

MIDCOUNTRY BANK

FOR LEASE

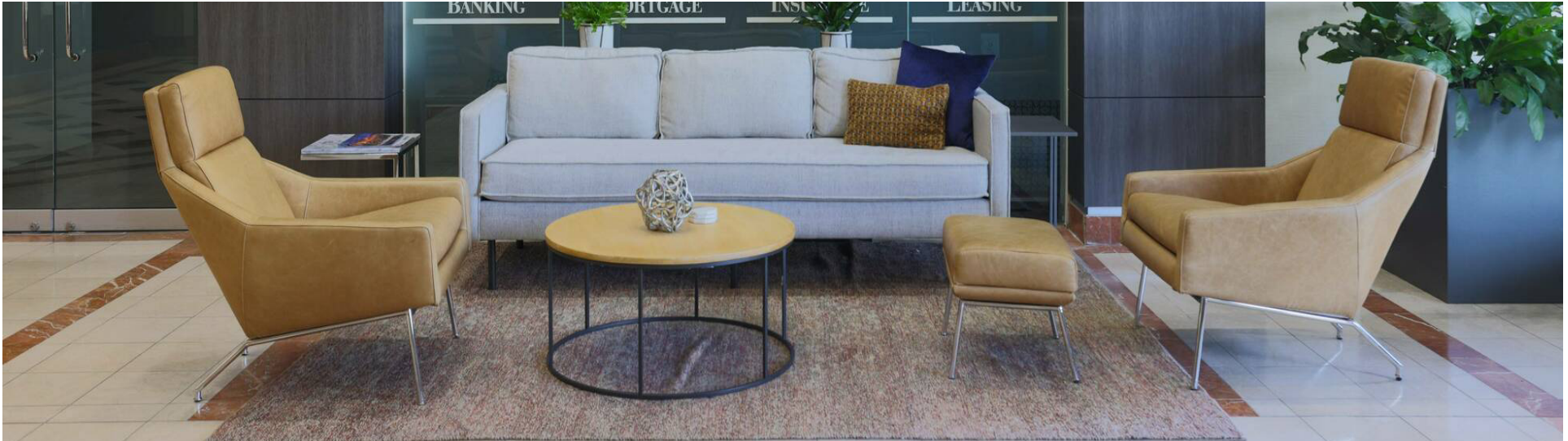
Olympic Place

7825 Washington Ave Bloomington, MN 55439

FORREST KALK

763.706.7901

forrest@cre-fund.com



VIDEO

PROPERTY DESCRIPTION

Professionally managed multi-tenant office building offering flexible suite sizes, updated common areas, and strong natural light.

PROPERTY HIGHLIGHTS

- Private Tenant & Game Lounge
- Spec Suites with Variety of Layouts and Stunning Views
- Common Area Tenant Lounge and Grab-n-Go Market
- New Training / Conference Room for Tenants
- Fitness Center with Locker Rooms and Showers
- Secure Bike Storage

OFFERING SUMMARY

Lease Rate:	\$14.75 - 16.75 SF/yr (MG)
Available SF:	1,929 - 3,161 SF
Building Size:	111,540 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	65	244	1,066
Total Population	159	605	2,604
Average HH Income	\$186,529	\$199,808	\$201,482



PROPERTY DESCRIPTION

Professionally managed multi-tenant office building offering flexible suite sizes, updated common areas, and strong natural light.

LOCATION DESCRIPTION

Olympic Place stands as a premier office building in the heart of Bloomington, offering tenants unparalleled visibility from I-494 and Highway 169. With its strategic location, the property ensures easy access to the Minneapolis/St. Paul International Airport and a plethora of nearby amenities, including retail outlets, dining establishments, and recreational facilities.

SITE DESCRIPTION

Newly completed spec suites feature modern layouts with a mix of private offices, conference rooms, and open workspace designed for productivity and flexibility. Tenants benefit from a full suite of amenities including a fitness center with locker rooms, tenant lounge with grab-and-go options, conference and training facilities for up to 68 people, secure bike storage, and business-grade WiFi.

