

2901

E. 78TH STREET | BLOOMINGTON, MN

24,600 SF OFFICE
FOR SALE



NEWMARK

PROPERTY HIGHLIGHTS



Signage along
I-494



Ample on-site
parking & Executive
Garage



Multiple Kitchen/
Break Areas



Dock &
Drive-In



24,600 SF | 1.83 AC



PROPERTY DETAILS

PID:
01.027.24.11.0003

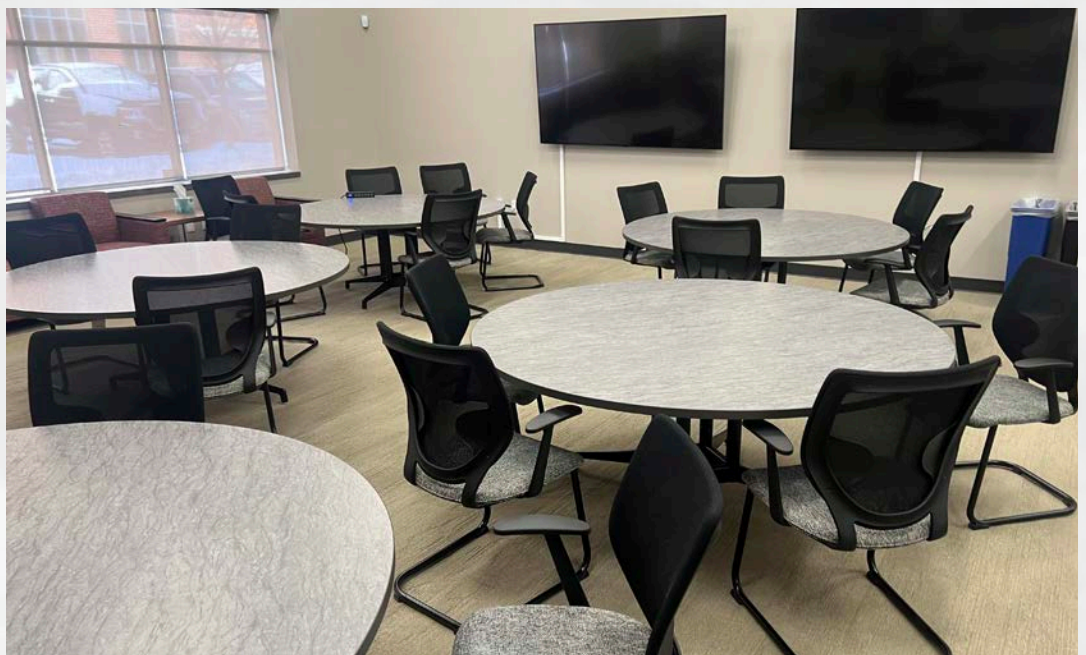
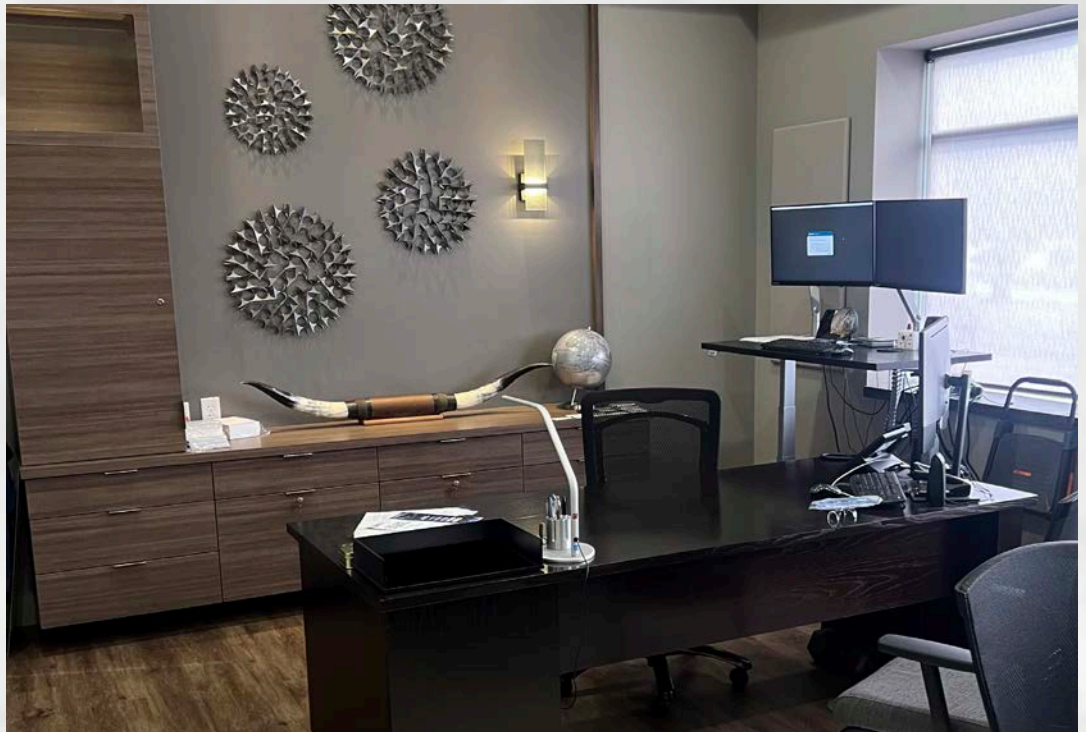
Pricing:
\$4,950,000

