



**SUMMERHILL**  
Commercial Real Estate, LLC

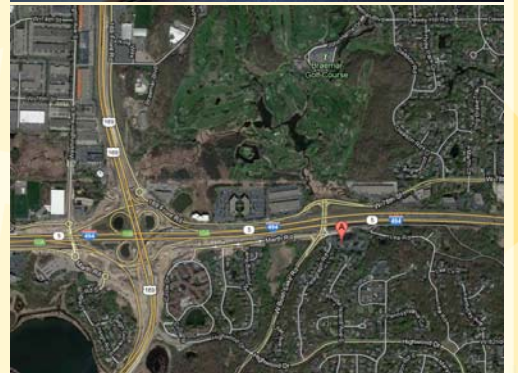
**FOR LEASE**  
**7805 TELEGRAPH ROAD BLDG**  
7805 Telegraph Road, Suite 215  
Bloomington, MN 55438



**Space Size:** 1,078 square feet Class B+ office space.

**Lease Rate:** \$19.75 per square foot gross.

- Great office Class B + office space for lease in excellent quiet location.
- Award winning architecture building built in 1986 with vaulted ceilings and abundant exterior and interior glass.
- Updated, newly carpeted, interior finishes ready for occupancy.
- Multiple building complex expertly managed by local long term owner.
- Private natural wooded setting with excellent freeway access.
- Great location on Telegraph Rd on the south side of I-494 with freeway access via W Bush Lake Rd and W 78<sup>th</sup> Street to Hwy 169 or I-494.
- Corner unit with private deck/balcony.
- Below market rents for like kind Class B+ office in the southwest.
- Meticulously maintained property with ample parking.
- Close to many great Eden Prairie, Edina, and Bloomington amenities.



**For more information call:**  
**Peter Kordonowy, CCIM**

**952.556.5151**

or visit our website at:

**[www.summerhillcommercial.com](http://www.summerhillcommercial.com)**

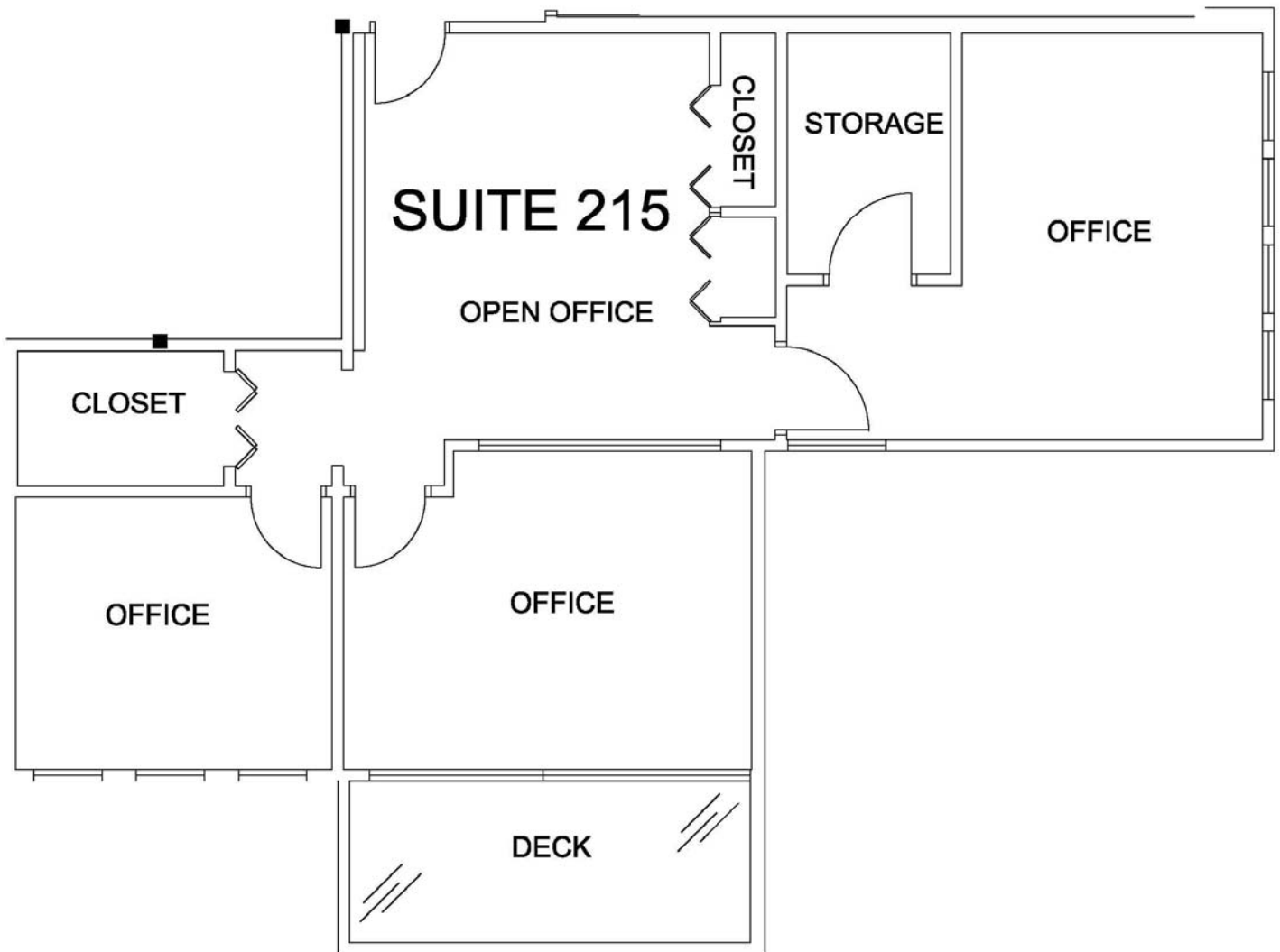


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