

FOR LEASE  
**7701 YORK AVENUE SOUTH**  
**EDINA, MN**

YORK  
PLACE  
OFFICE

**SIGN A NEW LEASE, GET TWO (2) FREE UNDERGROUND PARKING STALLS FOR A YEAR**



 **CUSHMAN &  
WAKEFIELD**



**PROPERTY  
HIGHLIGHTS**

- Recently Renovated Class B three-story 57,000 SF building
- Built in 1980; Renovated 2022-2023
- On-site Amenities include: Board Room, Small Conference Room, Shared Break Area with Micro Market, TV Lounge
- New Outdoor Patio with Fireplace
- Functional, efficient floorplate
- Custom tailored space to meet your specific needs
- Excellent access and visibility just off I-494 and York Avenue
- Near numerous area restaurants, hotels and retail amenities
- Medical Office or Office Use Opportunities
- Abundant Parking, including Affordable Underground Reserved Stalls

**BUILDING INFORMATION**

**BUILDING SIZE:** 57,118 SF

**SPACE AVAILABLE:**

|                                       |                  |
|---------------------------------------|------------------|
| Suite 130 .....                       | 2,031 SF         |
| Suite 200 ..... (Available 10/1/2026) | 2,296 SF         |
| Suite 250 .....                       | 4,000 - 9,903 SF |
| Suite 360 .....                       | 887 - 2,348 SF   |

