

Building For Sale and 1 Office Space for Lease

7815 Telegraph Road, Bloomington, MN 55438



Position your business at 7815 Telegraph Road, Bloomington - 1 highly functional suite is available for lease within a professionally managed building. Suite 1 features large private offices, conference rooms, reception area, open workroom, IT/storage rooms, and access to multiple outdoor remodeled decks - perfect for team breaks, client meetings, or casual work settings. Lots of sunshine with skylights, sliding glass doors to outdoor decks, and high ceilings throughout including open work areas.

Featuring B-1 Zoning - Easy access to I-494, 169, Highway 100 / Normandale Blvd - Close to Hyland Park Reserve and nearby retail corridors - Strong residential and professional business base in surrounding area. 13 Minutes to MSP Airport.

Contact

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OFFICE SUITE 1

TOTALLY RENOVATED in 2025

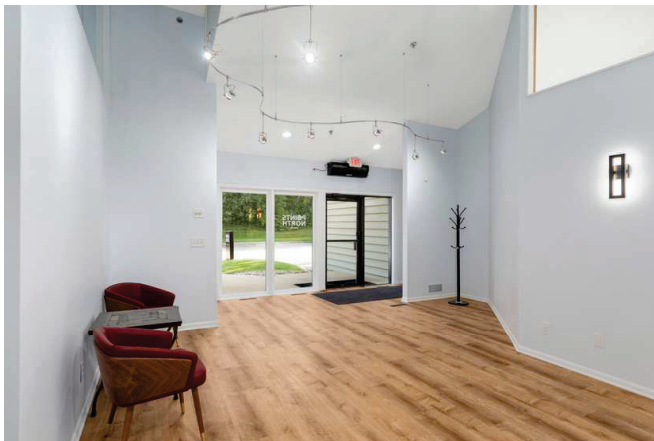
Size: Total Suite 1 Approximately SF: 4,590 (Main Level 3,656 SF and Upper Level 934 SF)

Main-Level Highlights include:

- Conference Rooms
- Workspaces
- Skylights - Abundance of Natural Light
- -Private Spaces / Phone Rooms
- Multiple Offices with Outdoor Decks
- -Break Room

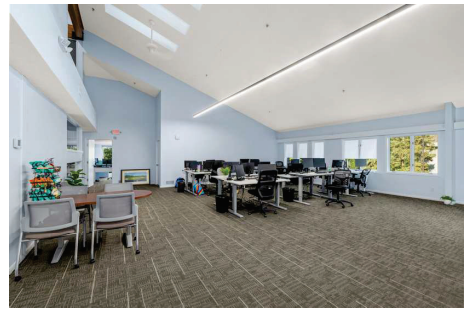
Upper-Level Highlights include:

- Gathering Space
- Meeting Rooms with Skylights
- Kitchenette and Dining Area



**Main Level Reception and Common Area for
Suite 1 and Suite 2**

Suite 1 Photos



Building Details:

Total Building Size: 17,054 SF -Lot Size: 0.32 AC -

PID: 1811621110028

Year Built: 1984 Suite 1 Renovated 2025

Lease Terms: Base Rent Negotiable with 3% Annual Increases Lease Type: NNN

Signage: Monument and Building Signage as City of Bloomington Approval

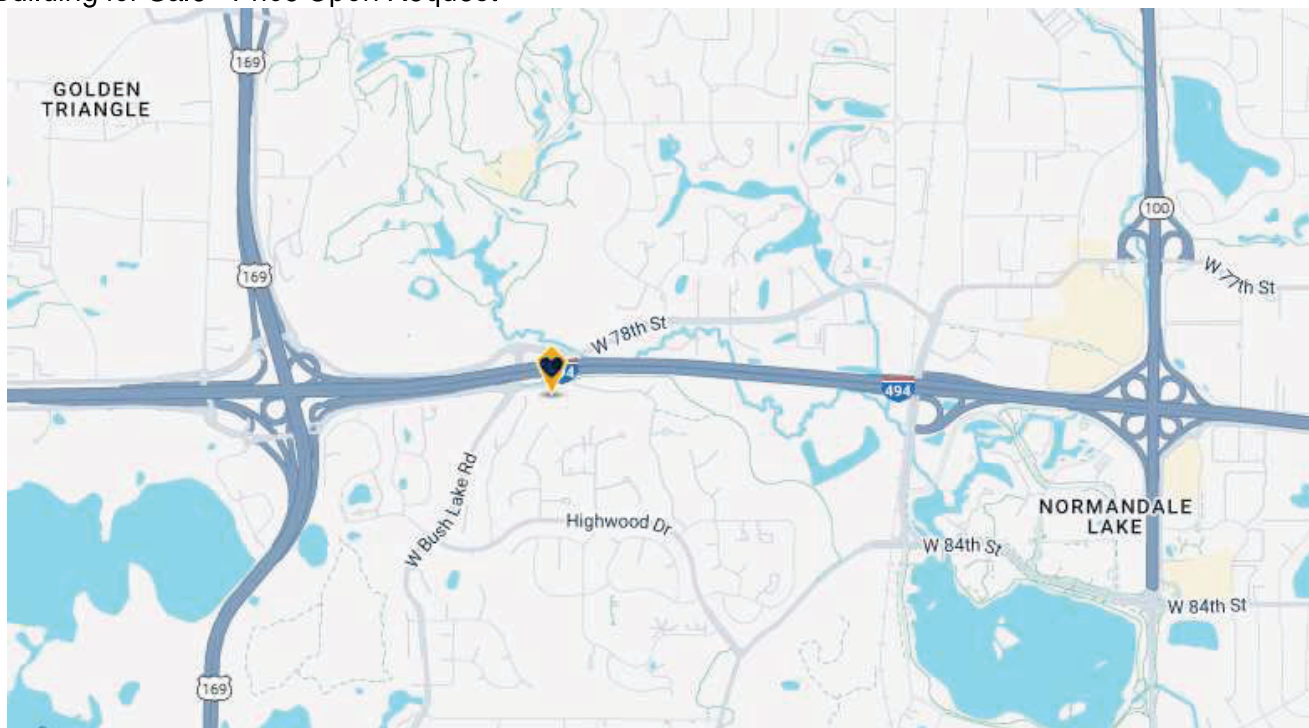
Parking: 62 surface stalls

Building is Secured by Access Control Systems and Automatic Fire Suppression System

Lower Level is Fully Leased to February 2028

Suite #2 Under Contract

Building for Sale - Price Upon Request

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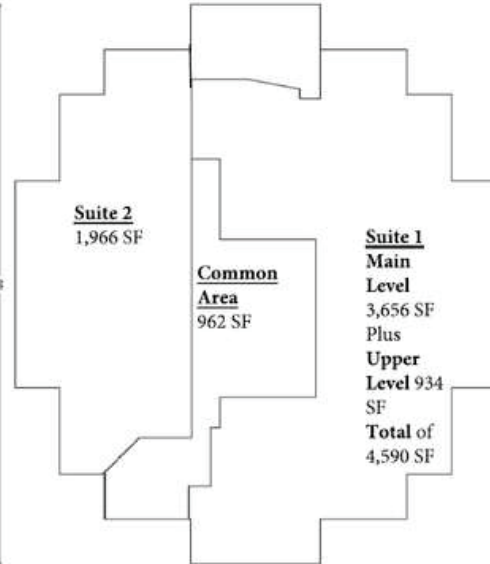
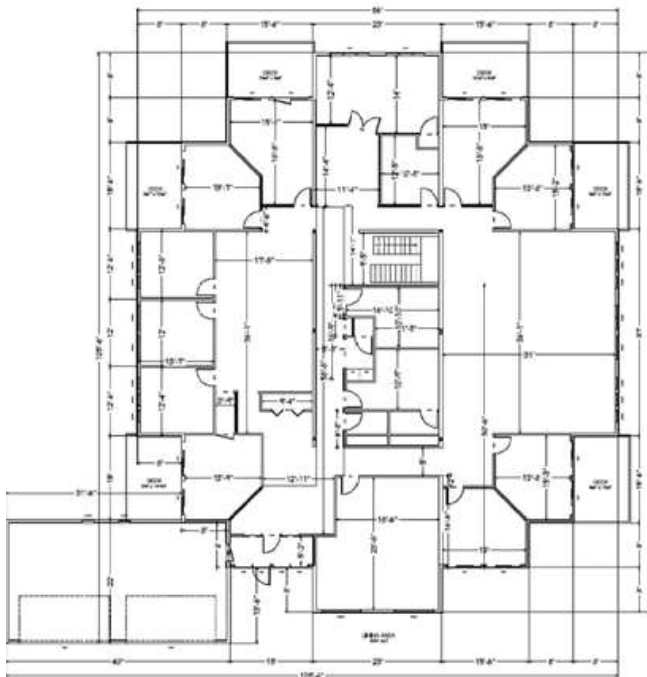
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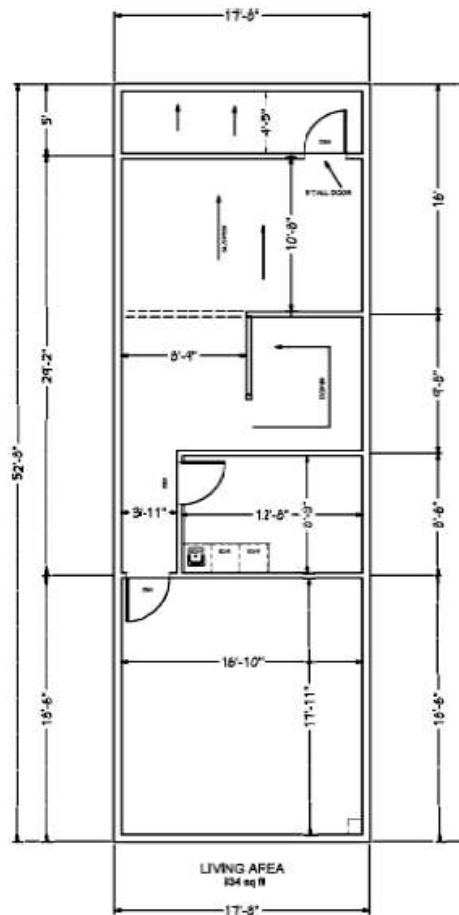
Floor Plans



