

FOR SALE

7807 CreekrIDGE Circle
BLOOMINGTON, MN

~~\$6,000,000~~

\$5,800,000



OFFICE GOLF

**7807 CREEKRIDGE CIRCLE
BLOOMINGTON, MN 55439**

Results
COMMERCIAL
RE/MAX RESULTS

TABLE OF CONTENTS

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

confidentiality & Disclaimer

All materials and information received or derived from RE/MAX Results Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Results Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. RE/MAX Results Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Results Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Results Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

Contents

PROPERTY INFORMATION	3
FLOOR PLANS	6
SURVEY (2011)	10
PHOTO GALLERY	12
ZONING INFORMATION	26
PARKING INFORMATION	28
LOCATION INFORMATION	30
DEMOGRAPHICS	34

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com





PROPERTY INFORMATION

EXECUTIVE SUMMARY

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 1 / PAGE 4



OFFERING SUMMARY

Sale Price:	\$5,800,000
Building SF:	42,303 SF
Lot Size:	1.80 AC (78,408 SF)
Building Class:	B
Year Built:	1983
Renovated:	2023
Floors:	3
PID#:	17-116-21-21-0006
2026 Taxes:	\$135,693
2025 Assessed Value:	\$4,090,000

PROPERTY OVERVIEW

- **Price Reduction, now priced at \$5,800,000. New Office Golf Lease Back Option!**
- **Investors: Office Golf is willing to lease back the 1st Floor and half of the 2nd Floor for 3-5 years** (depending on all terms such as sale price, lease rate, etc). See Financials for lease rates at current pricing.
- **Owner/Users:** Ideal arrangement with **in place income**, but available space for **immediate occupancy post closing**. Perfect corporate headquarters.
- **Significant Capital Investment:** Approximately **\$3 Million** invested in interior and exterior renovations (2023)
- **Office Golf Amenities Include:**
 - o **18 TrackMan** golf simulators
 - o **2 Full-Service Bars** (including the Hornet Bar)
 - o **Commercial Kitchen**
 - o Turnkey Restaurant Space with outdoor patio
- **Premier I-494 Corridor Location:**
 - o Strong Demographics: **\$179,026** average household income within 1 mile
 - o Traffic Counts: Exposure to **140,296 vehicles per day** on I-494
 - o Surrounding Area: Located among national retailers, hospitality, and dense multifamily housing

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PROPERTY OVERVIEW CONTINUED

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 1 / PAGE 5



BUILDING SF BREAKDOWN

First Floor:	11,660 SF
Second Floor:	14,602 SF
Third Floor:	16,041 SF
Total Building:	42,303 SF
Level 1 Underground Parking Garage:	11,660 SF
Level 2 Underground Parking Garage:	11,660 SF
Total Underground Parking Garage:	23,320 SF
Building + Underground Parking Garages:	65,623 SF

PROPERTY OVERVIEW CONTINUED

- **Zoning:** C-4 Freeway Office: allows for a wide range of office, hospitality, and commercial uses

- **Building Overview:**

- o Existing diversified Tenant mix include: **Office Golf, 2nd Swing Golf, Bethany Fellowship, Financial Services, Transportation, Construction**, and more.
- o **65,623** total SF: **42,303** finished SF Class B Office building + **23,320** SF of underground parking (2 levels)
- o Three-story structure with elevator service
- o Open-concept layouts with abundant natural light
- o Modernized finishes and strong curb appeal
- o **New Roof** 5 years ago (~20 year warranty)
- o 6 new offices just completed on 2nd floor for additional income potential

- **Site Details:**

- o **1.80 acres** (78,404 SF) site
- o Great parking with **68 underground + 96 surface stalls**

- Contact: **Hayden Hulsey, CCIM** for financials, tours, and additional information

