

OG

OFFICE GOLF

7807 CREEKRIDGE CIRCLE

BLOOMINGTON, MN 55439



# Building Info



## BUILDING SIZE

42,303 SF



## AVAILABILITY

FULL 3RD FLOOR:  
16,041 SF



## NET RENTAL RATE

\$13.50 / RSF



## 2022 CAM/TAX

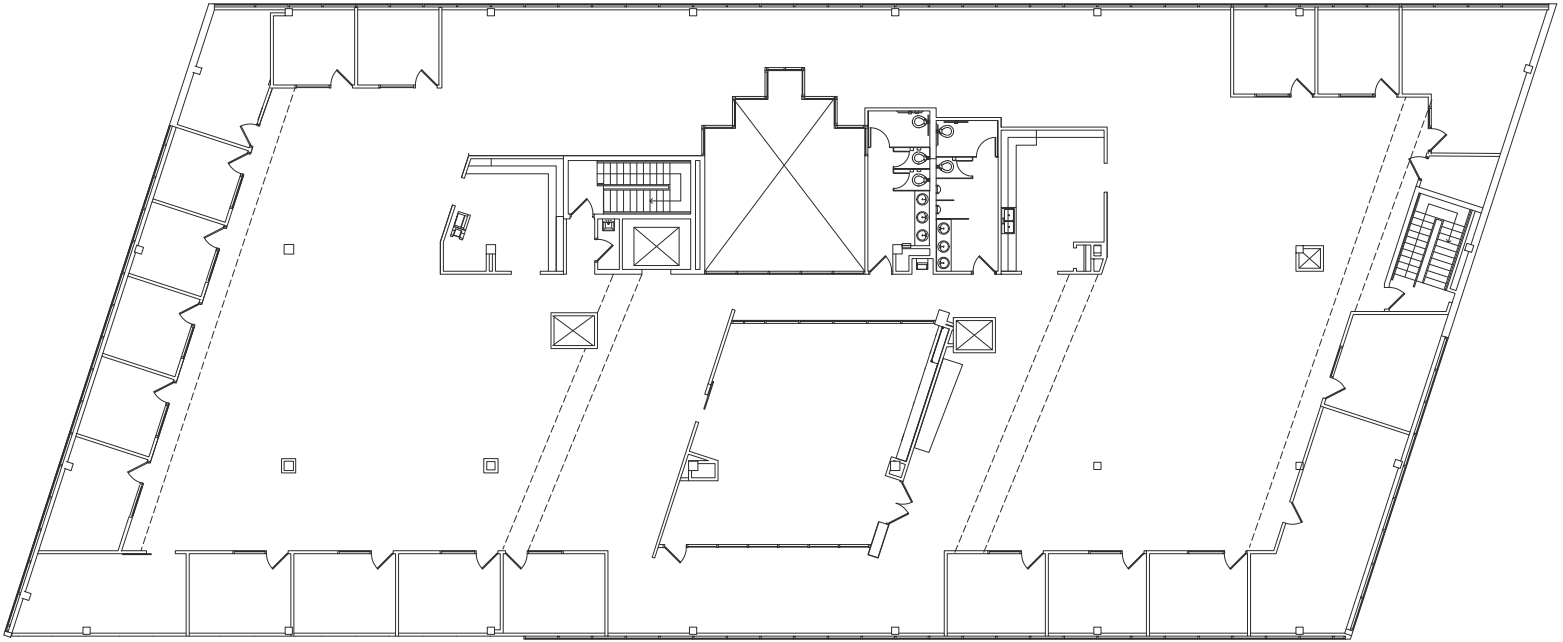
\$11.52



LARGE CONFERENCE  
ROOM & BREAK ROOM



**3RD FLOOR**  
16,041 SF





# Features + Amenities



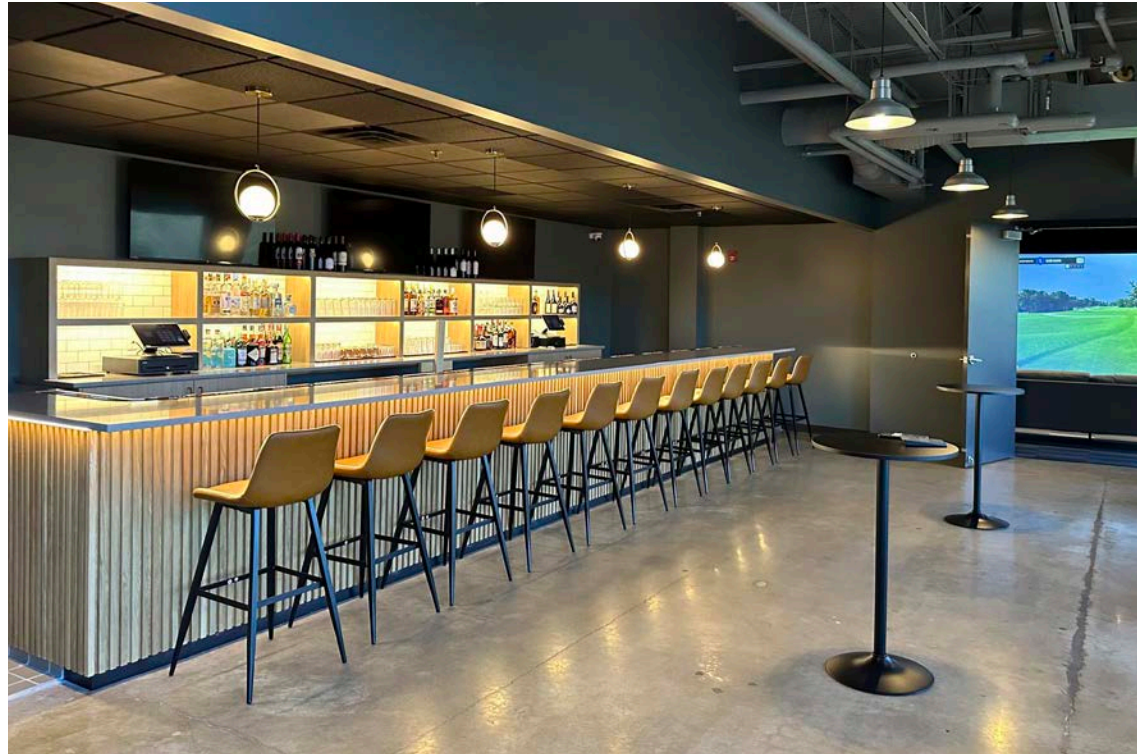
ON-SITE GOLF  
SIMULATOR  
EVENT VENUE



ON-SITE BAR &  
RESTAURANT



3-STORY ATRIUM  
WITH ABUNDANT  
NATURAL LIGHT



10 MINUTES FROM  
MSP AIRPORT



**PARKING**  
68 UNDERGROUND  
STALLS & SURFACE  
PARKING



VISIBLE FROM  
I-494

Prime location with easy access to Highways 100, 169 and I-494. Numerous area amenities including restaurants, hotels and retail within 5 miles.

Braemar  
Golf  
Course



W 78th St



MINNESOTA  
100

**PINSTRIPES**  
BISTRO BOWLING & BOCCIE

**FIVE GUYS**  
BURGERS and FRIES

**POTBELLY**  
BREADS & SNACKS

west elm

**The Container Store**

corepower  
YOGA

**Office DEPOT**

**SUBWAY**

**WHOLE FOODS MARKET**

HomeGoods

