



**IP**

# INTERNATIONAL PLAZA

7900 INTERNATIONAL DRIVE | BLOOMINGTON, MN

**REDLINE**  
PROPERTY PARTNERS

**ICM**  
Realty Group LLC

 **JLL**



Strategically located at the interchange of I-494 and 34th Avenue, International Plaza is only minutes from the Minneapolis/St. Paul International Airport, the Mall of America, and Minneapolis and St. Paul downtowns. Additionally, three LRT stations service International Plaza within a convenient three-minute walk.

# BUILDING SPECS



The building's striking, blue-tinted glass curtain wall and unique L-shaped floor plates allow for numerous corner offices and create a dramatically visible location for your business.



**BUILDING**  
Class A Office



**RENTABLE SQUARE FEET**  
280,244



**PARKING**

- 916 stall, six story ramp
- 50 drive up parking stalls near front entrance
- 50 underground executive stalls



**YEAR BUILT/RENOVATED**  
1985/2013/2023



**NUMBER OF FLOORS**  
Ten floors above grade plus lower amenity floor



**BUILDING AMENITIES**

- On-site cafe
- Grab & Go market and tenant lounge
- Conference center with AV technology
- Fitness center with shower facilities
- Underground executive parking
- Full-time on-site building management





# MEET YOUR CLASS A AMENITY PACKAGE



## HELLO, SATISFACTION



**NEW** Conference and training facility with AV technology



**NEW** Grab and Go market and tenant lounge



Fitness center with lockers and showers



Convenient, quick access to I-494



Underground executive parking



Within one block of three LRT stations



Access to green space



View of Minneapolis/St. Paul skylines and surrounding preserved green space

# PUBLIC TRANSPORTATION

## TRANSIT- LIGHT RAIL

LIGHT RAIL CONNECTS YOU TO DOWNTOWN MINNEAPOLIS AND DOWNTOWN ST. PAUL

- Target Field & U.S. Bank Stadium
- Mall of America
- Guthrie Theater
- Xcel Energy Center
- Northstar Commuter Rail

## LIGHT RAIL TIMES



## TRANSIT- MSP AIRPORT



- 16th busiest airport in the U.S.
- 49th busiest airport in the world
- Only Atlanta and Denver serve more non-stop markets
- 3rd largest hub for Delta Airlines
- Over 38 million passengers in 2017
- MSP airport was named No. 1 in North America for airports serving 25 million to 40 million passengers a year.