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com



FLOOR PLANS

FIRST FLOOR

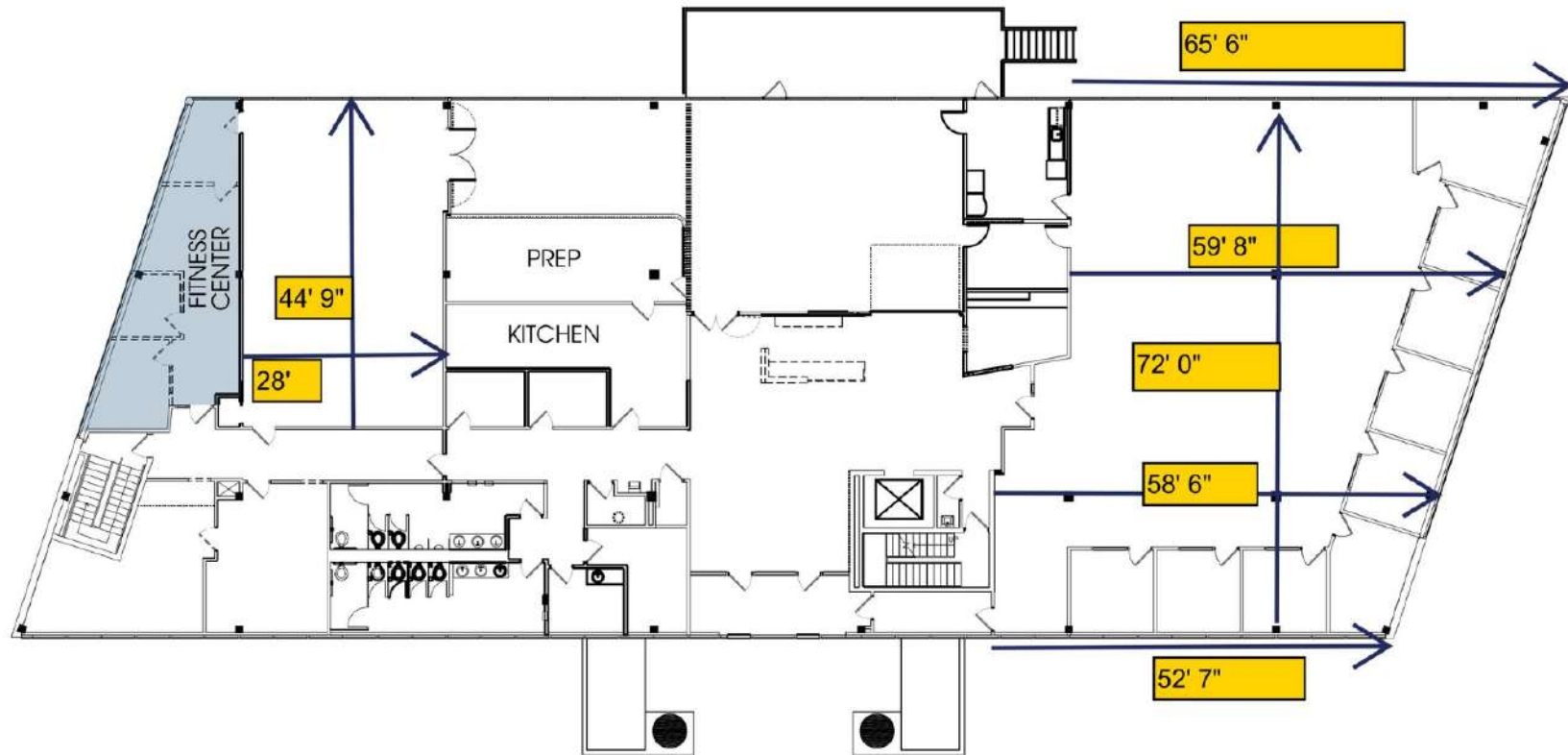
OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 2 / PAGE 7

Office Golf Occupies Entire First Floor

First Floor



11,660 SF

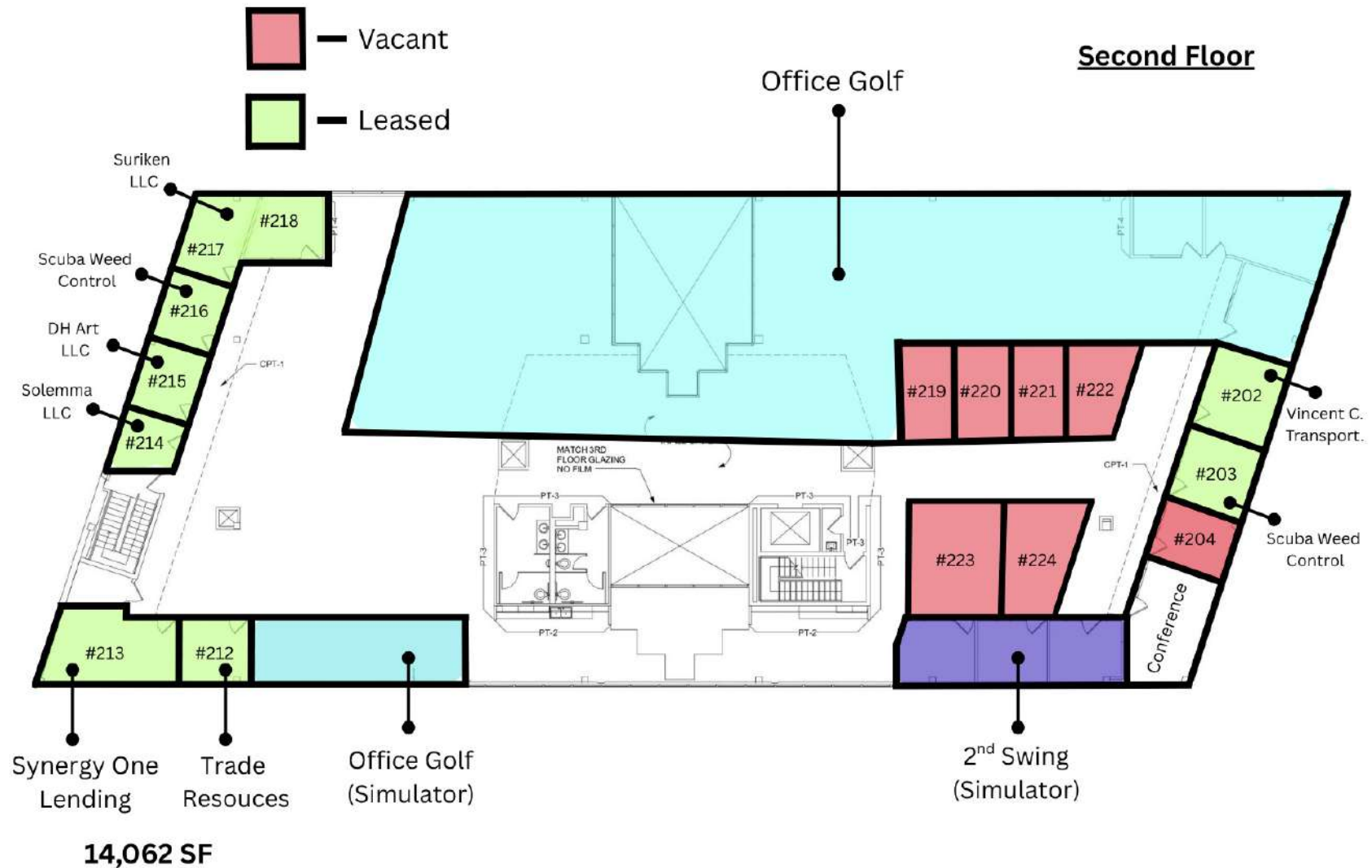
Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 2 / PAGE 8

