

7807 CREEKRIDGE CIRCLE

BLOOMINGTON, MN 55439

CreekRidge<sup>I</sup>  
OFFICE BUILDING





# Building Info





**42,303 SF**  
THREE FLOORS



**NET RENTAL RATE**  
\$13.50 / RSF



**FULL BUILDING AVAILABLE**

Floor 1	Floor 2	Floor 3
11,660 SF	14,602 SF	16,041 SF



**PARKING**  
72 UNDERGROUND STALLS  
& SURFACE PARKING



**2020 CAM/TAX**  
\$12.15



# Features + Amenities



3-STORY ATRIUM  
WITH ABUNDANT  
NATURAL LIGHT



VISIBLE FROM  
I-494 WITH SIGNAGE  
OPPORTUNITIES



DECK WITH  
VIEWS OF  
9 MILE CREEK





10 MINUTES FROM  
MSP AIRPORT



BUILDING  
CONFERENCE ROOM



LARGE BREAK  
ROOM/CAFE



Excellent opportunity for corporate headquarters with easy access to Highways 100, 169 and I-494. Numerous area amenities including restaurants, hotels and retail within 5 miles.

Braemar  
Golf  
Course

CreekRidge<sup>1</sup>  
OFFICE BUILDING

W 78th St





MINNESOTA  
**100**

**PINSTRIPES**  
BISTRO BOWLING BOCCIE

**FIVE GUYS**  
BURGERS and FRIES

**POTBELLY**  
Bakery Since 1986

west elm

The Container Store

**WHOLE FOODS MARKET**

**CHUCK & CHEESE'S**

**Office DEPOT**

**SUBWAY**

HomeGoods

LAIFITNESS.

Q. CUMBERS

Starbucks

Michael's  
MAKE CREATIVITY HAPPEN.

Marshalls

Staples

TRADER JOE'S

WORLD MARKET

Total Wine & MORE

PURE HOCKEY

Perkins

Bobby & Steve's  
Auto World

France Ave

INTERSTATE  
**494**

W 77th St

W 78th St

American Blvd W

JK's table

Savvy

DOUBLE TREE  
by Hilton

FLOORCHIPS

RENAISSANCE  
HOTELS

Holiday Inn  
& Suites

TRACIO  
RESTAURANT

Olive Garden  
ITALIAN KITCHEN

JOE'S  
KITCHEN & BAR

Denny's

AmericInn  
BY WYNDHAM

Hilton  
HOTELS & RESORTS

QUINTA  
LUXURY SUITES

Hampton Inn

STAYBRIDGE  
SUITES



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For more information, contact:

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