



7900 XERXES AVENUE | BLOOMINGTON, MN 55431

# Class A Office Space with Towering Views of Surrounding Bloomington

WellsFargoPlazaMN.com



### PROJECT OVERVIEW

Wells Fargo Plaza, 7900 Xerxes Avenue, is a 24-story Class A high-rise located in Bloomington, Minnesota. It encompasses 17 manicured acres and consists of 458,702 square feet of office and retail space. Conveniently located off I-494, the project boasts dual ingress/egress via France or Penn Avenues. Amenity rich, Wells Fargo Plaza is in proximity of over 50 dining, shopping, gas/grocery, and services within 2.0 mile drive radius.

With a high-end tenant conference facility and training room, Wells Fargo Plaza aims to deliver first-class tenant service coupled with an unbeatable workplace environment, including a common 'link' (between buildings) and an outdoor plaza. The outdoor courtyard area features meeting and dining spaces including WiFi, in addition to a fire-pit enhanced recreational venue for small gatherings and events.

- Stunning tenant conference facility
- Class A finishes throughout
- 360° view line of the Twin Cities and surrounding suburban area
- Complimentary exercise facility
- Café serving breakfast and lunch
- Convenience store
- Executive parking
- 24-hour security





# "IT'S ALL ABOUT THE VIEWS"

Wells Fargo Plaza proudly stands as the second tallest building in Bloomington. Enjoy our 360° view line of the Twin Cities and surrounding suburban area from every suite.









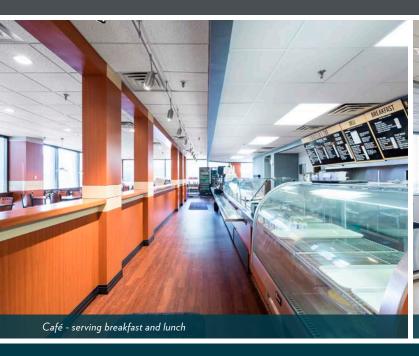


Grand, 2-story lobby with 24-hour security

AMENITY-RICH.
ACCESSIBLE TO ANYWHERE.
ALL ABOUT THE VIEWS.

### CURRENT AVAILABILITIES RANGE FROM 950 - 27,642 RSF







For leasing information, please contact:

Brian Wasserman brian.wasserman@cbre.com +1 952 924 4681 Joe Conzemius joseph.conzemius@cbre.com +1 952 924 4639 Anna Kubes anna.kubes@cbre.com +1 612 336 4236



Class A neutral finishes throughout



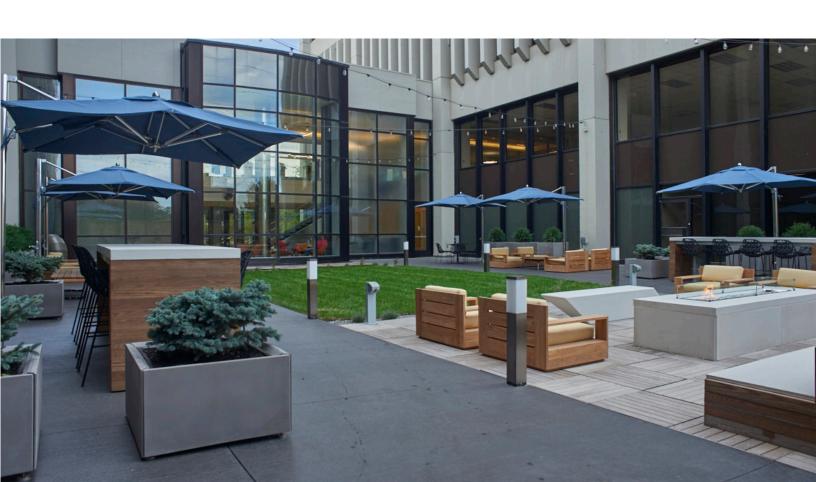






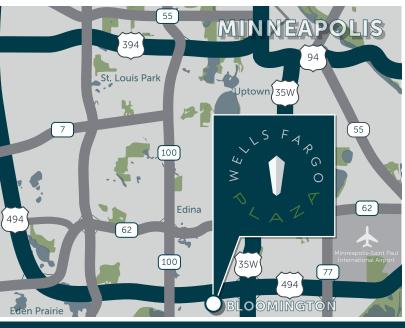


A COMMON AREA AIMED TO PROVIDE CREATIVE AND COLLABORATIVE SPACES IN THE LINK BETWEEN THE TWO BUILDINGS





PRIME ACCESSIBILITY TO THOROUGHFARES AND SURROUNDING RESIDENTIAL AREAS
WELL-SERVED AMENITY BASE VIA FRANCE AVENUE AND AMERICAN BOULEVARD
MULTIPLE AVENUES OF INGRESS/EGRESS AND ON-SITE PARKING OPTIONS





**GETTING HERE** 

Several ingress / egress routes from Xerxes Avenue, American Boulevard, and W 79th Street

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## ON-SITE AND SURROUNDING AMENITIES

Over 50 dining, shopping, gas/grocery, and services within 2.0 mile drive radius. On-site café, exercise facility, and convenience store.











# **BUILDING FACTS**

PROPERTY ADDRESS 7900 Xerxes Avenue | Bloomington, MN 55431

OWNERSHIP DRA Advisors / City Center Realty Partners

ON-SITE MANAGEMENT Tracey Peebles | Director of Property Management | tracey@ccrpllc.com | 952.844.2823

Krysina Grussing | Property Manager | krysina@ccrpllc.com | 952.835.4470

YEAR BUILT/RENOVATED 1971 | 2017

RENTABLE SQUARE FEET 458,702 rsf

STORIES 24 stories

PARKING Surface parking and covered deck parking

HVAC HOURS Weekdays 7:30am to 6 pm | Saturday 7:30 am to 1 pm | After hours HVAC available

**BUILDING AMENITIES** 

Stunning tenant conference facility and training room

Isabella's Too (On-Site Café) - serving breakfast and lunch

Modernized, complimentary fitness center

360° view line of the Twin Cities and surrounding suburban area

Convenience store

On-site senior property management team

Executive parking

• 24-hour security

PUBLIC TRANSPORTATION Two bus stops on-site

SURROUNDING AREA SNAPSHOT

Wells Fargo Plaza is well-served by France Avenue and American Boulevard amenities and highway access. It is five (5) miles from Mall of America, eight (8) miles from Minneapolis-Saint Paul International Airport, and twelve (12) miles to the CBD.







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