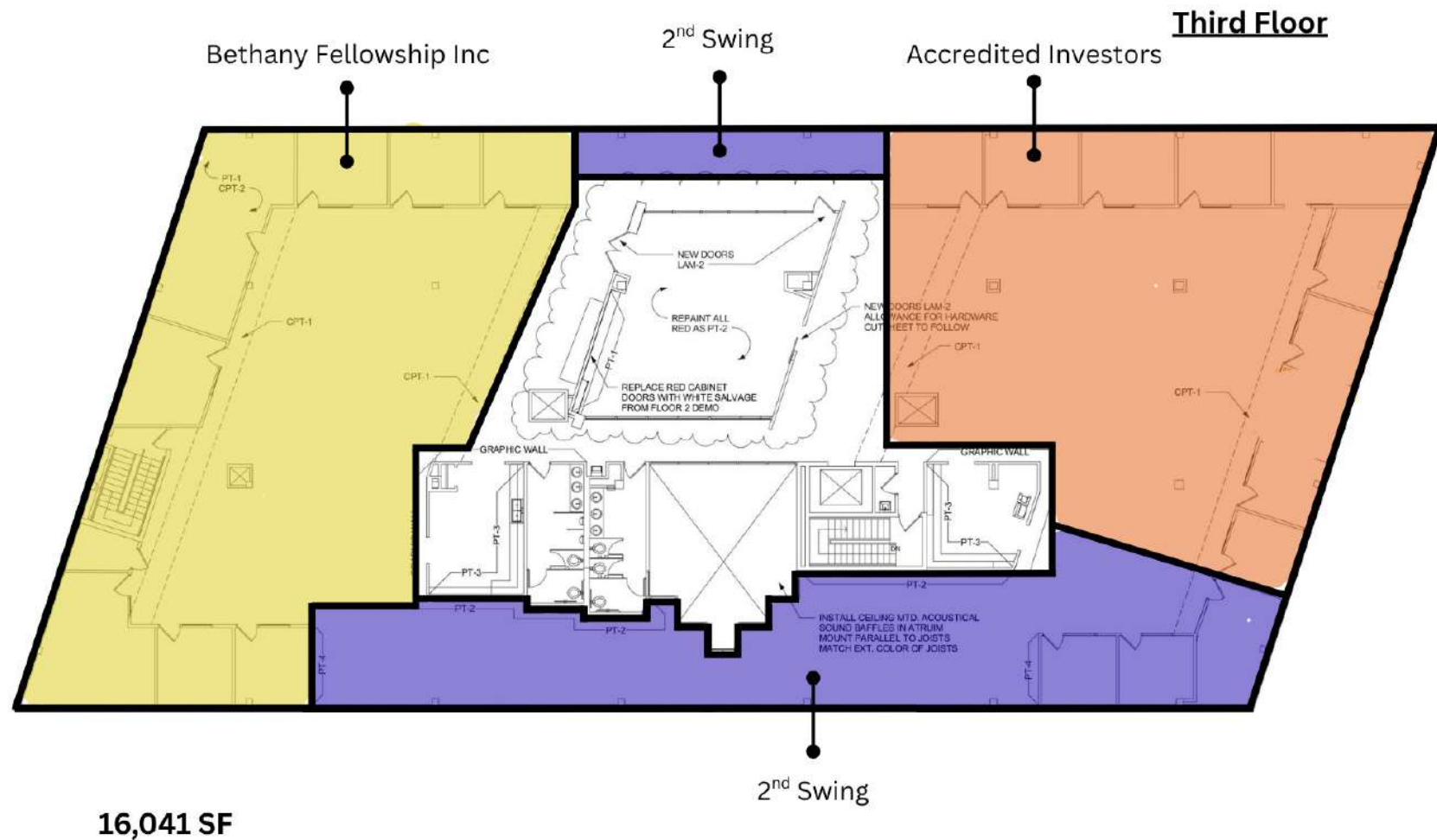


THIRD FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 2 / PAGE 9



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com



SURVEY (2011)



PHOTO GALLERY

PHOTO GALLERY - 1ST FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 13



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 1ST FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 14



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 1ST FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 15



