

MIDCOUNTRY BANK

**FOR LEASE**

7825 Washington Ave S  
Bloomington, MN

**OLYMPIC PLACE**

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## FOR LEASE

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### LOCATION

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 of numerous area amenities.

### BUILDING AMENITIES

- › Flexible floor plans providing efficient office layouts
- › Full floor opportunity
- › Renovated on-site deli with new operator
- › Building conference room
- › Covered parking and tempered executive parking
- › Prominent building signage available
- › ATM machine
- › Fitness center with locker room and showers
- › Several updates and renovations being made throughout
- › Bike storage

### RENTAL RATES

\$13.50 per square foot

### BUILDING HIGHLIGHTS

- › 9' ceiling height
- › 109,912 total building square feet
- › Built in 1985, updated in 2015
- › Parking 4/1,000 covered

### 2018 EST. TAX & OPS

\$ 8.74 psf Operating Expenses

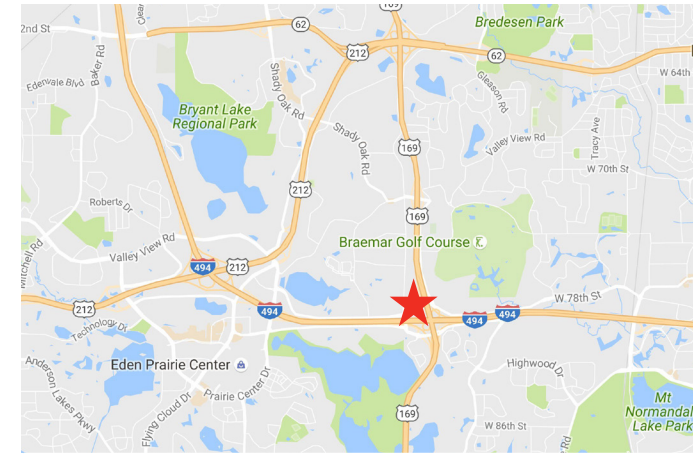
\$ 2.68 psf Real Estate Taxes

\$11.42 psf Total

### AVAILABILITY

Suite	Available Space (SF)
100 Avail 10/1/18	2,164
110	655
400	3,484
700 Avail 4/1/18	8,338

\*Contiguous



### CONTACT US

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