The property offers 580 parking spaces (surface and covered), ensuring convenience for employees and visitors alike.

Olympic Place delivers a professional, amenity-rich environment with flexible leasing options, ideal for companies seeking visibility, accessibility, and a strong corporate presence in the Twin Cities.

Lease Rate	\$14.75 - 16.75 SF/YR
------------	------------------------------

LOCATION INFORMATION

Building Name	Olympic Place
Street Address	7825 Washington Ave
City, State, Zip	Bloomington, MN 55439
County	Hennepin

BUILDING INFORMATION

Building Size	111,540 SF
Building Class	B
Number of Floors	9
Year Built	1985
Year Last Renovated	2026

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Executive Suites
Zoning	C4 - Office
Amenities	<ul style="list-style-type: none"> Fitness center Secure bike storage Tenant lounge and grab-n-go market Building conference room 68-person training room Structured parking High-speed elevators Private Tenant Lounge

PARKING & TRANSPORTATION

Number of Parking Spaces	580
--------------------------	-----

UTILITIES & AMENITIES

Elevators	4
Freight Elevator	Yes
Number of Elevators	4



LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,929 - 3,161 SF	Lease Rate:	\$14.75 - \$16.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	3,161 SF	Modified Gross	\$14.75 - \$16.75 SF/yr	2nd Floor Suite, fully built out with with a Kitchen, conference room, 4 private offices.
Suite 325	Available	2,985 SF	Modified Gross	\$14.75 - \$16.75 SF/yr	Suite 350 features 5 private offices, a kitchenette, open area, reception, copy and print area.
Suite 375	Available	2,580 SF	Modified Gross	\$14.75 - \$16.75 SF/yr	Suite 375 features 3 private offices, open office area, a kitchenette and a conference room.
Suite 425	Available	2,570 SF	Modified Gross	\$14.75 - \$16.75 SF/yr	Suite 425, is a spec suite with 4 offices, kitchenette, reception area, conference room, and copier room.
Suite 725	Available	1,929 SF	Modified Gross	\$14.75 - \$16.75 SF/yr	Suite 725 features 3 private offices, a storage area and an open area.

SUITES AVAILABLE

210 - Second Floor



UNIT INFORMATION

Unit Size	3,161 SF
Number of Offices	4
Conference Rooms	1
Kitchenette	YES
Lease Rate	\$13.75 - \$15.75



SUITES AVAILABLE

325 - Third Floor



UNIT INFORMATION

Unit Size	2,985 SF
Number of Offices	5
Conference Rooms	1
Kitchenette	YES
Lease Rate	\$13.75 - \$15.75



SUITES AVAILABLE

375- Third Floor



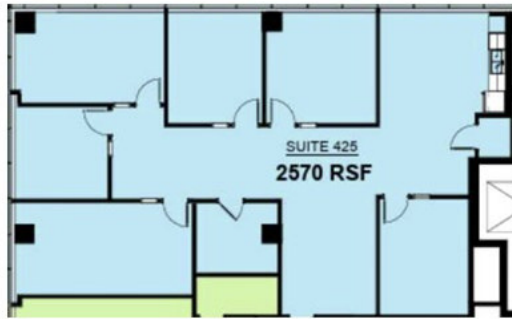
UNIT INFORMATION

Unit Size	2,580 SF
Number of Offices	3
Conference Rooms	1
Kitchenette	YES
Lease Rate	\$13.75 - \$15.75



SUITES AVAILABLE

425 - Fourth Floor



UNIT INFORMATION

Unit Size	2,570 SF
Number of Offices	3
Conference Rooms	2
Kitchenette	YES
Lease Rate	\$13.75 - \$15.75