**PARKING:** Underground and surface parking

**LEASE RATE:** \$15.00 PSF Net - Office  
\$17.00 PSF Net - Medical

**2026 ESTIMATED TAX & OPER. EXP.** OPEX: \$12.12 PSF  
Taxes: \$2.65 PSF  
Total: \$14.77 PSF





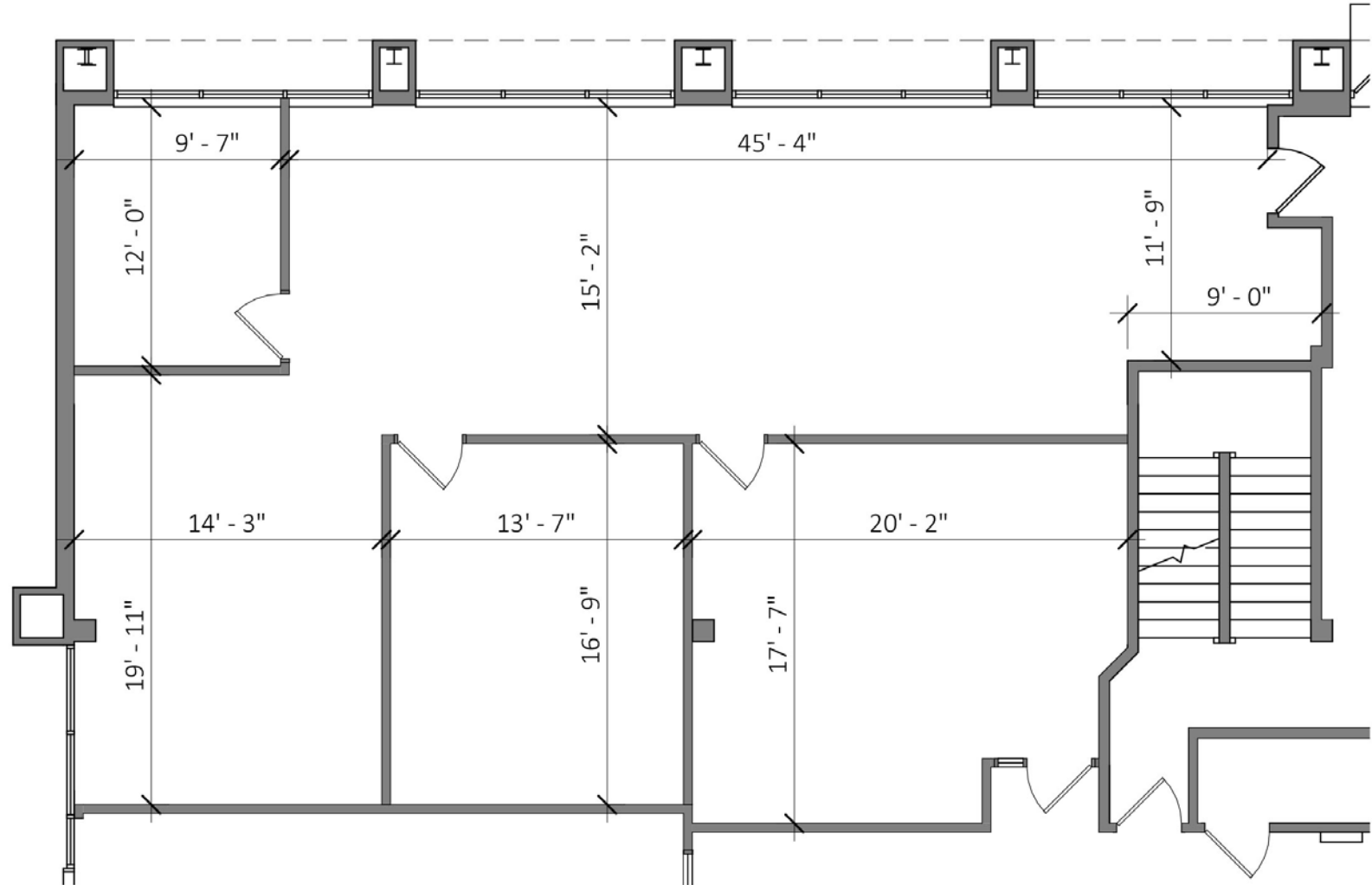
## AVAILABILITIES

| Suite Number        | Square Footage |
|---------------------|----------------|
| <a href="#">130</a> | 2,031          |
| <a href="#">200</a> | 2,296          |
| <a href="#">250</a> | 4,000 - 9,903  |
| <a href="#">360</a> | 887 - 2,348    |



