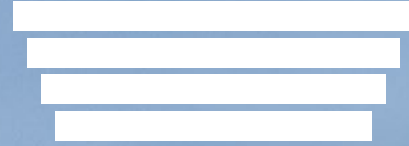


UP TO 65,000 SF AVAILABLE

FOR SALE OR LEASE



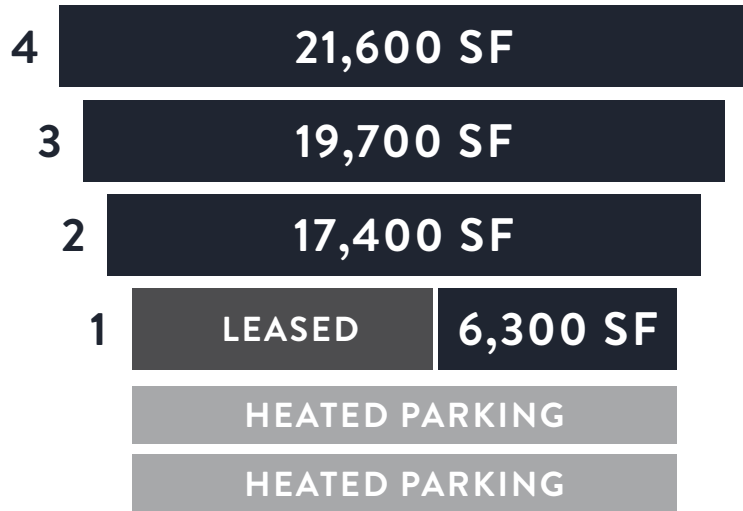
PARAMOUNT PLAZA

7831 GLENROY ROAD, BLOOMINGTON



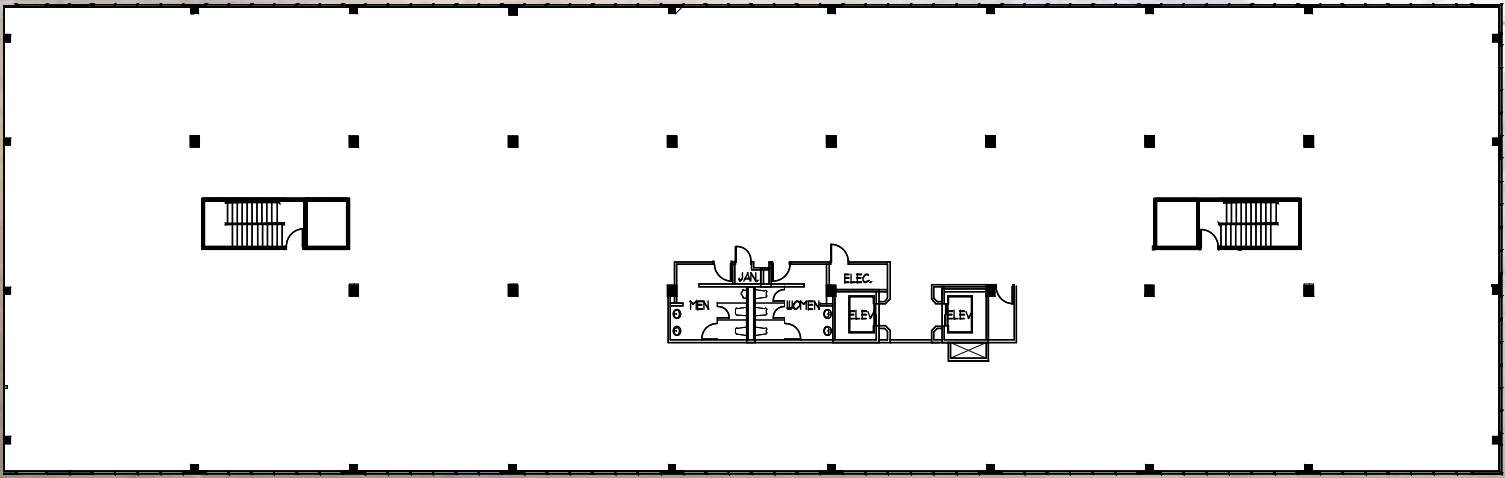
**CUSHMAN &
WAKEFIELD**

UP TO 65,000 SF AVAILABLE



BUILDING HIGHLIGHTS

- Attractive 75,000 SF building for sale or lease
- Excellent access off I-494 and Hwy 100
- Building signage available (155,000 vehicles per day)
- Excellent glass line with abundant natural light
- Two levels of underground parking
- Functional, efficient floor plate
- On-site amenities including grab'n'go food market, lounge and conference center