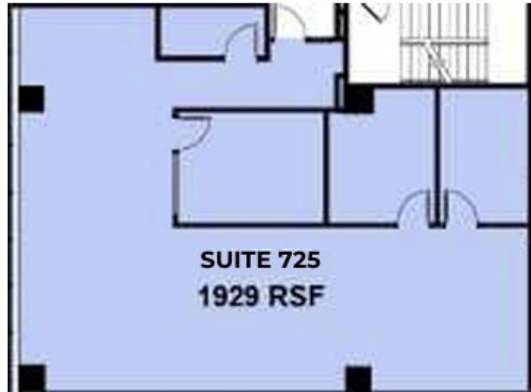
FORREST KALK

forrest@cre-fund.com
763.706.7901

7825 Washington Avenue South, Suite 700
Minneapolis MN, 55439
763.706.7901 | cre-fund.com

SUITES AVAILABLE

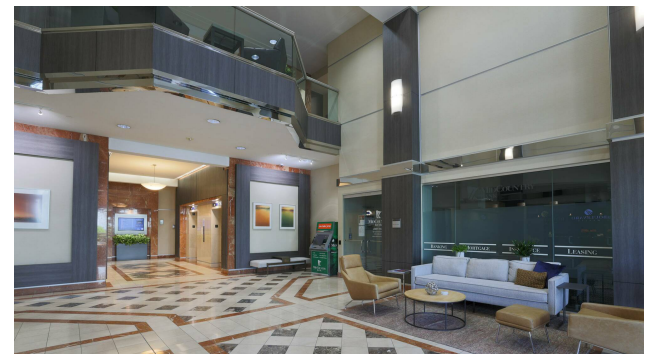
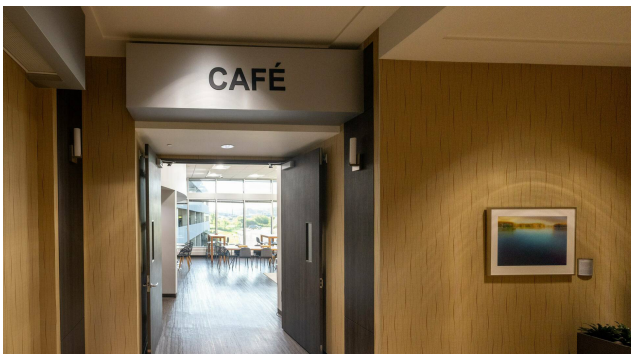
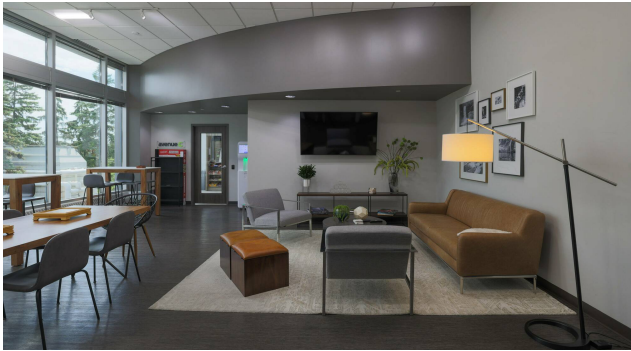
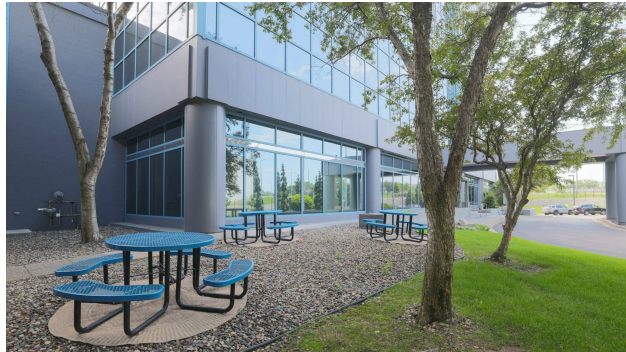
775 - Seventh Floor