2024 Taxes:
\$99,896
(\$4.06 PSF)

Zoning:
Commerical-
Preferred

Roof:
Replaced in 2015

HVAC:
Multiple Units
Replaced in
2015, 2020, 2023



BLOOMINGTON AREA AMENITIES



67,000 VPD

9,200 VPD

E 77th St

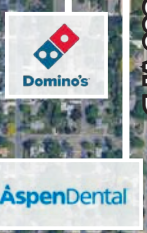


168,000 VPD



American Blvd

17,500 VPD



8,800 VPD

Portland Ave



128,000 VPD



143,000 VPD



21,500 VPD



14,100 VPD



Village Square Shopping Center

12th Ave S

SEA LIFE at Mall of America	CHANEL	NORDSTROM	sears	ALTAR'D STATE
macy's	BUBBA GUMP	nickelodeon UNIVERSE MALL OF AMERICA	SUBWAY	Abercrombie & Fitch
PANDA EXPRESS	chico's	verizon	T Mobile	AÉROPOSTALE
Apple	J.CREW	GNC LIVE WELL	Marshalls	BARNES & NOBLE BOOKSELLERS
AT&T	LL.Bean	LOFT OUTLET	HOLLISTER	AMERICAN EAGLE OUTFITTERS
OLD NAVY	FABLETICS	Rainbow	COLD STONE CREAMERY	H&M
				REPUBLIC



