



**Quick Property Highlights:**

Approx. 2,268 SF first floor suite + Demisable to 1,668 SF - 7 private offices, large conference room, reception & workroom Multiple outdoor decks + private break area - Move-in ready layout with open customization - Monument and building signage

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**Ground Floor Office Suite for Lease | 7815 Telegraph Road, Bloomington, MN 55438**

Now Under New Ownership | 7 Private Offices + Multiple Outdoor Decks + Conference & Reception

**Property Overview:** Position your business at 7815 Telegraph Road, Bloomington — a highly functional first-floor office suite within a professionally managed building now under new ownership. This move-in ready suite includes 7 large private offices, a conference room, reception area, open workroom, IT/storage rooms, and access to multiple outdoor remodeled decks — perfect for team breaks, client meetings, or casual work settings. Lots of sunshine with skylights, sliding glass doors to outdoor decks, and high ceilings throughout including open work area. 1,668 SF + *Additional 600 SF if desired, totaling 2,268 SF.*

**Suite Highlights:**

**Size:** Approx. 2,268 SF

**Layout Features:** 7 spacious private offices - Large conference room - Reception/lobby area - Open workroom - IT/server room + separate storage - Break area with access to multiple outdoor decks

**Condition:** Move-in ready with flexible buildout options to suit your needs

**Signage:** Monument and building signage included

**Parking:** 62 surface stalls (3.65 per 1,000 SF)

**Building Details:**

Total Building Size: 17,054 SF -

Lot Size: 0.32 AC -

Year Built: 1984

Zoning: R1 Office/Professional

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**Lease Terms:**

**Base Rent: Negotiable**

**Annual Increases: 3%**

**Estimated CAMs: \$10.00/SF**

**Lease Type: NNN**

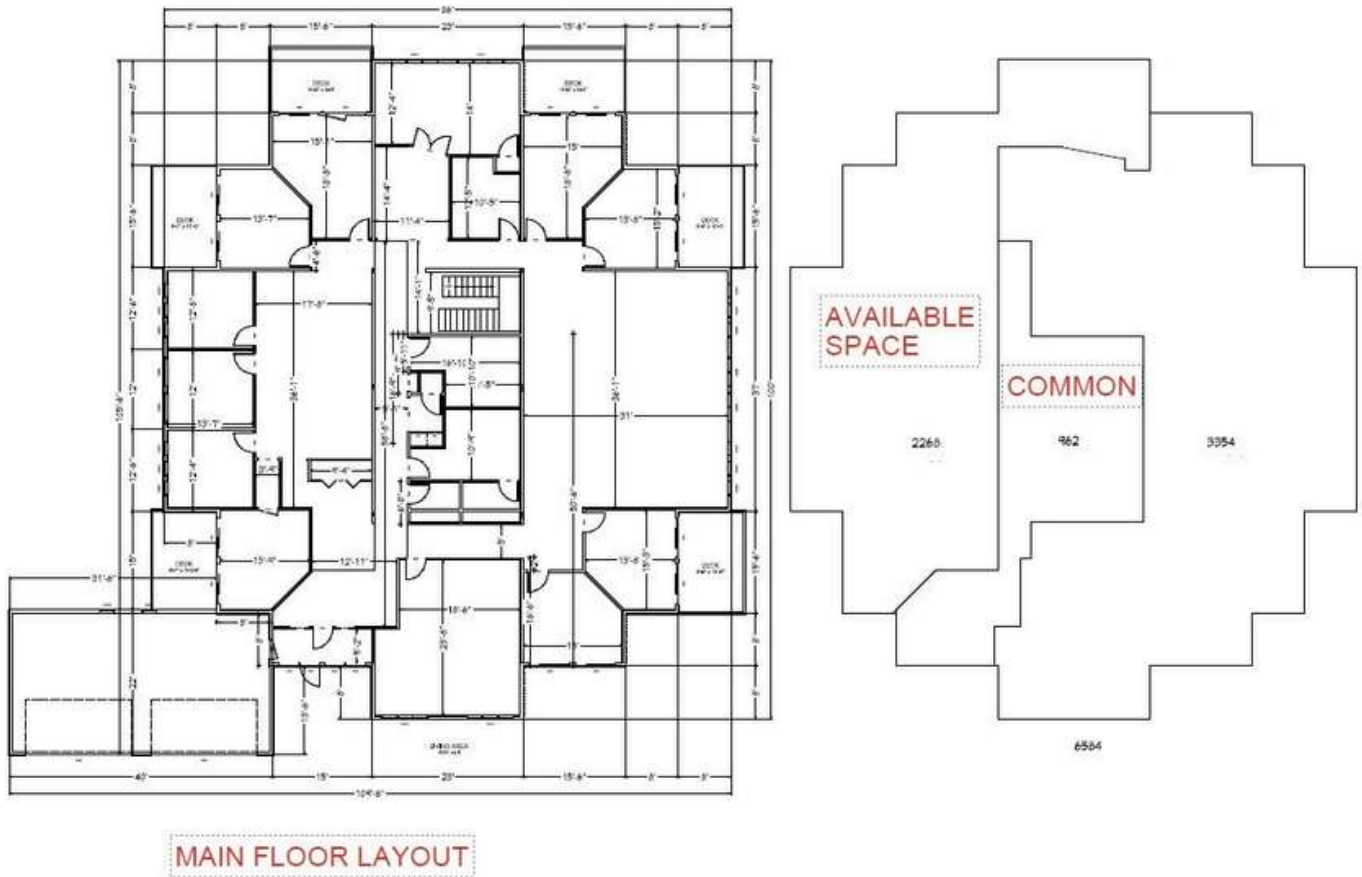
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**Location Benefits:** - Easy access to I-494 and Normandale Blvd - Close to Hyland Park

**Reserve and nearby retail corridors - Strong residential and professional business base in surrounding area**

**Ideal For:** - Medical, Dental, or Therapy Practice - Law Firm or Financial Office - Tech, Marketing, or Consulting Team - Real Estate, Title, or Insurance Services

**Suite Floor Plan**





**Property Photos**