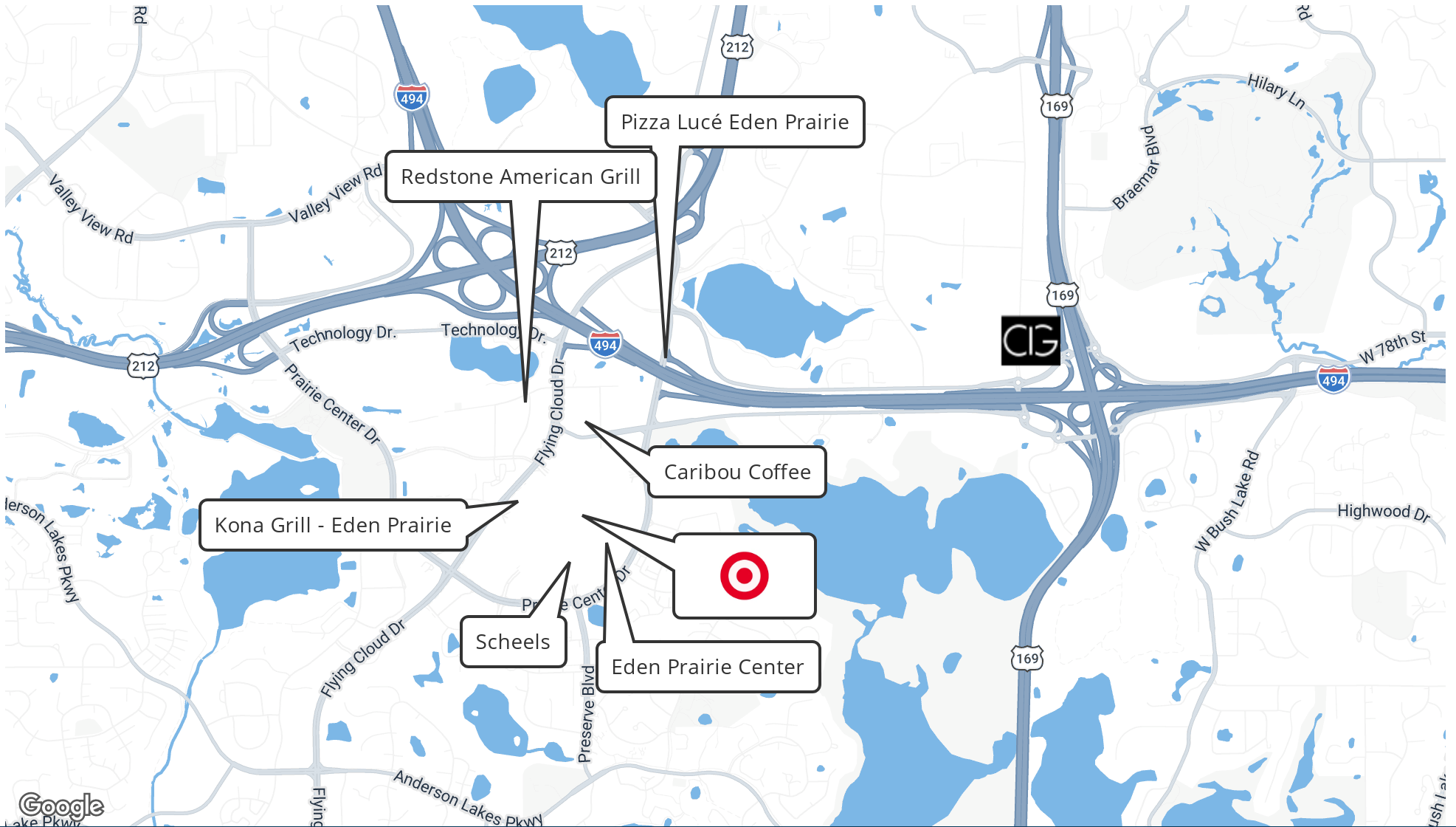


UNIT INFORMATION

Unit Size	1,929 SF
Number of Offices	2
Conference Rooms	1
Kitchenette	NO
Lease Rate	\$13.75 - \$15.75



