

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:	\$13 - 16 SF/yr (NNN)
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

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7825 Washington Avenue South, Suite 700
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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	\$13 - 16 SF/YR NNN
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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

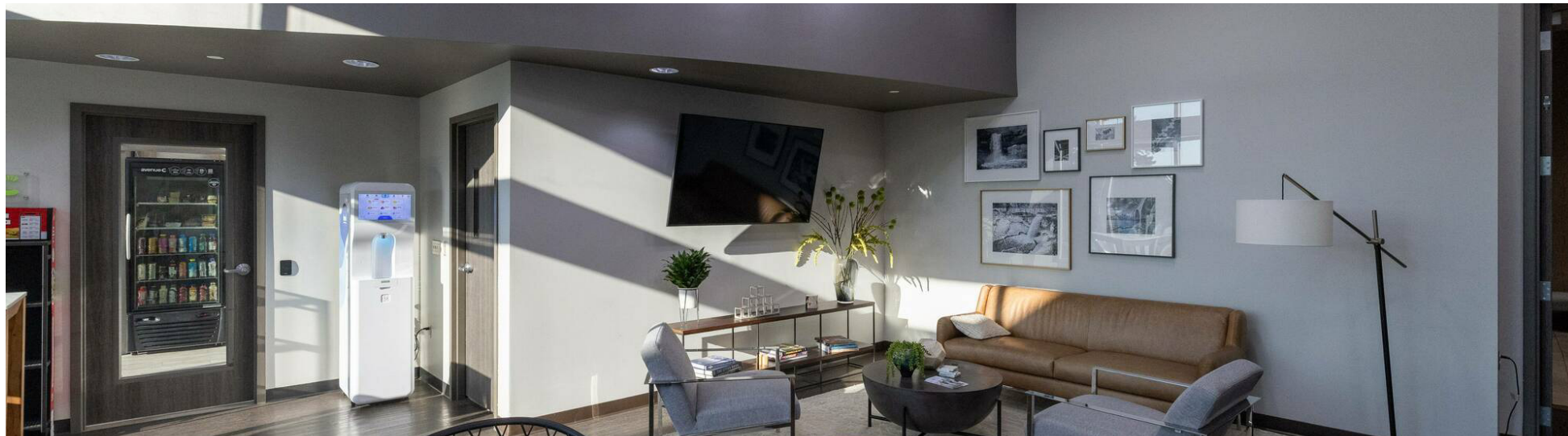
Property Type	Office
Property Subtype	Executive Suites
Zoning	C4 - Office
Amenities	Fitness center Secure bike storage Tenant lounge and grab-n-go market Building conference room 68-person training room Structured parking High-speed elevators Private Tenant Lounge

PARKING & TRANSPORTATION

Number of Parking Spaces	580
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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:	\$13 - \$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	3,161 SF	NNN	\$13.00 - \$15.00 SF/yr	2nd Floor Suite, fully built out with with a Kitchen, conference room, 4 private offices.
Suite 325	Available	2,985 SF	NNN	\$14.00 - \$16.00 SF/yr	Suite 350 features 5 private offices, a kitchenette, open area, reception, copy and print area.
Suite 375	Available	2,580 SF	NNN	\$14.00 - \$16.00 SF/yr	Suite 375 features 3 private offices, open office area, a kitchenette and a conference room.
Suite 425	Available	2,570 SF	NNN	\$14.00 - \$16.00 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	NNN	\$13.00 SF/yr	Suite 725 features 3 private offices, a storage area and an open area.