FLOOR  
PLAN

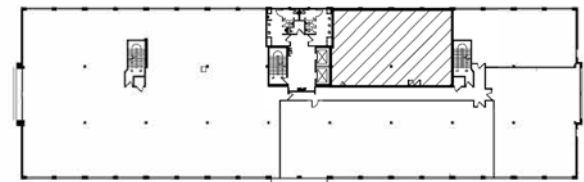
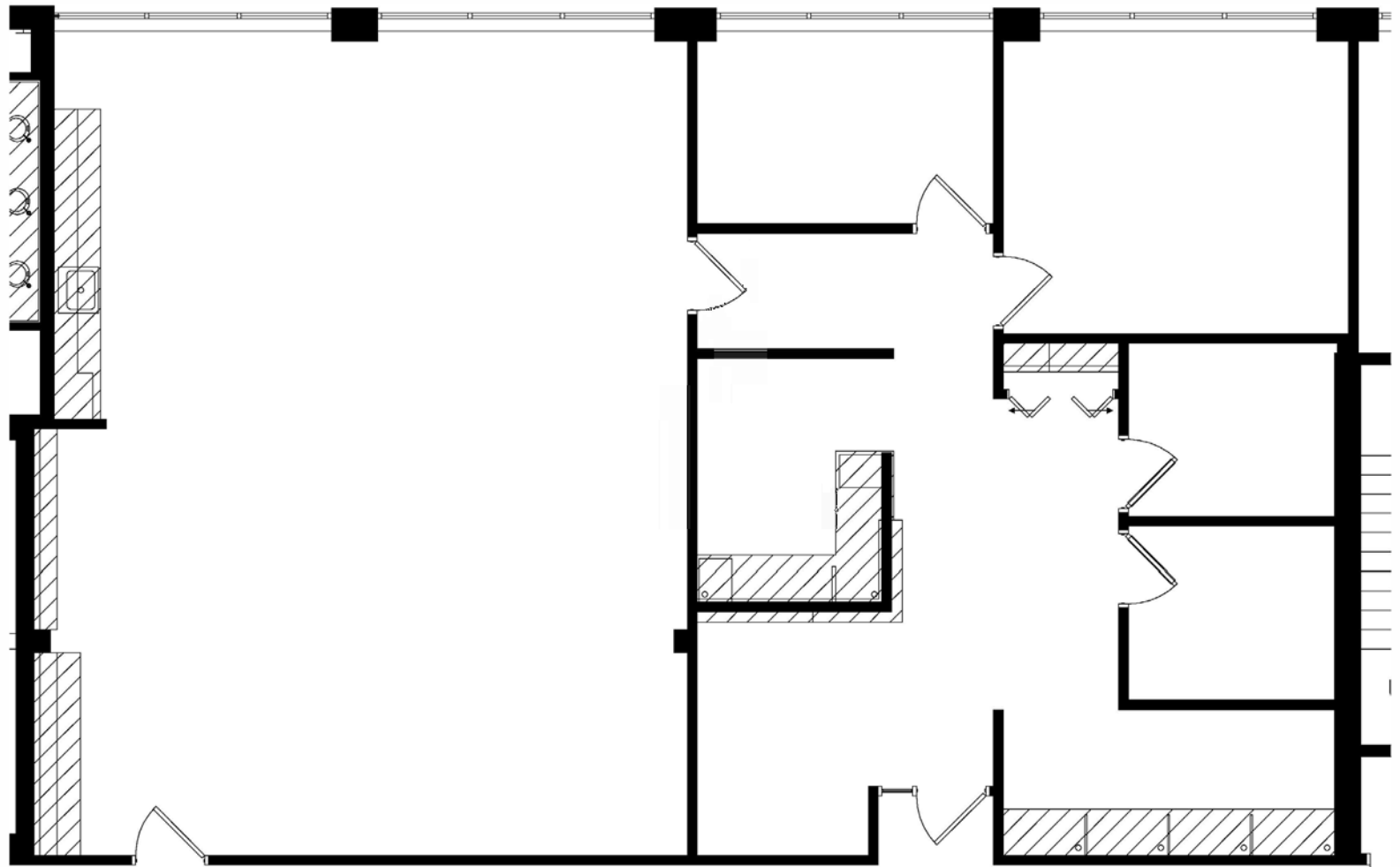
SUITE 130 - 2,031 SF