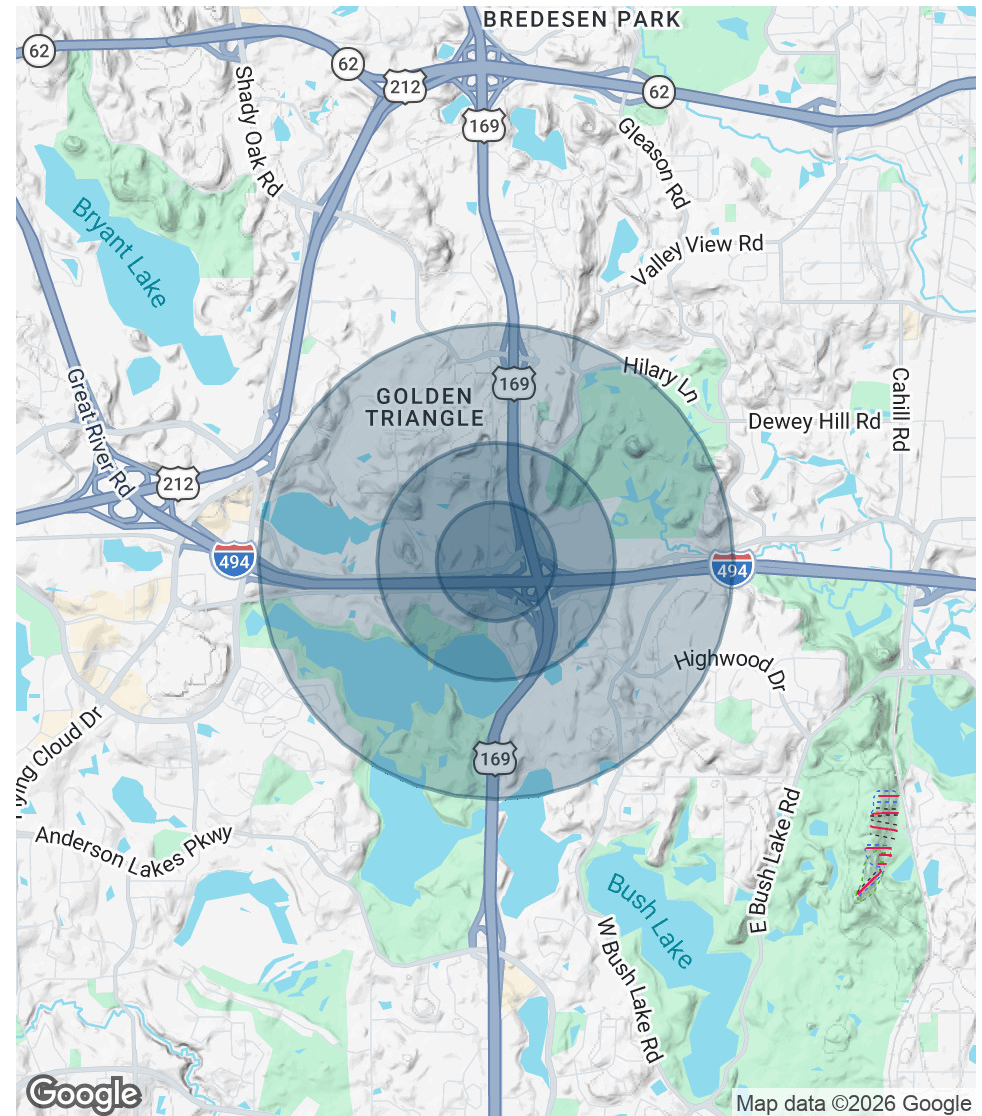




POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	159	605	2,604
Average Age	57.7	54.8	51.0
Average Age (Male)	56.6	53.8	49.9
Average Age (Female)	59.4	55.1	51.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	65	244	1,066
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$186,529	\$199,808	\$201,482
Average House Value	\$638,726	\$685,464	\$664,296

2023 American Community Survey (ACS)



MIDCOUNTRY BANK

COMMERCIAL INVESTORS GROUP

7825 Washington Avenue South, Suite 700 Minneapolis MN , 55439
763.706.7901
cre-fund.com

FORREST KALK

763.706.7901
forrest@cre-fund.com

FORREST KALK

763.706.7901
forrest@cre-fund.com

This document has been prepared by Commercial Investors Group for advertising and general information only. Commercial Investors Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Commercial Investors Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Commercial Investors Group and/or its licensor(s). ©2026. All rights reserved.