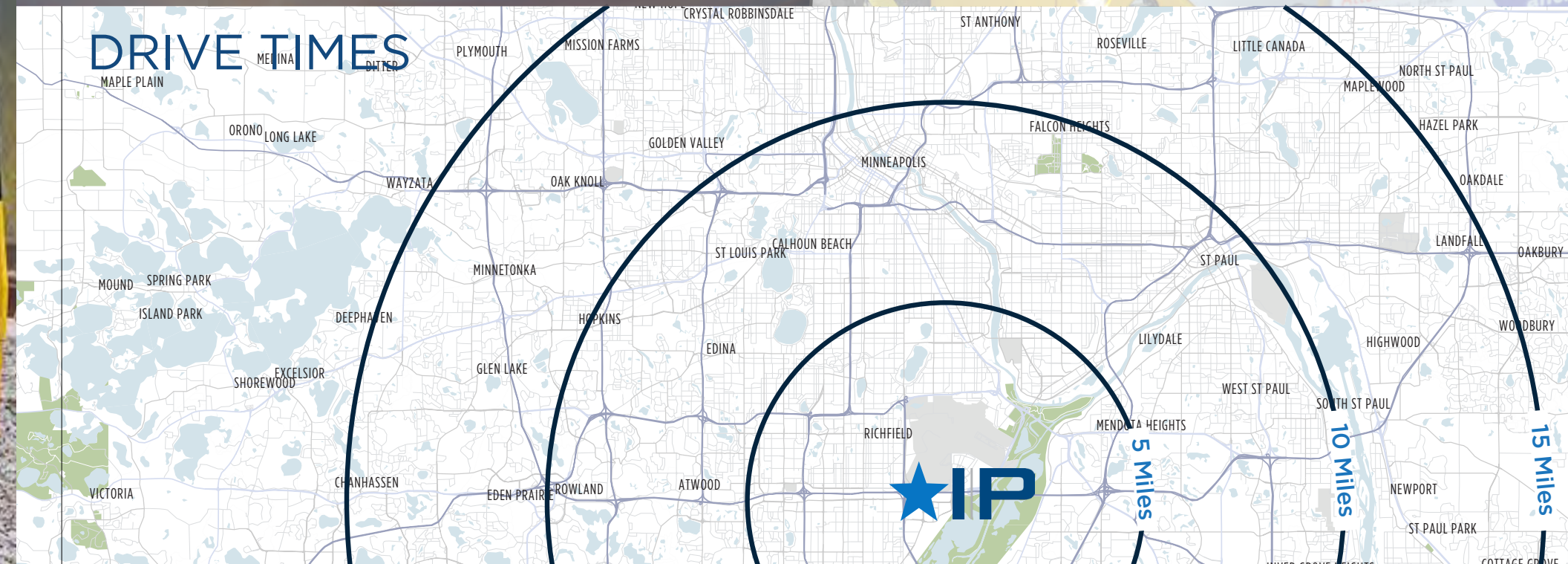
## TRANSIT- BUS



HIGH FREQUENCY BUS SERVICE

- Service every 15 minutes or better
- Weekdays: 6:00 AM to 7:00 PM
- Saturdays: 9:00 AM to 6:00 PM