SAMPLE FLOORPLATE



SIGNAGE AVAILABLE

YOUR NAME HERE



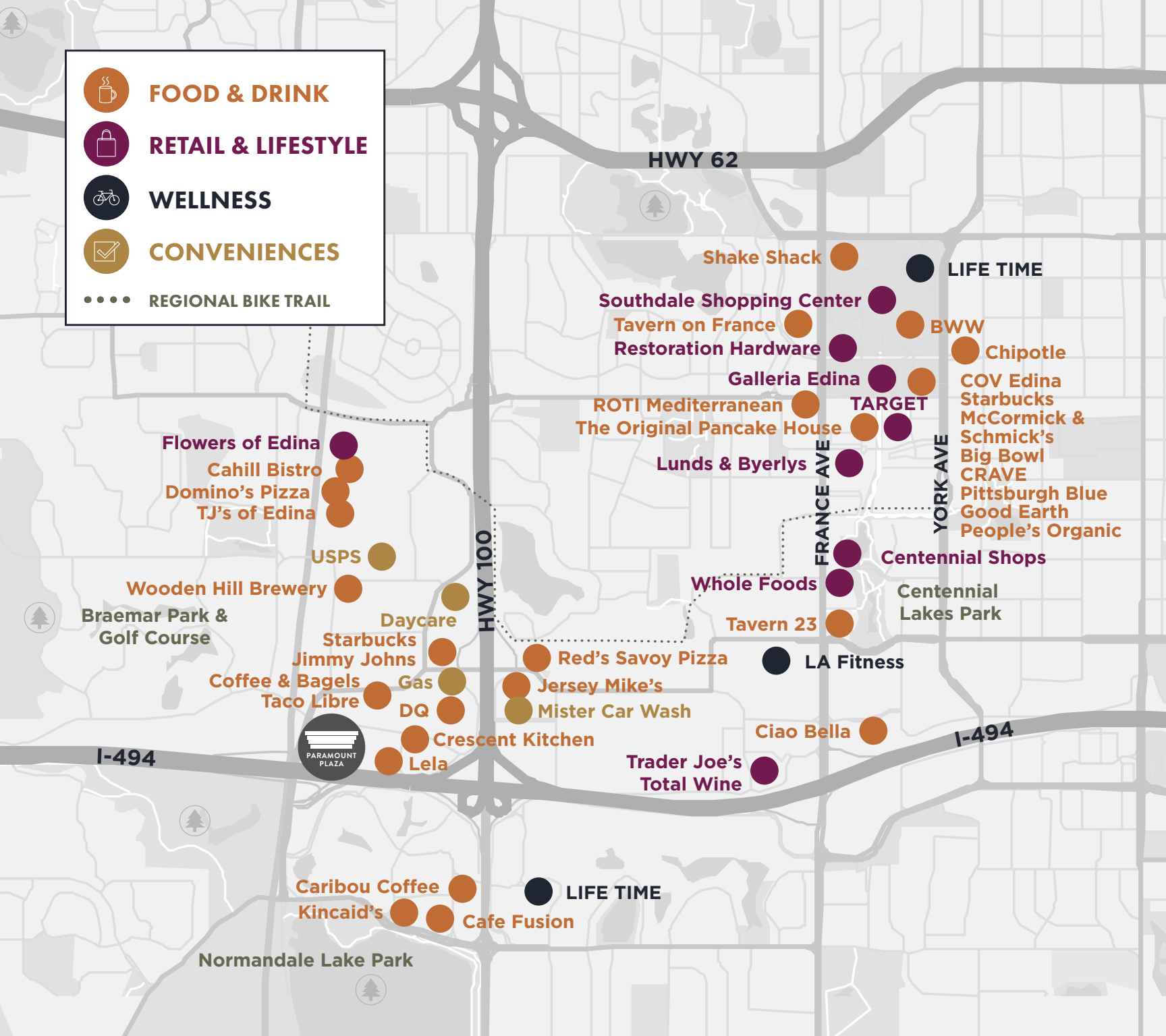
155,000
VEHICLES PER DAY



HWY 169



-  **FOOD & DRINK**
-  **RETAIL & LIFESTYLE**
-  **WELLNESS**
-  **CONVENIENCES**
-  **REGIONAL BIKE TRAIL**



Flowers of Edina
 Cahill Bistro
 Domino's Pizza
 TJ's of Edina

USPS

Wooden Hill Brewery

Braemar Park & Golf Course

Daycare

Starbucks

Jimmy Johns

Coffee & Bagels

Taco Libre

Gas

DQ

Crescent Kitchen

Lela



Caribou Coffee

Kincaid's

Cafe Fusion

LIFE TIME

Normandale Lake Park

HWY 62

HWY 100

I-494

I-494

FRANCE AVE

YORK AVE

Shake Shack

Southdale Shopping Center

Tavern on France

Restoration Hardware

Galleria Edina

ROTI Mediterranean

The Original Pancake House

Lunds & Byerlys

TARGET

LIFE TIME

BWW

Chipotle

COV Edina

Starbucks

McCormick & Schmick's

Big Bowl

CRAVE

Pittsburgh Blue

Good Earth

People's Organic

Centennial Shops

Centennial Lakes Park

Whole Foods

Tavern 23

LA Fitness

Red's Savoy Pizza

Jersey Mike's

Mister Car Wash

Ciao Bella

Trader Joe's

Total Wine



Enjoy the brand new lobby finishes and amenity hub, including a **grab n' go food lounge and training center.**



Create a **vibrant** corporate campus, making your company the ultimate **destination for top talent.**