Key Plan - 1st Floor

**FLOOR  
PLAN**

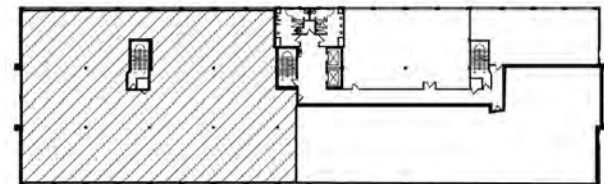
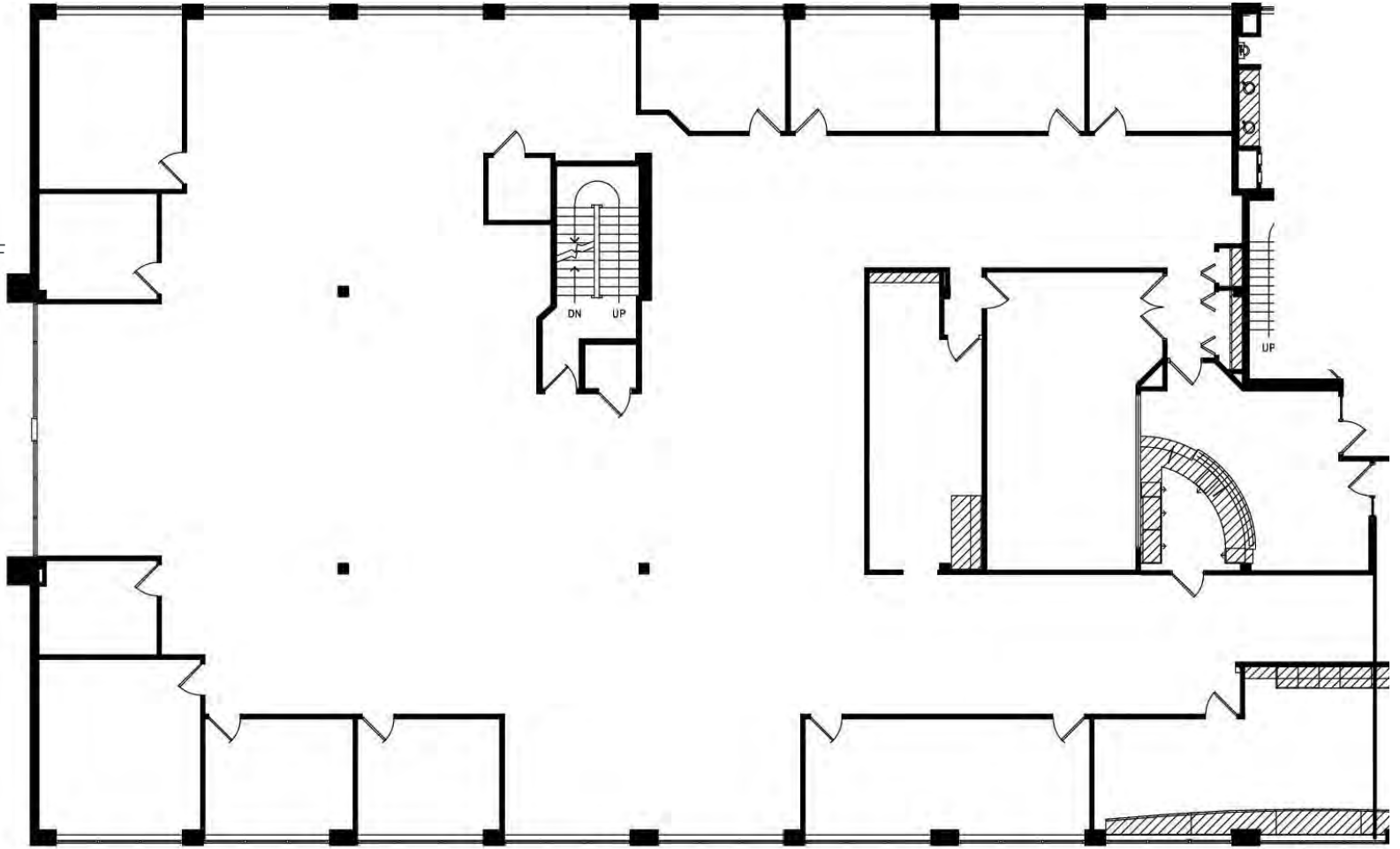
SUITE 200 - 2,296 SF