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

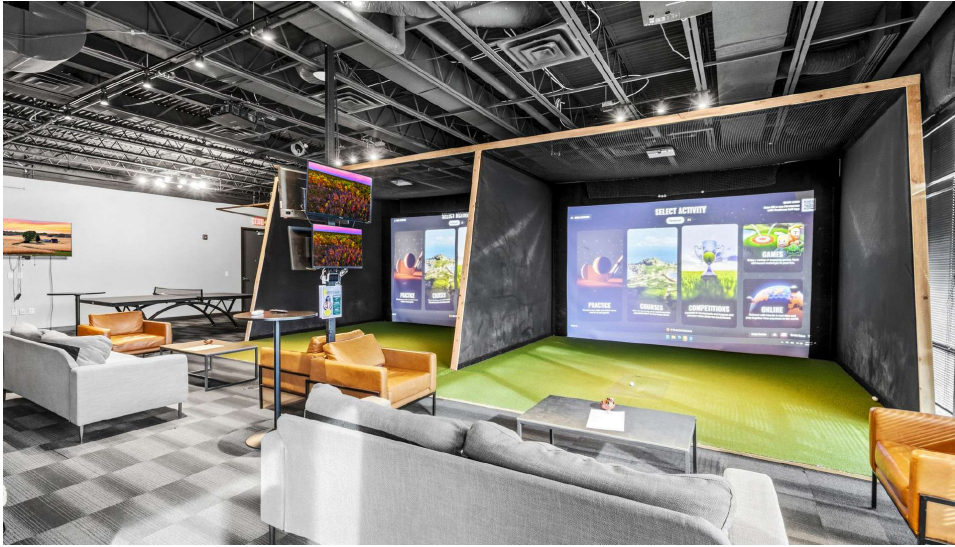
Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 1ST FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 16



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 1ST FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 17



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 2ND FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 18



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

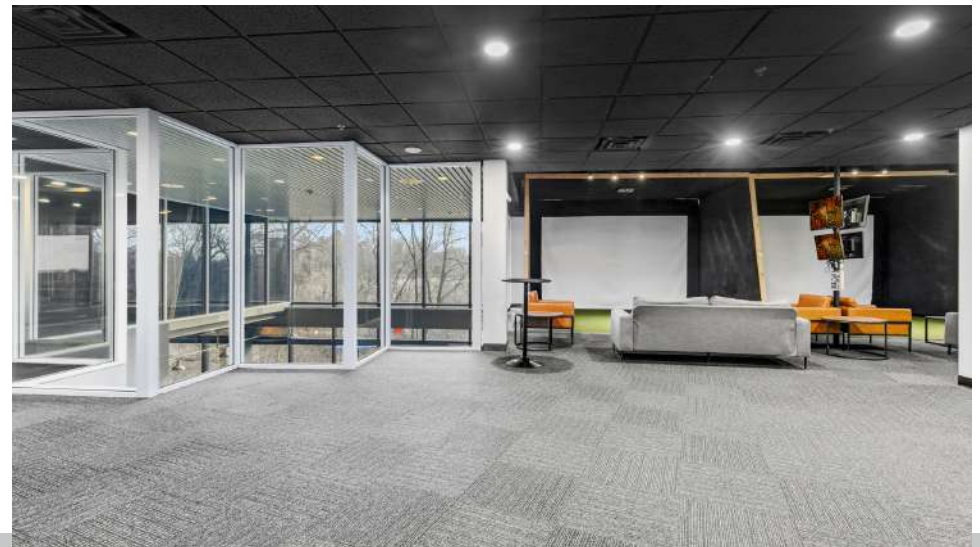
Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 2ND FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 19



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 2ND FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 20



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 2ND FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 21



