

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

Office For Lease

7800 Computer Avenue
Bloomington, MN

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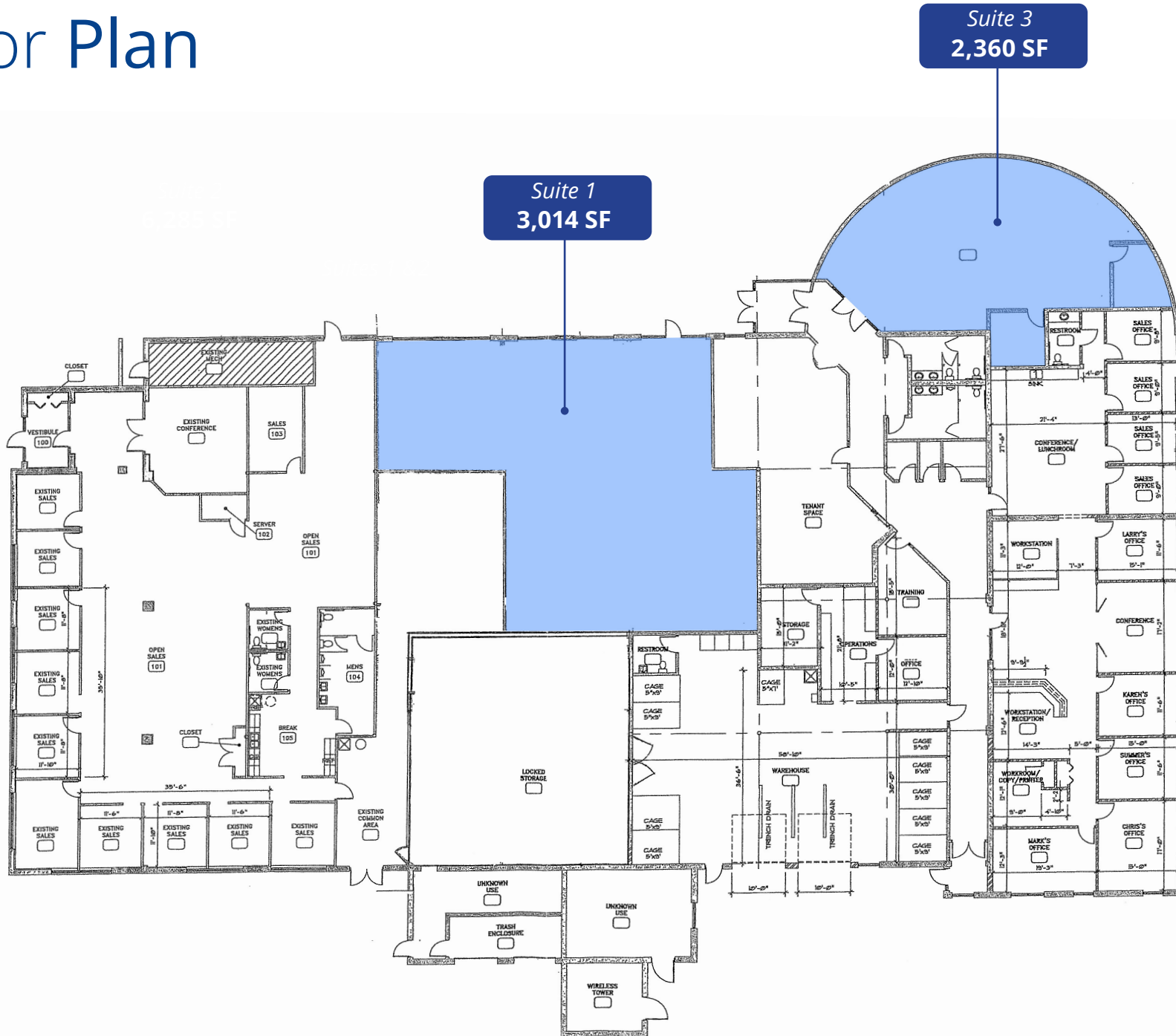
Property Information

- Easy access to Highway 100 and I-94
- Drive-thru available
- Minutes from shopping and dining at Mall of America, Southdale and Galleria

Address	7800 Computer Avenue Bloomington, MN 55435	
Building Size	25,287 SF	
Parcel Size	2.6 Acres	
Year Built	1961	
Building Class	C	
Floors	One (1)	
Parking	179 Surface Spaces	
Available Space	Suite 1:	3,014 SF
	Suite 3:	2,360 SF
Rental Rates	\$20.00 PSF Full Service Gross	