Key Plan - 2nd Floor

FLOOR  
PLAN

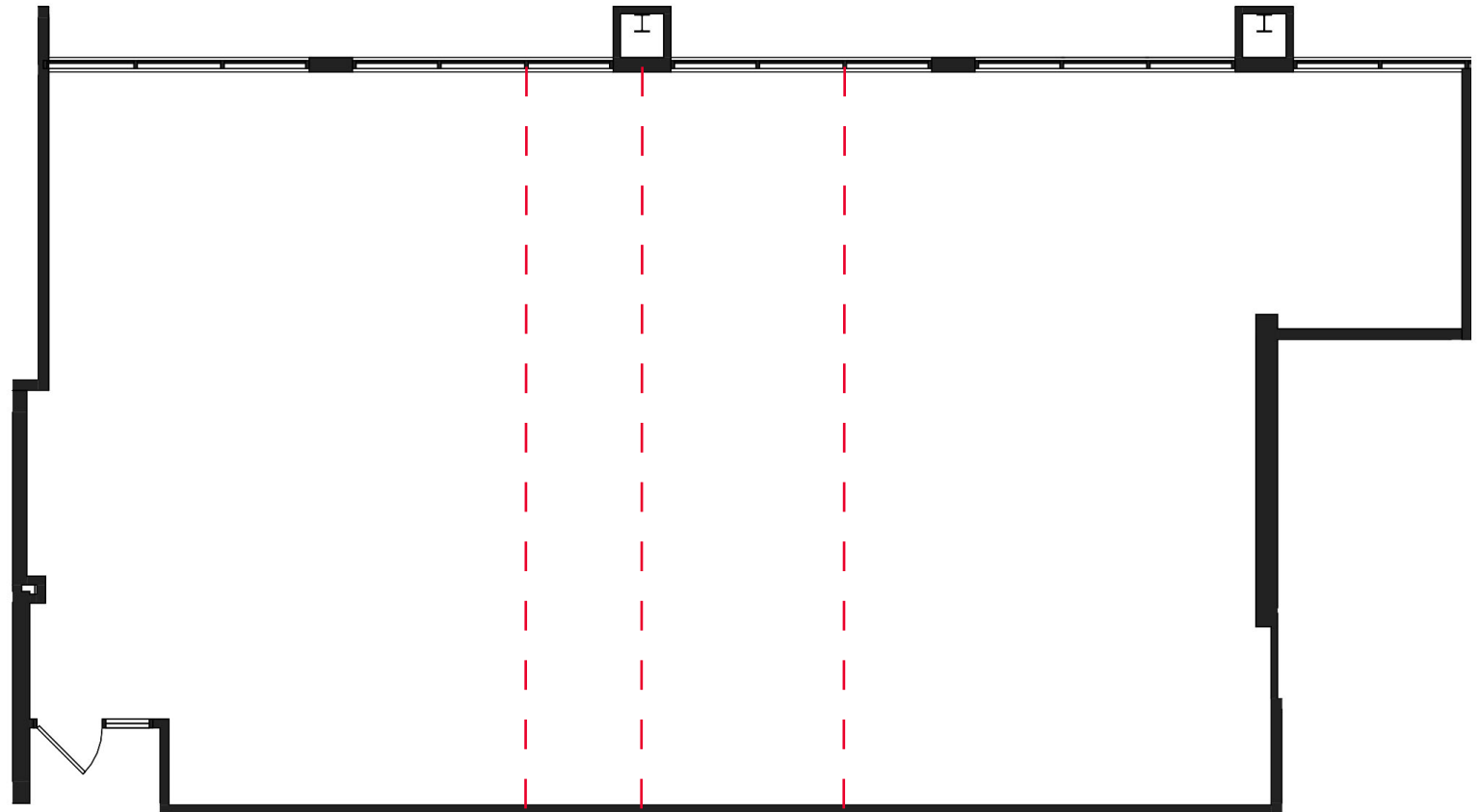
SUITE 250 4,000 - 9,903 SF



Key Plan - 2nd Floor

FLOOR  
PLAN

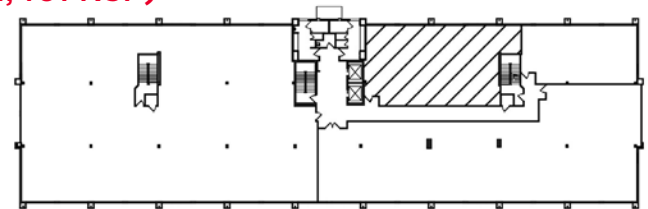
SUITE 360 - 887 - 2,348 SF



DEMISE  
OPTION 1  
(885 RSF)