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 2ND FLOOR

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 22



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

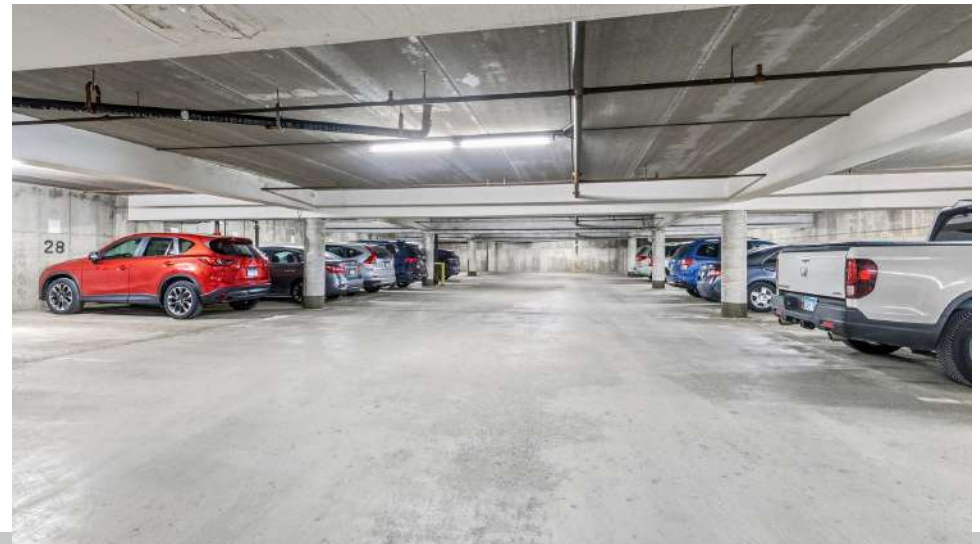
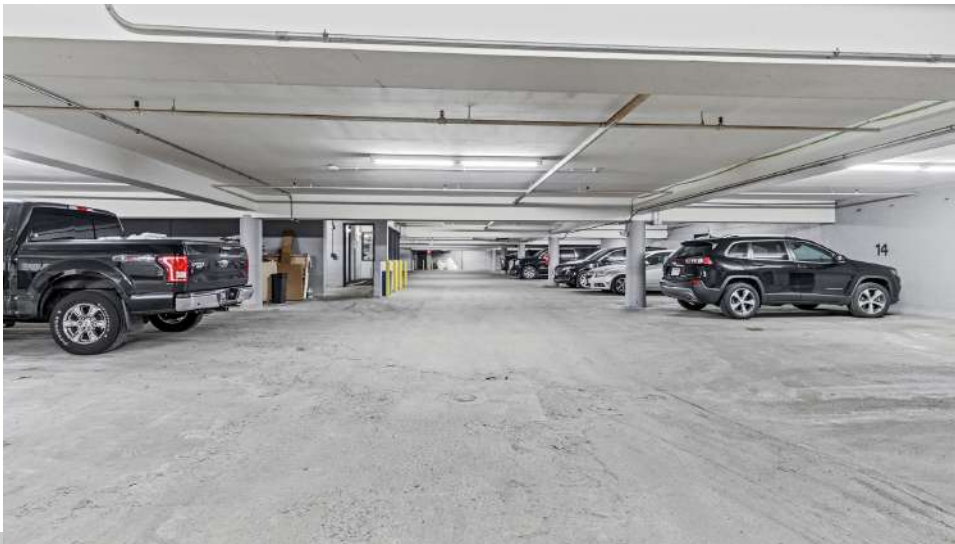
Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - 2ND FLOOR + PARKING GARAGES

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 23



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

PHOTO GALLERY - EXTERIORS

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 24



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

SITE FOR SALE - HENNEPIN COUNTY PROPERTY LINE

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 4 / PAGE 25



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com



ZONING INFORMATION

ZONING INFORMATION

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 5 / PAGE 27



FREEWAY OFFICE (C-4) DISTRICT

The C-4 Freeway Office District is intended to accommodate regionally oriented office and hospitality uses in a cohesive, high-quality development environment. This district supports a concentration of office, hotel, and office-compatible commercial uses, while limiting incompatible uses that could disrupt the overall character and functionality of the area. The zoning framework emphasizes appropriate development intensity, strong site planning, and a professional setting suitable for corporate, medical, and service-oriented users.

In addition to traditional office and hospitality uses, the district allows for supporting accessory uses and the integration of residential components where appropriate, creating opportunities for mixed-use environments. Development standards related to floor area ratio (FAR), building size, height, setbacks, and site design are governed by the City's broader zoning code to ensure consistency, quality, and long-term viability of the district.

To learn more and see all permitted uses, please visit: https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington_mn/0-0-0-109730

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com



PARKING INFORMATION

PARKING INFORMATION

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 6 / PAGE 29



PARKING INFORMATION

- Surface Lot - 96 spaces
- Underground Parking Level 1 - 34 Parking spaces
- Underground Parking Level 2 - 34 Parking spaces: Accredited Investors has 10 reserved spaces. 2nd Swing has 4 reserved spaces.