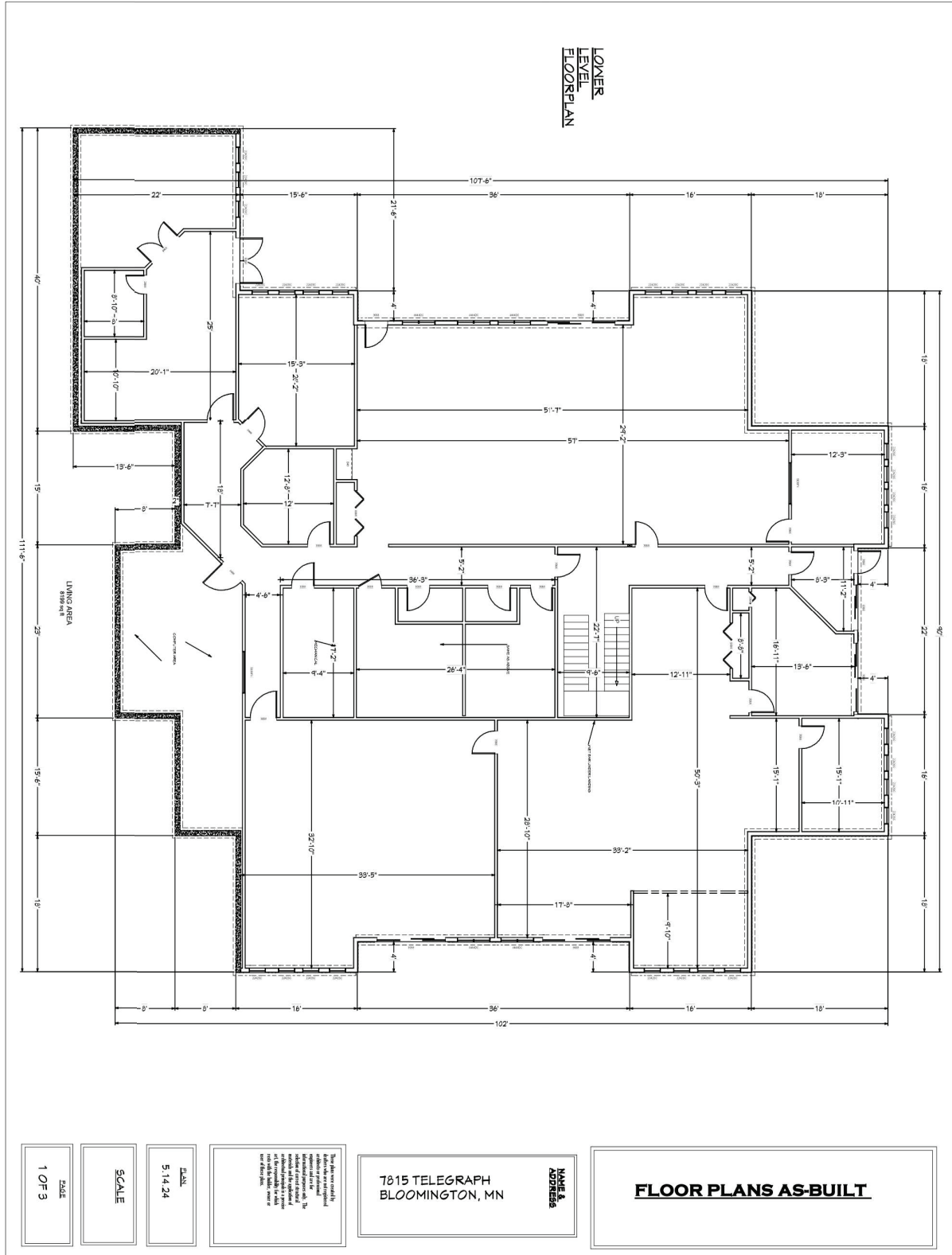
Main Level

UPPER
LEVEL
FLOORPLAN

**Suite 1
Upper Level
934 SF**



Lower Level Floor Plan





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