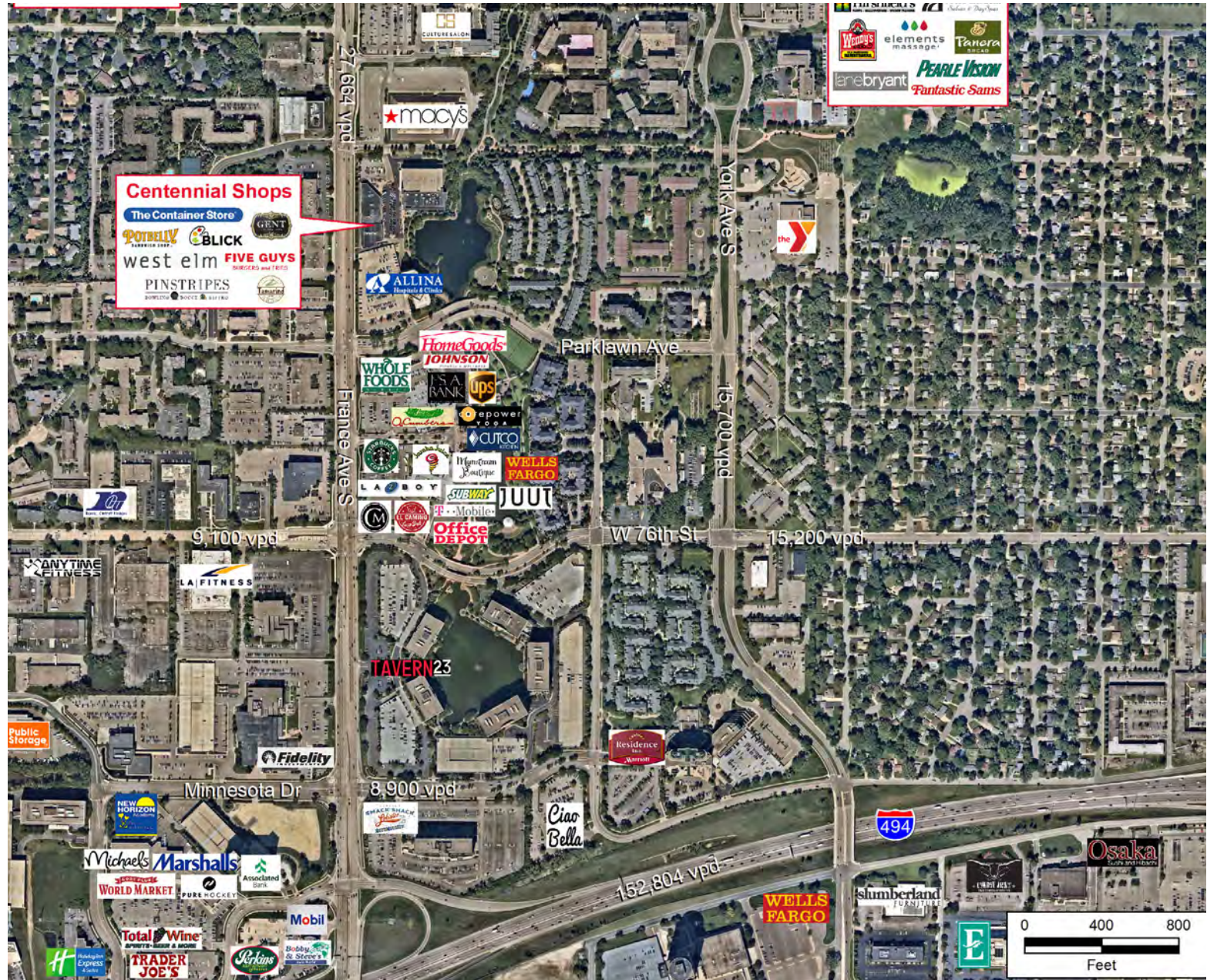
DEMISE  
OPTION 2  
(1,095 RSF)

DEMISE  
OPTION 3  
(1,461 RSF)