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com



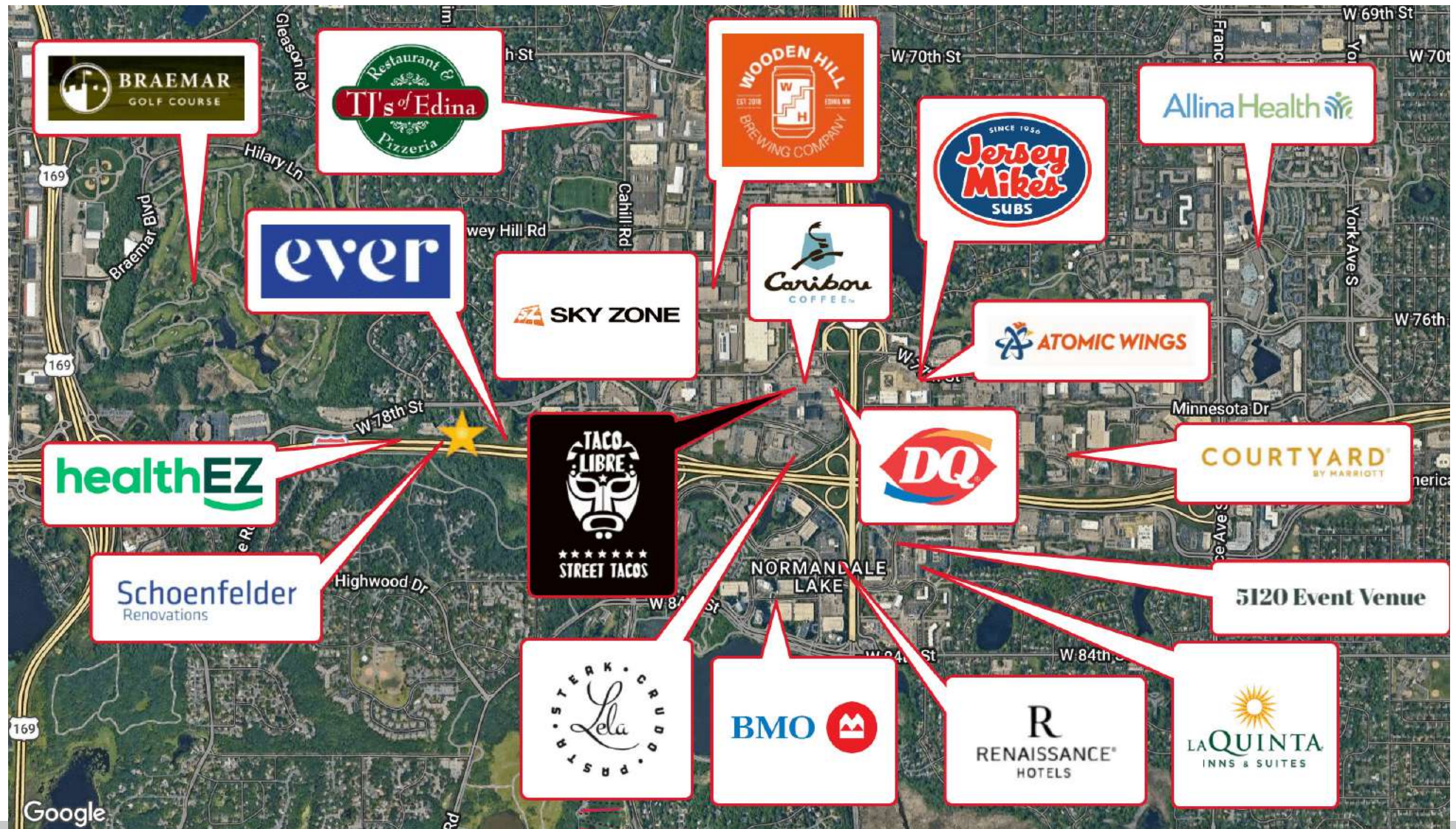
LOCATION INFORMATION

RETAILER MAP

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 7 / PAGE 31



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

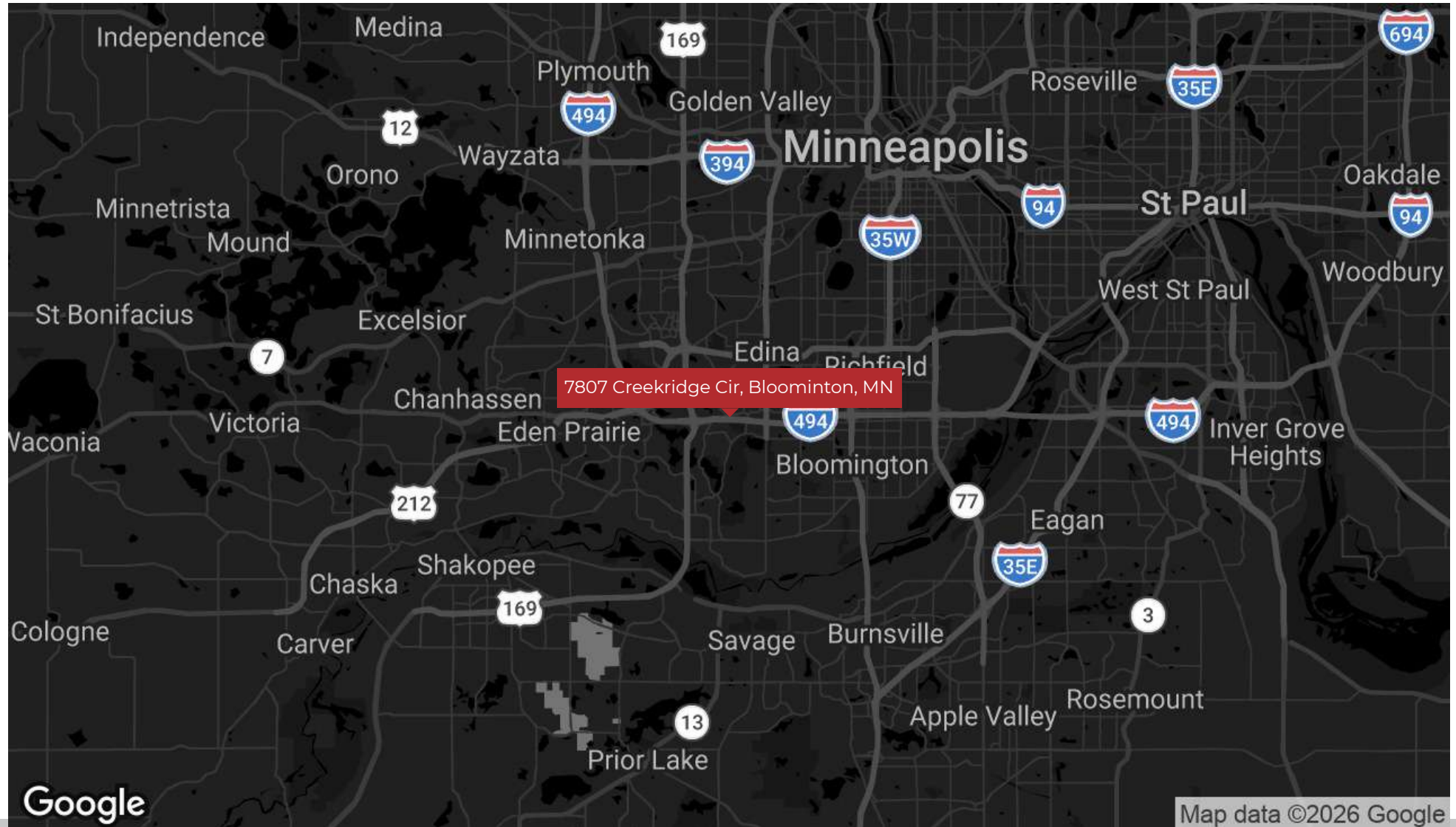
Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