**Starbucks**

*Q. CUMBERS*  
WHOLE. INSPIRED. AND GOOD.

**Savvy**  
RESTAURANT

**Joscy Mibak**  
SUBS

**Michaels**  
MAKE CREATIVITY HAPPEN

**Marshall's**

**TRADER JOE'S**

**Total Wine & MORE**

**PURE HOCKEY**

**Perkins**  
RESTAURANT

**Bobby & Steve's**  
Auto World

**LAIFITNESS**

FRANCE AVE

**TAVERN 23**

**SMACK SHACK**  
BURGERS

INTERSTATE  
494

W 77th St

W 78th St

American Blvd W

**JK's table**

**DOUBLE TREE**  
by Hilton

**Holiday Inn**  
SUITES

**Olive Garden**  
ITALIAN RESTAURANT

**Denny's**

**Hilton**  
HOTELS & RESORTS

**RENAISSANCE**  
HOTELS

**LA QUINTA**  
INN & SUITES

**Hampton Inn**  
by Hilton

**STAYBRIDGE**  
SUITES

# OG

## OFFICE GOLF

For more information, contact:

**STEVE SHEPHERD** SIOR  
Senior Managing Director

T +1 612 430 9973  
steve.shepherd@nmrk.com

**MATT ELDER** CCIM, SIOR  
Managing Director

T +1 612 430 9974  
matt.elder@nmrk.com

100 South 5th Street #2100, Minneapolis, MN 55402

# NEWMARK

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.