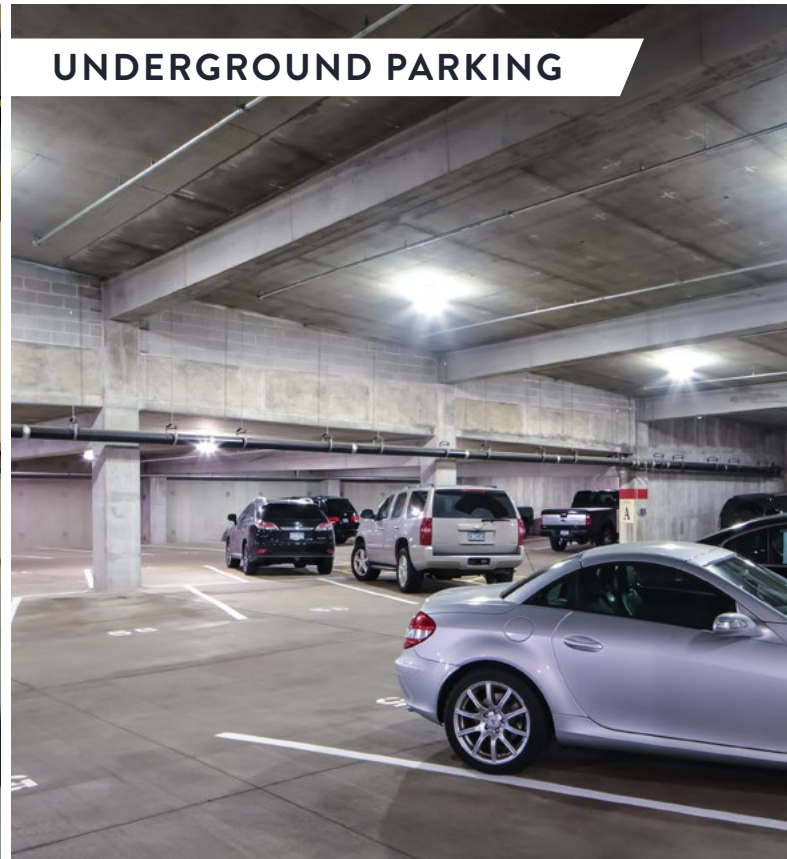


93 underground parking stalls offering unbeatable convenience.

NEW LOBBY FINISHES



UNDERGROUND PARKING



BUILDING AMENITIES



Invest in your employees with a new office space that reflects your **brand and culture.**



Easy access to the Nine Mile Creek Regional Trail and a short walk to endless **recreation and outdoor activity.**



Conveniently located at the juncture of **two major roadways**, your daily commute via car or metro transit are quick and easy.

GRAB N' GO LOUNGE



TRAINING CENTER



💡 **DID YOU KNOW**

THE MOST REQUESTED
OFFICE PERK IS ACCESS TO
NATURAL LIGHT

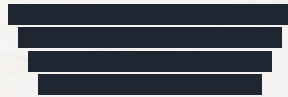




 **DID YOU KNOW**

WORKERS SPEND ON AVERAGE
5 HRS & 42 MINS
AT THEIR DESK EACH DAY.

Having access to natural light can have a bottom-line impact on your employees' work performance, wellbeing and engagement. Nearly **80% of employees say access to natural light and views improves their well-being**, according to the study detailed in the Harvard Business Review.



PARAMOUNT PLAZA



**CUSHMAN &
WAKEFIELD**

SAM GLEASON

sam.gleason@cushwake.com

952 241 1111

GRACE PERILLO

grace.perillo@cushwake.com

952 837 8693