SUITES AVAILABLE

210 - Second Floor



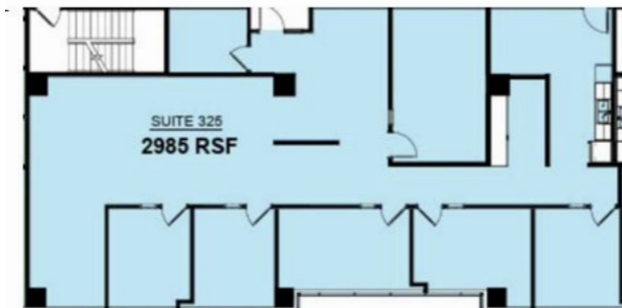
UNIT INFORMATION

Unit Size	3,161 SF
Number of Offices	4
Conference Rooms	1
Kitchenette	YES
Lease Rate	\$13- \$15 PSF NNN



SUITES AVAILABLE

325 - Third Floor



UNIT INFORMATION

Unit Size	2,985 SF
Number of Offices	5
Conference Rooms	1
Kitchenette	YES
Lease Rate	\$14.00 - \$16.00 PSF NNN



SUITES AVAILABLE

375- Third Floor



UNIT INFORMATION

Unit Size	2,580 SF
Number of Offices	3
Conference Rooms	1
Kitchenette	YES
Lease Rate	\$14.00 - \$16.00 PSF NNN



SUITES AVAILABLE

425 - Fourth Floor



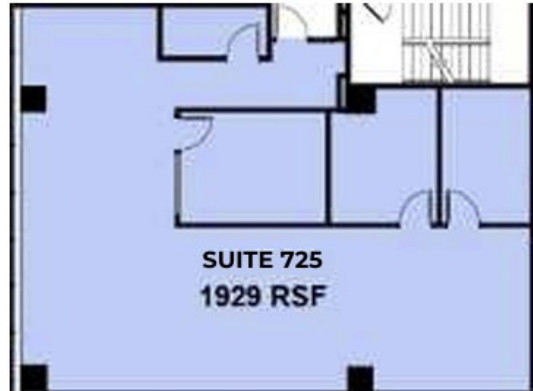
UNIT INFORMATION

Unit Size	2,570 SF
Number of Offices	3
Conference Rooms	2
Kitchenette	YES
Lease Rate	\$14.00 - \$16.00 PSF NNN



SUITES AVAILABLE

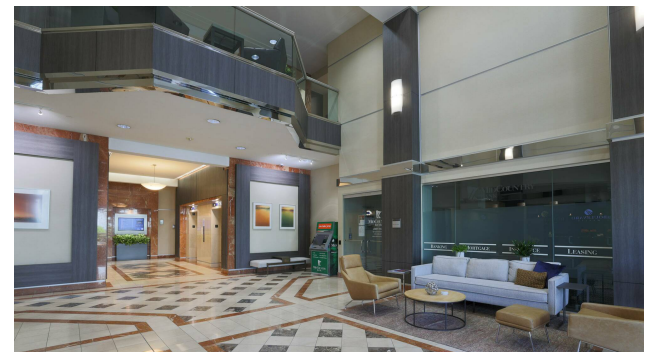
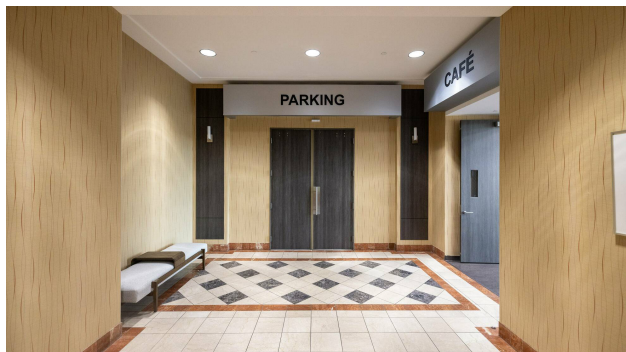
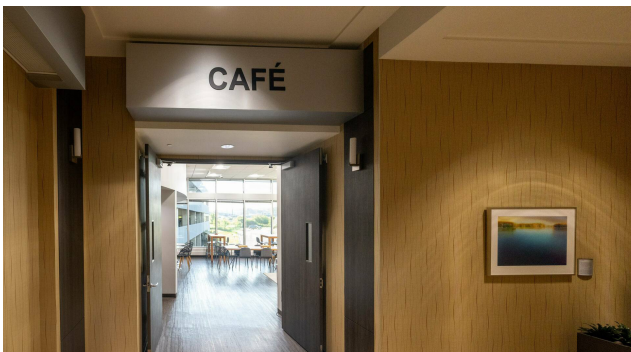
725 - Seventh Floor