Floor Plan

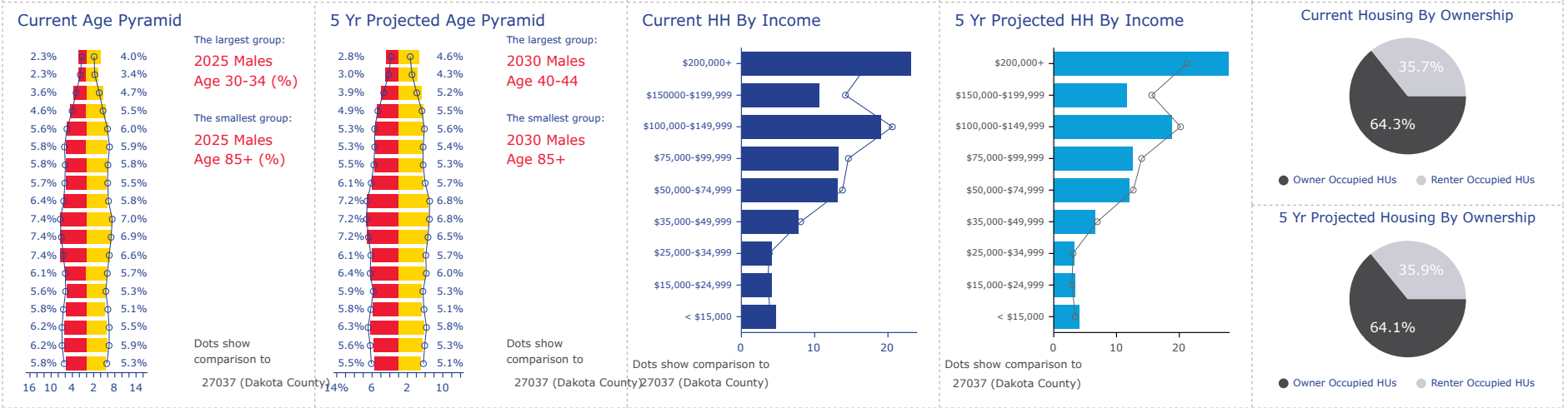
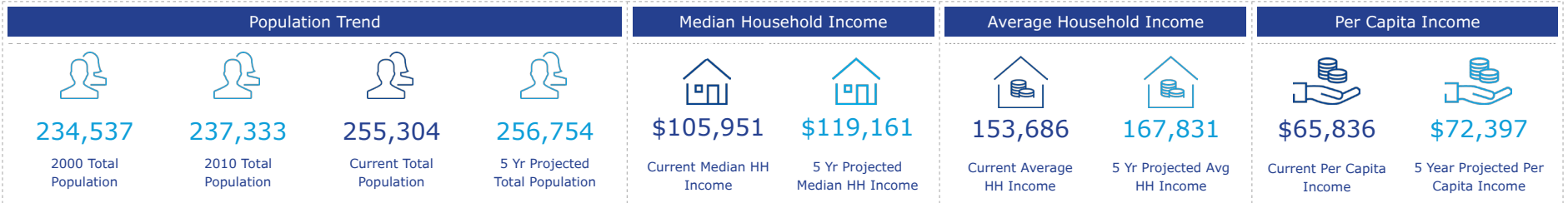


Suite 1
3,014 SF

Suite 3
2,360 SF



Population, Income & Housing Trends

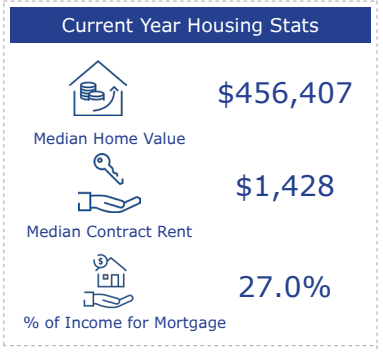
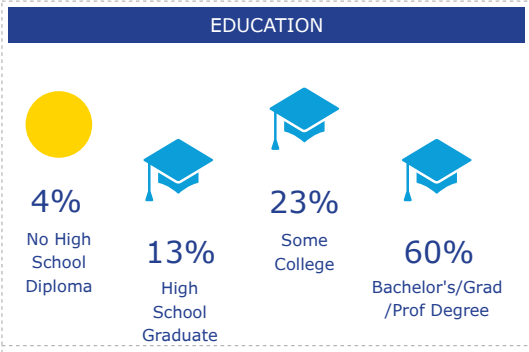
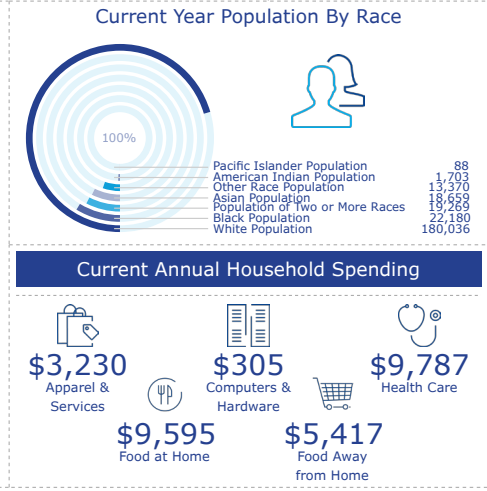


Race and ethnicity

The largest group: White Alone (70.52)
The smallest group: Pacific Islander Alone (0.03)

Indicator	Value	Difference
White Alone	70.52	-1.78
Black Alone	8.69	-0.15
American Indian/Alaska Native Alone	0.67	+0.08
Asian Alone	7.31	+1.40
Pacific Islander Alone	0.03	-0.02
Other Race	5.24	+0.79
Two or More Races	7.55	-0.31
Hispanic Origin (Any Race)	8.88	-0.12

Bars show deviation from 27037 (Dakota County)



Location Overview

W 77th St
14,732 vpd

Normandale Blvd
3,108 vpd



MINNESOTA
100

55,316 vpd
Normandale Blvd

14,732 vpd

W 77th St

25,209 vpd

Minnesota Dr

SITE

Computer Ave

W 78th St

163,372 vpd

American Blvd W

INTERSTATE
494

France Ave

N



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