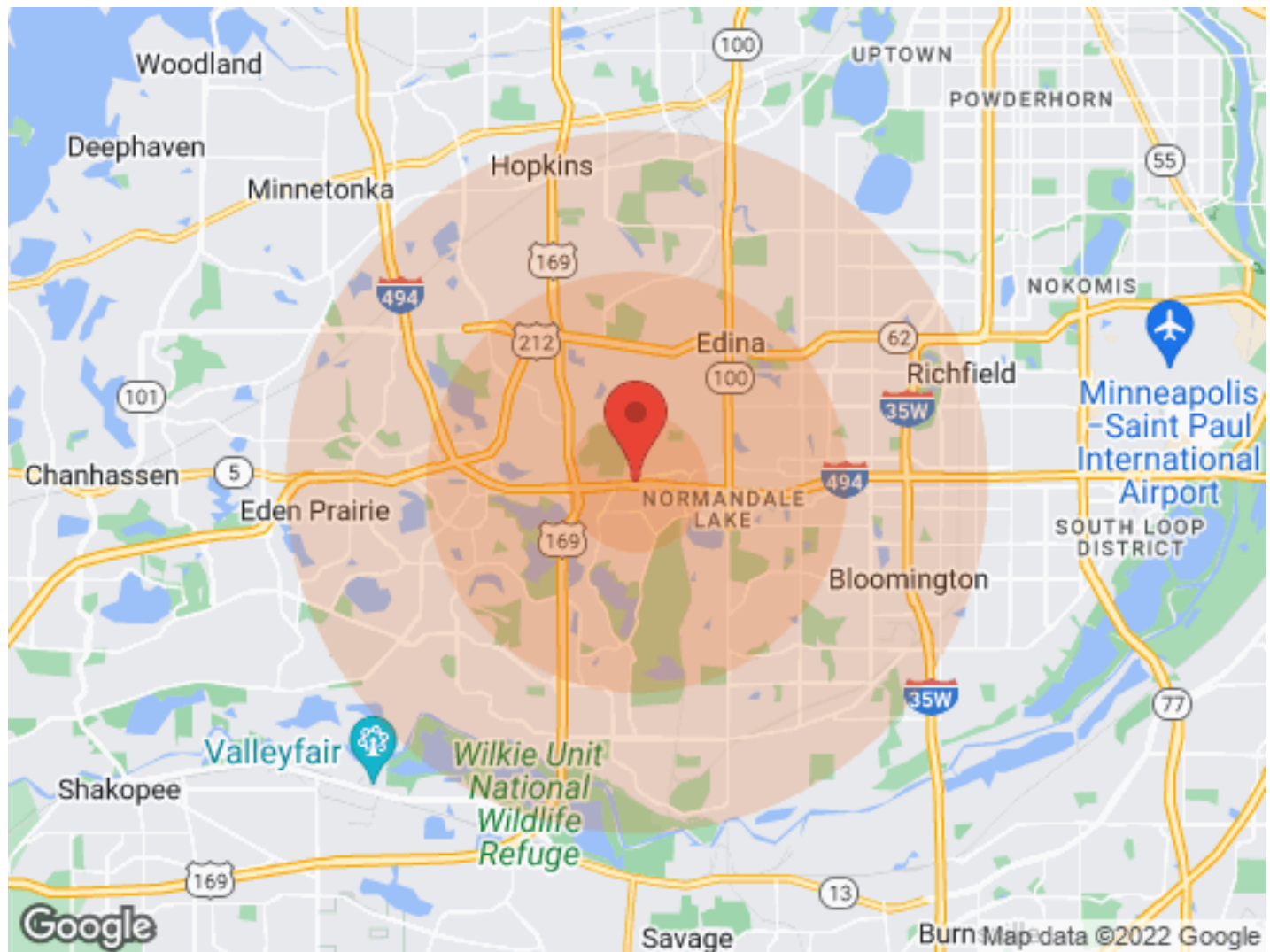
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,999	28,396	99,348
Female	3,190	31,728	107,536
Total Population	6,189	60,124	206,884

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	850	9,545	35,075
Ages 15-24	742	7,159	24,479
Ages 55-64	877	8,303	28,003
Ages 65+	1,860	14,839	41,588

Income	1 Mile	3 Miles	5 Miles
Median	\$93,508	\$77,306	\$71,478
< \$15,000	187	1,898	6,376
\$15,000-\$24,999	155	1,703	6,312
\$25,000-\$34,999	196	2,380	8,079
\$35,000-\$49,999	236	3,266	12,009
\$50,000-\$74,999	483	4,809	17,231
\$75,000-\$99,999	287	3,584	12,259
\$10,000-\$149,999	475	4,343	14,765
\$150,000-\$199,999	269	1,951	6,537
> \$200,000	446	3,229	7,941

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,267	30,545	99,704
Occupied	2,958	28,317	93,810
Owner Occupied	2,478	20,172	64,819
Renter Occupied	480	8,145	28,991
Vacant	309	2,228	5,894

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