## DRIVE TIMES



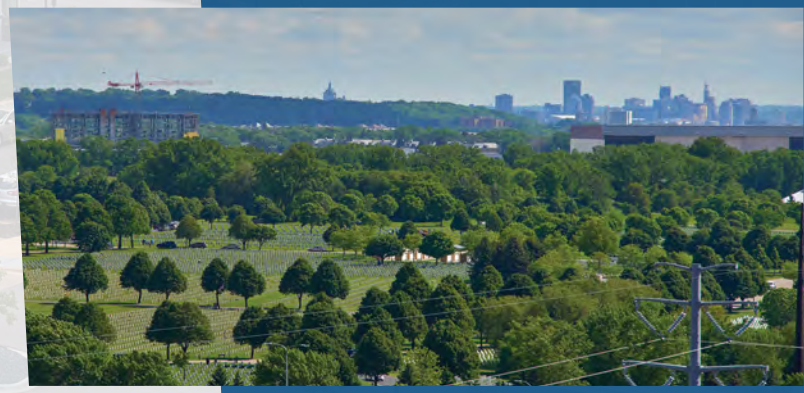
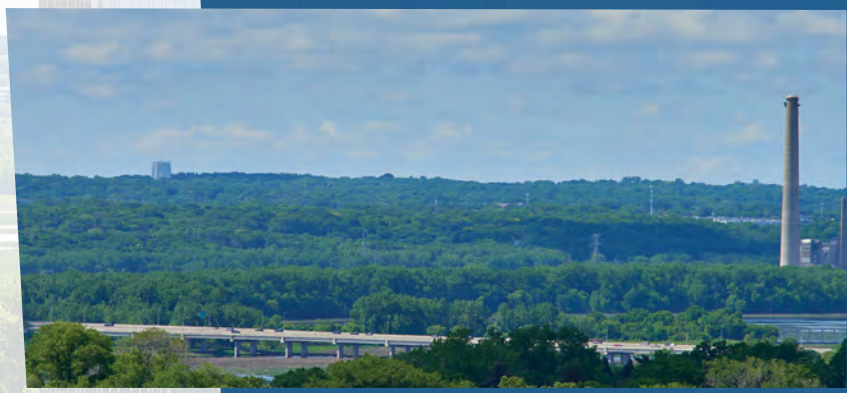
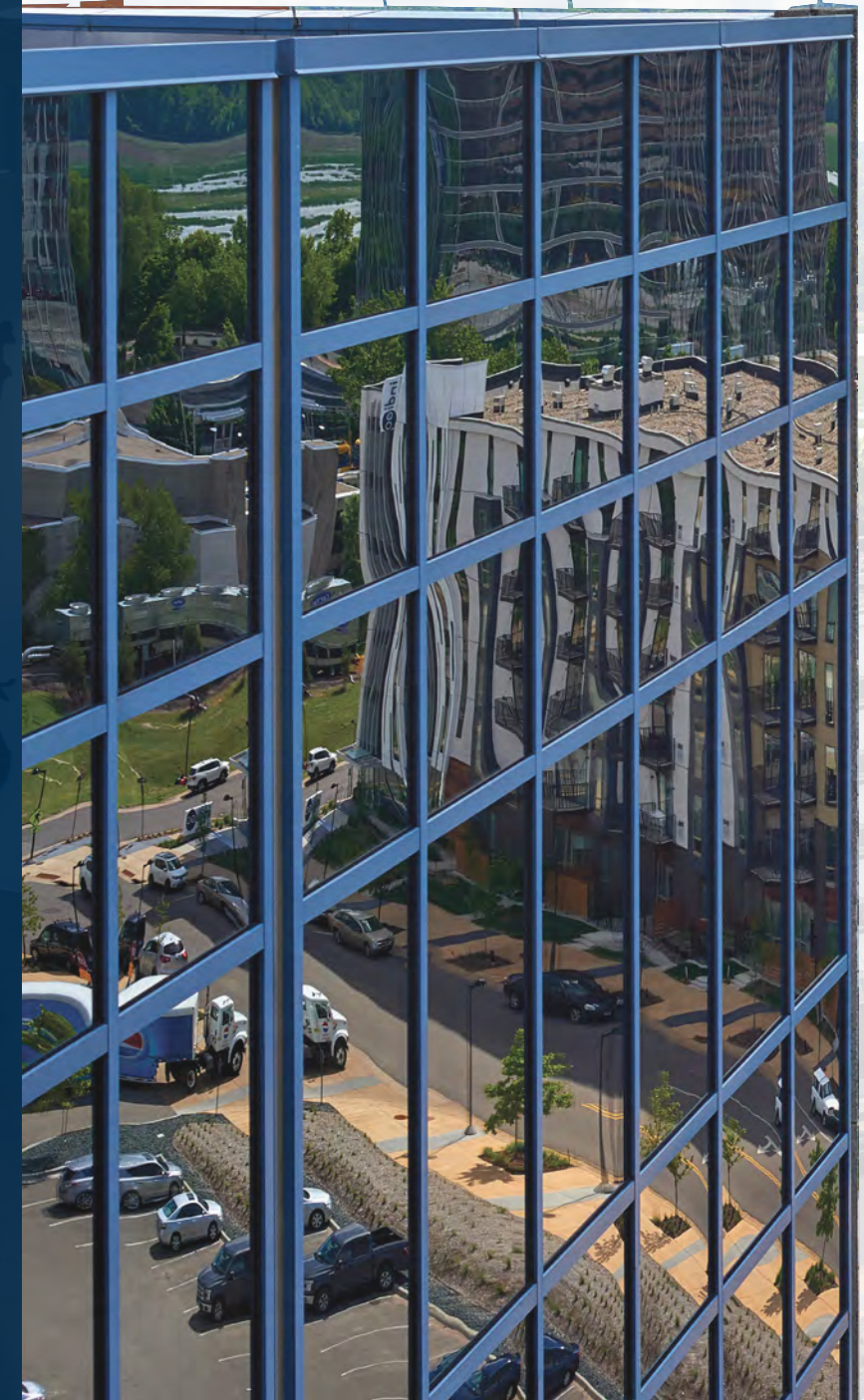
7900 INTERNATIONAL DRIVE, BLOOMINGTON, MN 55425