Minneapolis • Saint Paul
msp
INTERNATIONAL AIRPORT

2901 EAST 78TH ST

E
EMBASSY
SUITES
by Hilton
WOOLLEY'S
KITCHEN & BAR
SINCE 1954

SPRINGHILL SUITES
by Marriott

DOUBLE TREE
BY HILTON
Bozo 79

126,000 VPD

22,400 VPD

10,500 VPD

HYATT PLACE
URBANA

INTERSTATE
77

IKEA

Fairfield
BY MARRIOTT

15,700 VPD

Lindau Ln

TOWNEPLACE SUITES
BY MARRIOTT

HAZELWOOD
Good & Beautiful
Pizza Novara
SINCE 1988

24th Ave S

Killebrew Dr

18,400 VPD

Radisson

Chevy's
FRESH MEAT

67,000 VPD

BW Best Western
PLUS

HOMEWOOD SUITES
by Hilton

FRIDAYS

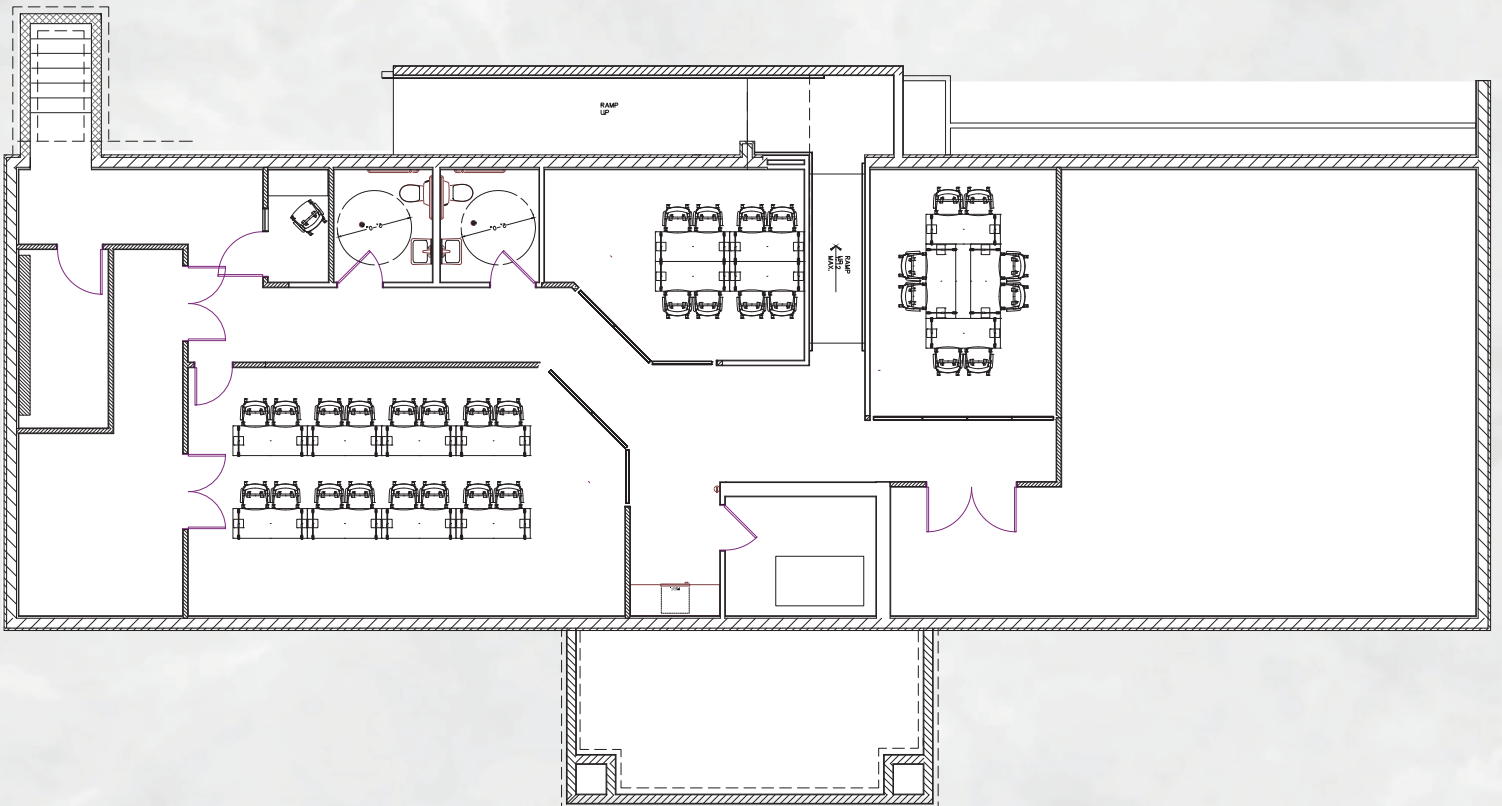
RADISSON
HOTELS AND RESORTS

IHOP

MAIN FLOOR



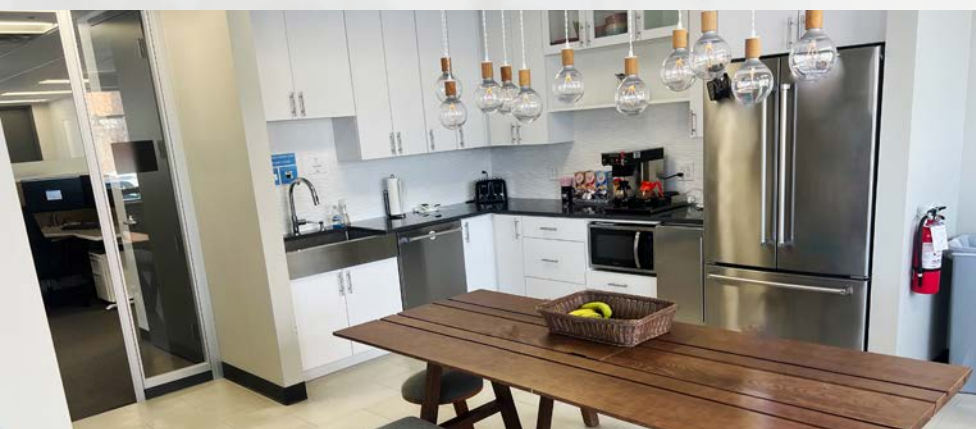
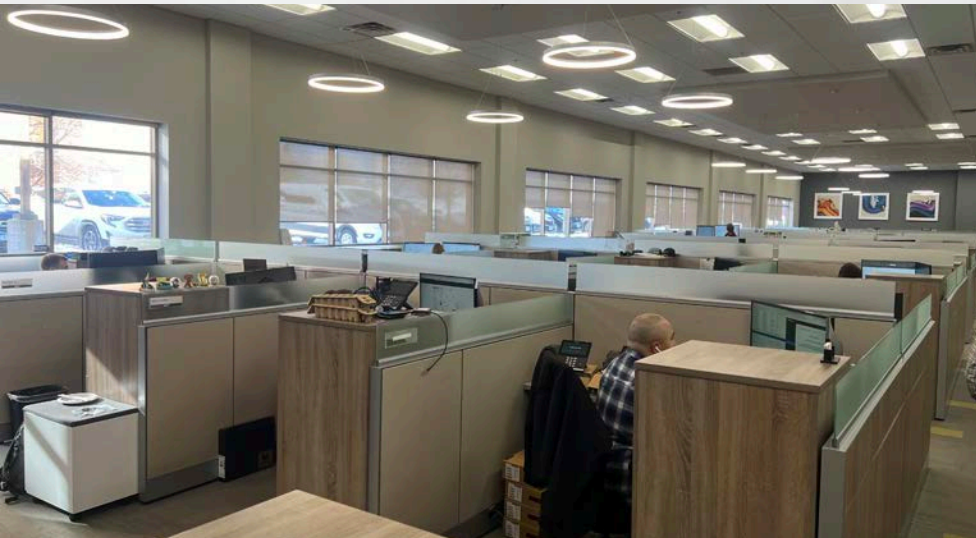
LOWER LEVEL



MOVE-IN READY

SIMPLIFY YOUR MOVE: FURNITURE PROVIDED

- **All cubicles**
Includes cube walls, sit/stand desks, wardrobes, and rolling file cabinets and extra cube components
- **C-Suite Office Furniture:**
Large Dark Wood Desks (4), Sit/Stand Desks (4), Office Tables (3), Light colors Desks (3), Built-ins (4)
- **Manager Office Furniture**
3 of the smaller manager offices will stay
- **Standard White boards** (non glass)
- **C-Suite Kitchen Bar Stools and Chairs**
- **Yellow Conference Room Chairs**
- **Main Level Break Room Built in Benches and Tables**



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FOR MORE INFORMATION, CONTACT:

STEVE SHEPHERD, SIOR
Senior Managing Director
t 612-430-9973
steve.shepherd@nrmk.com

MATT ELDER, CCIM, SIOR
Senior Managing Director
t 612-430-9974
matt.elder@nrmk.com

NEWMARK