REGIONAL MAP

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 7 / PAGE 32



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

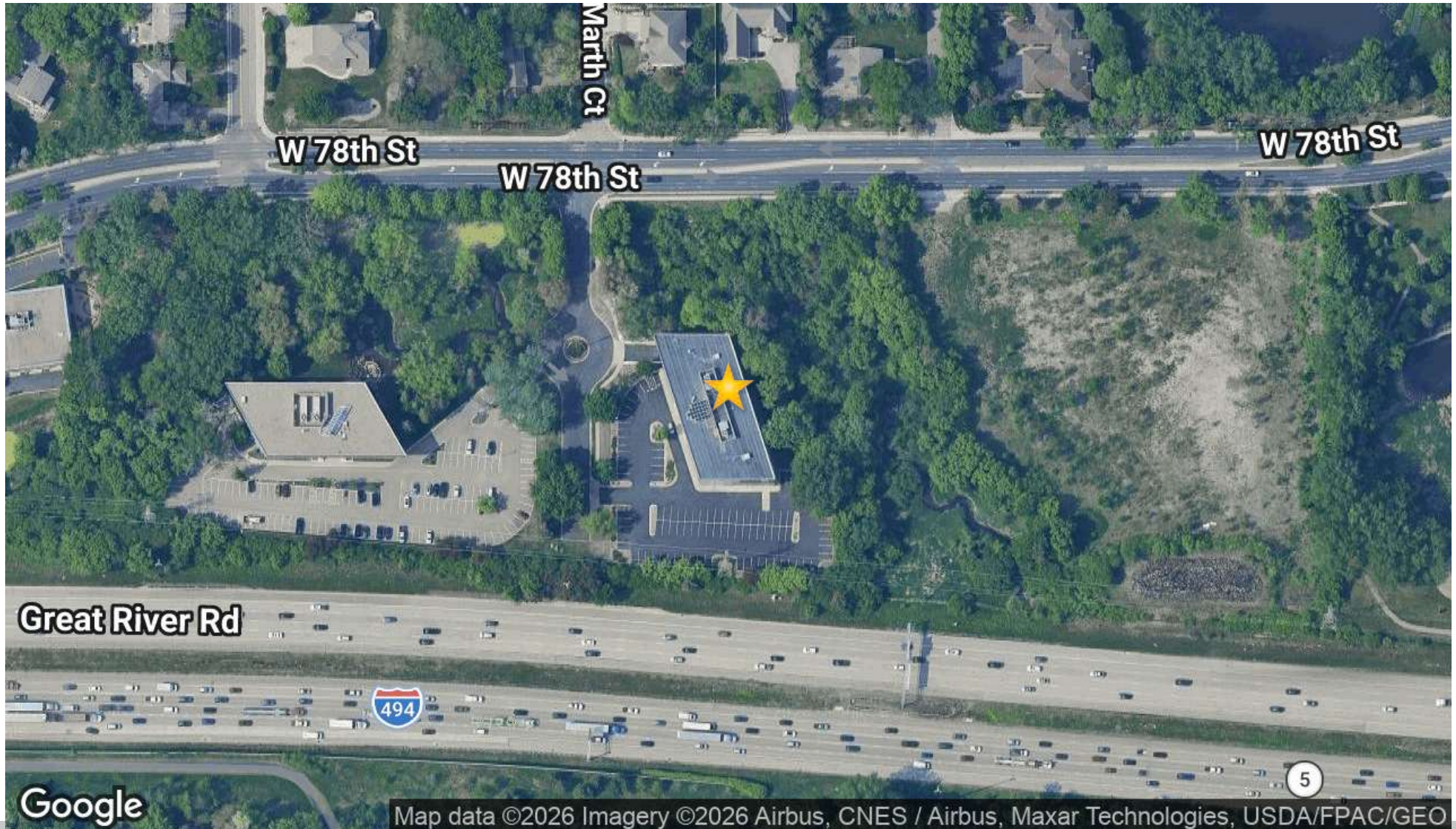


LOCATION MAP

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 7 / PAGE 33



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

A modern office lounge area with a grey sofa, orange armchairs, and a large window. The room features a dark, textured ceiling with exposed ductwork and lighting fixtures. A large window on the right side provides a view of the outdoors. The floor is covered with a patterned carpet. A blue banner with the word "DEMOGRAPHICS" is overlaid on the bottom left.