# MODERN + EFFICIENT

OFFICES WITH THE TENANT IN MIND

# STRIKING VIEWS



Restaurants

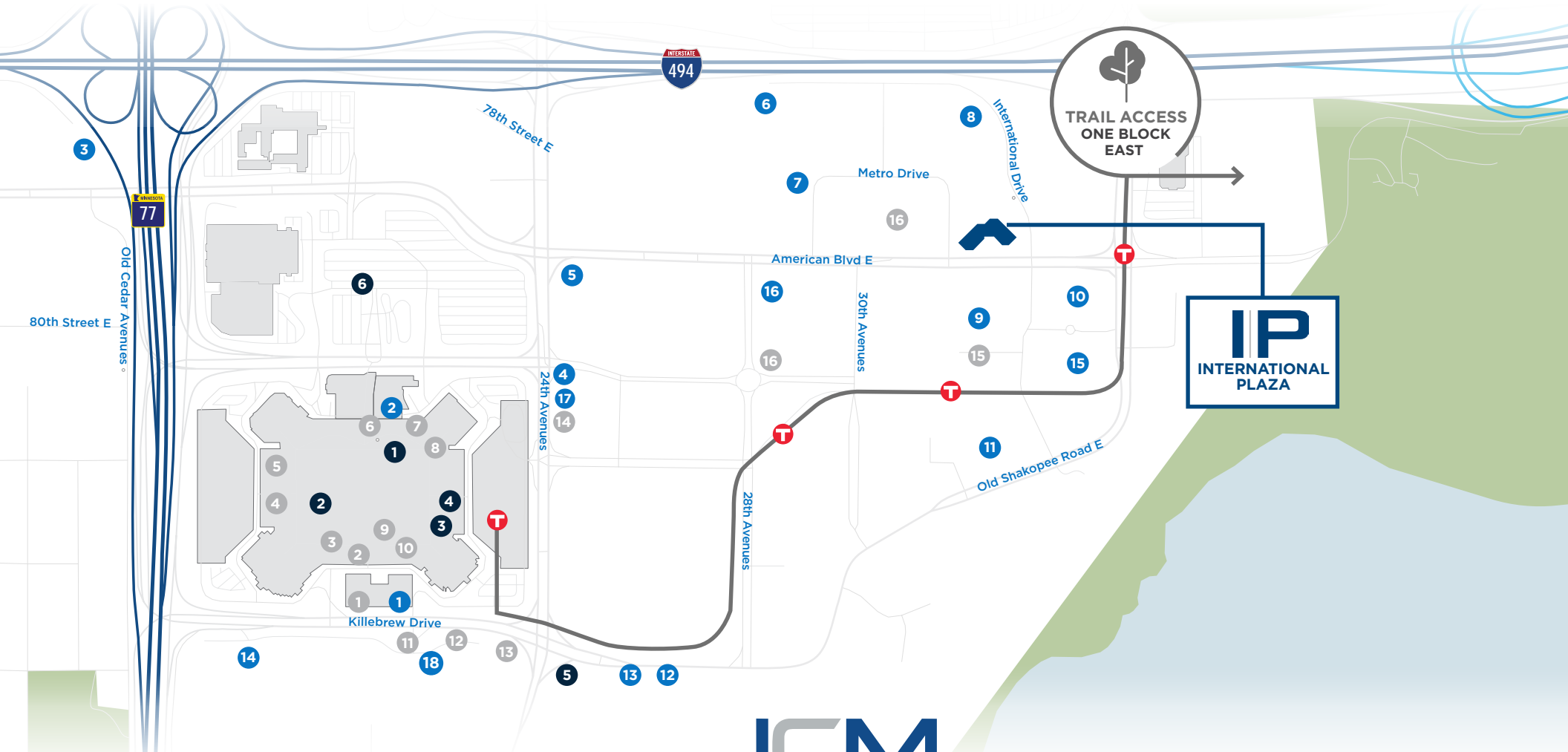
- 1 Firelake Grill
- 2 Naf Naf Grill
- 3 Twin City Grill
- 4 Rainforest Cafe
- 5 Crave
- 6 Shake Shack
- 7 Cedar + Stone
- 8 Cantina Laredo
- 9 Benihana
- 10 Cowboy Jack's
- 11 TGI Friday's
- 12 IHOP
- 13 Chevy's
- 14 Hazelwood
- 15 Urbana Craeft
- 16 D'Brian Craft

Hotels/ Apartments

- 1 Radisson Blu
- 2 JW Marriot
- 3 Great Wolf Lodge
- 4 AC Hotel
- 5 Fairfield Marriott
- 6 Springhill Suites
- 7 Hampton Inn Suites
- 8 Hyatt Place Mpls
- 9 Hyatt Regency
- 10 Indigo Apartments
- 11 Reflections
- 12 TRU
- 13 Home2Suites
- 14 Best Western
- 15 The Fenley
- 16 Cambria Hotel
- 17 Element Bloomington Mall of America
- 18 Country Inn & Suites

Experience Retail

- 1 House of Comedy
- 2 Smaash
- 3 Sealife
- 4 Nickelodeon Universe
- 5 Whirlyball Twin Cities
- 6 MOA Waterpark (Coming soon)



# GREEN + RECREATION

## MINNESOTA VALLEY NATIONAL WILDLIFE REFUGE

- 14,000 acres of preserved open space
- Endless miles of trails for hiking, walking, jogging and biking
- Visitor center just two blocks from International Plaza

## CENTRAL STATION PARK

- Just steps away from International Plaza
- 10,000 plants and trees
- Granite waterfalls
- Wood boardwalk
- Multiple seating and gathering area
- Summer concert series

## BIKE TO WORK

- International Plaza is one of the most accessible suburban office buildings in the metro area via bike trails. Building locker rooms and showers available.



International Plaza is **ONE** block away from BCS Park **TWO** blocks away from the MN Valley National Wildlife Refuge.



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FOR MORE INFORMATION CONTACT:

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