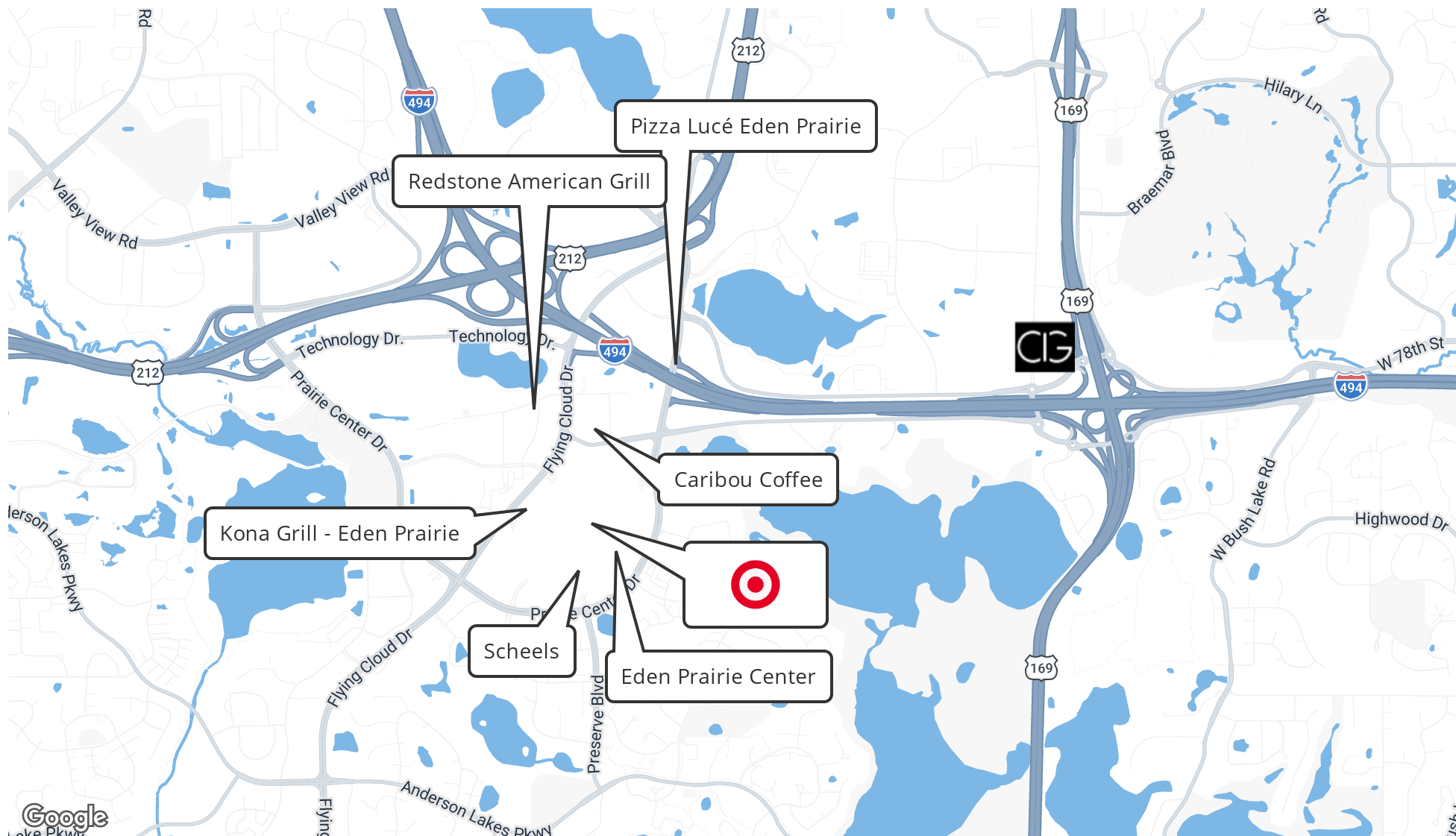


UNIT INFORMATION

Unit Size	1,929 SF
Number of Offices	2
Conference Rooms	1
Kitchenette	NO
Lease Rate	\$13.00 PSF NNN