DEMOGRAPHICS

TRAFFIC COUNTS

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 8 / PAGE 35



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

BLOOMINGTON, MN

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 8 / PAGE 36



BLOOMINGTON, MN

Bloomington is one of the Twin Cities' premier business and commercial hubs, strategically located at the intersection of major transportation corridors including I-494, I-35W, and Highway 77. The city offers immediate access to Minneapolis–Saint Paul International Airport and is home to the globally recognized Mall of America, driving significant daily traffic and regional economic activity. This connectivity and visibility make Bloomington a highly desirable location for office, hospitality, and commercial investment.

Beyond its strong infrastructure, Bloomington provides a well-balanced environment with a deep labor pool, established corporate presence, and high-quality amenities. The city has consistently attracted national and regional tenants seeking accessibility, convenience, and a professional setting, while ongoing redevelopment and mixed-use initiatives continue to enhance its long-term growth and investment appeal.

To learn more, please visit: <https://www.bloomingtonmn.gov/>

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com



DEMOGRAPHICS MAP & REPORT

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 8 / PAGE 37

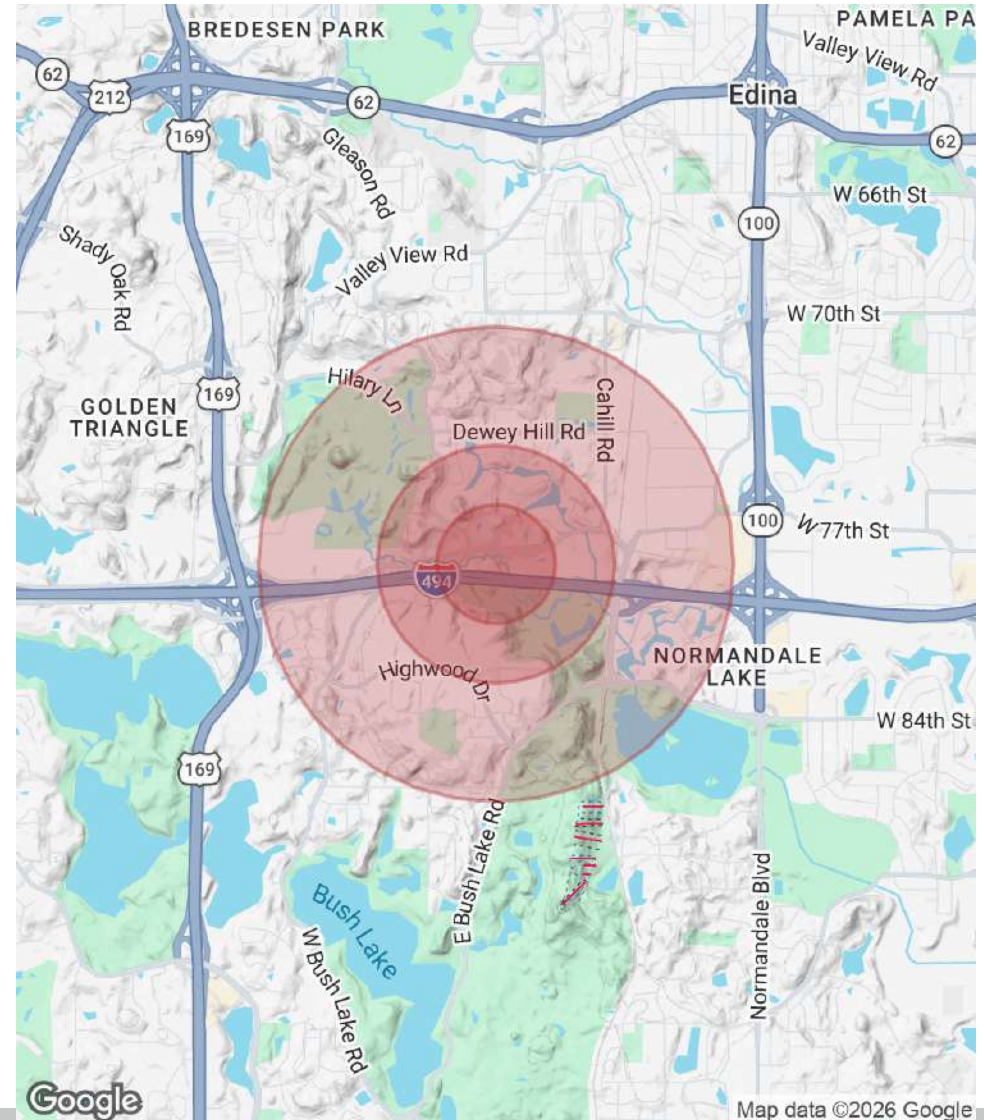
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	288	1,132	5,538
Average Age	61.6	60.7	51.7
Average Age (Male)	59.3	58.5	49.0
Average Age (Female)	64.7	63.4	53.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	517	2,476
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$168,145	\$170,668	\$179,026
Average House Value	\$518,834	\$528,935	\$554,616

2023 American Community Survey (ACS)



Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

MEET THE TEAM

OFFICE GOLF

7807 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SECTION 8 / PAGE 38



MARK HULSEY

Managing Broker

Direct: 651.755.2068
mark@resultscommercial.com



HAYDEN HULSEY, CCIM

Commercial & Investment Broker

Direct: 651.769.4826 **Cell:** 651.769.4826
hayden@resultscommercial.com

Presented By:

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