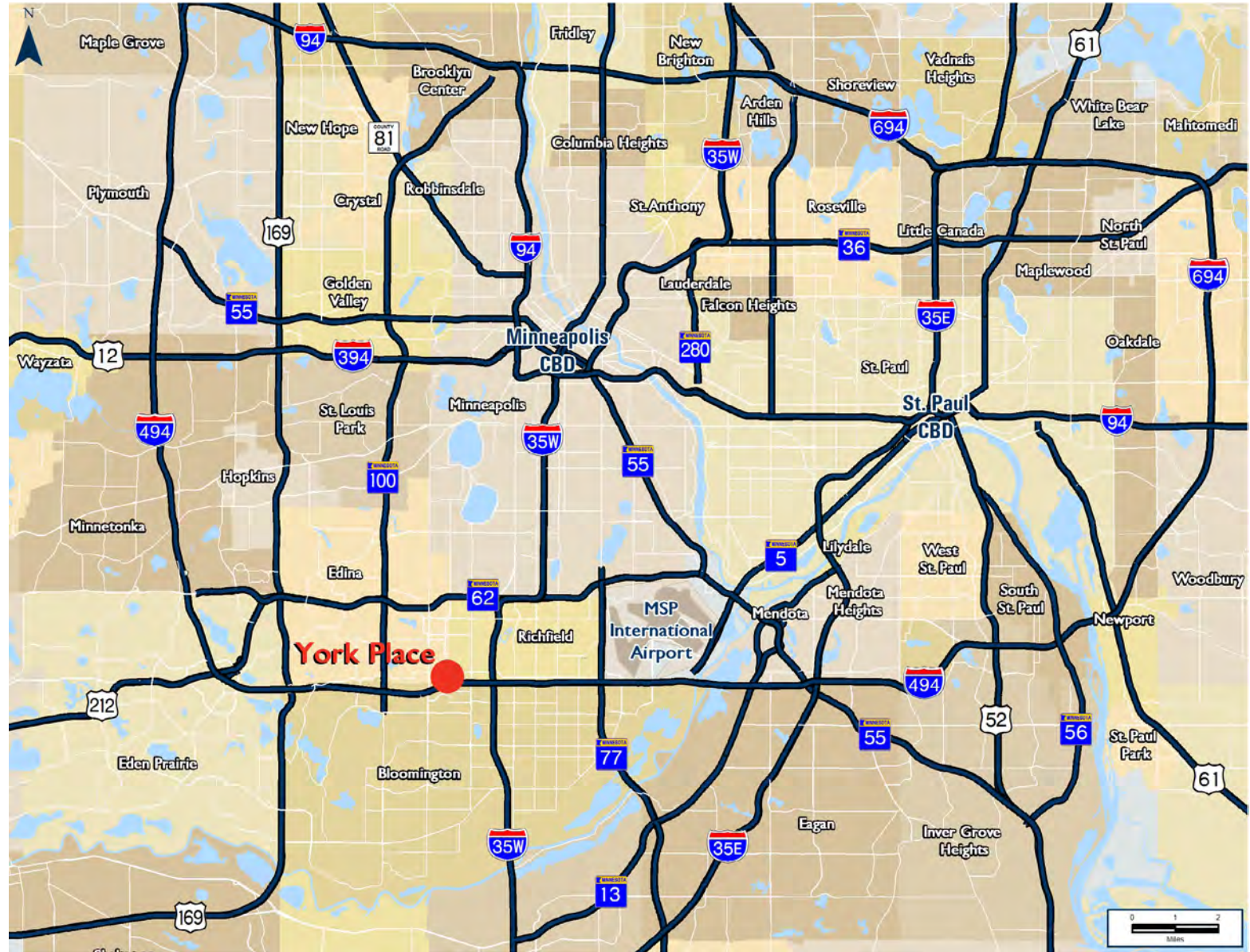


Key Plan - 3rd Floor

PROPERTY  
AERIAL



PROPERTY  
MAP



YORK  
PLACE  
OFFICE

7701 YORK AVENUE S  
EDINA, MN

PROPERTY  
IMAGES





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