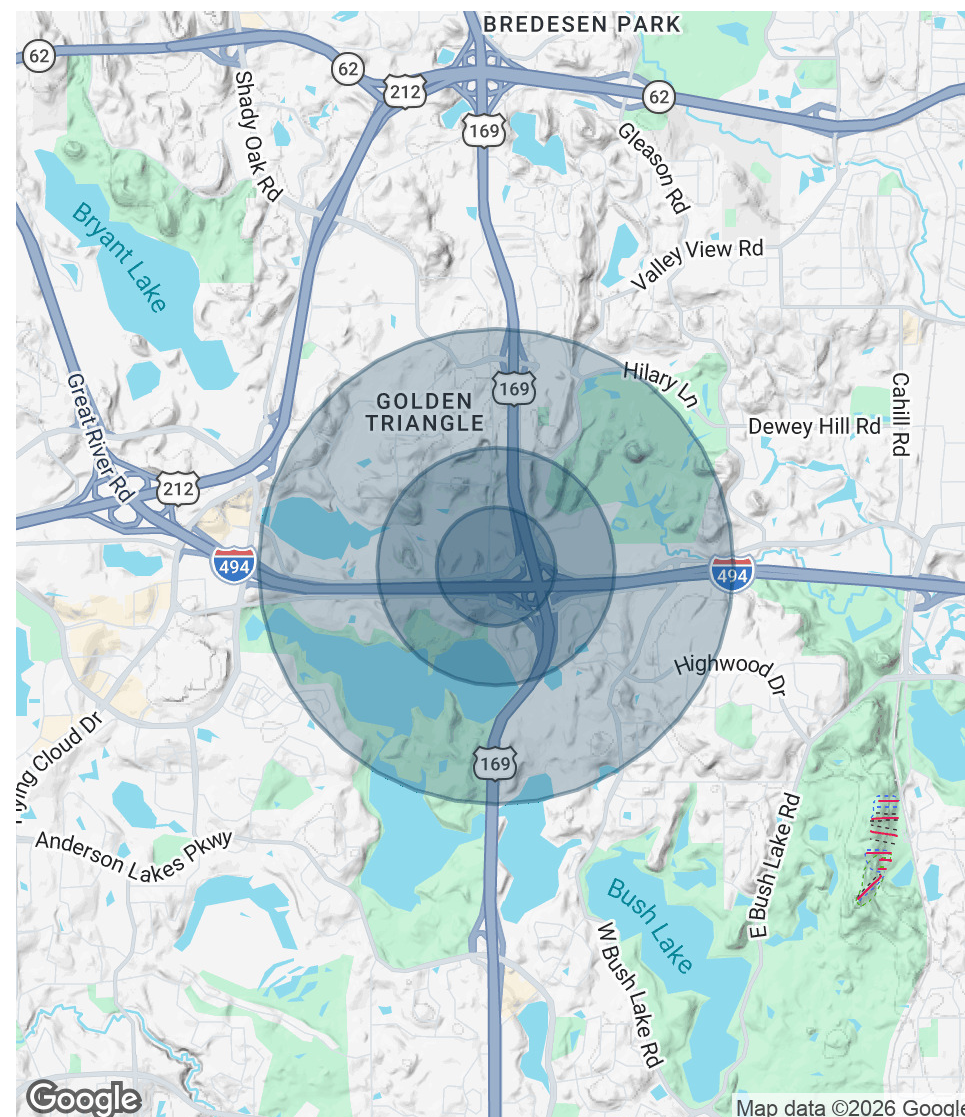




POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	159	605	2,604
Average Age	57.7	54.8	51.0
Average Age (Male)	56.6	53.8	49.9
Average Age (Female)	59.4	55.1	51.5

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)



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