

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

YORK  
PLACE  
OFFICE



**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 100 ..... 1,973 SF  
Suite 130 ..... 2,031 SF  
Suite 250 ..... 9,903 SF  
Suite 360 ..... 887 - 2,348 SF

**PARKING:** Underground and surface parking

**LEASE RATE:** \$14.50 PSF

**2025 ESTIMATED TAX &  
OPER. EXP.** \$13.55 PSF







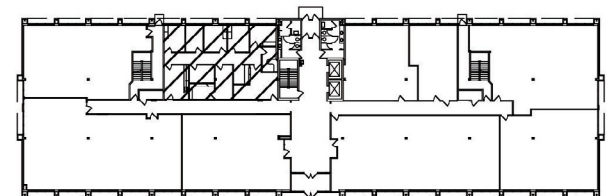
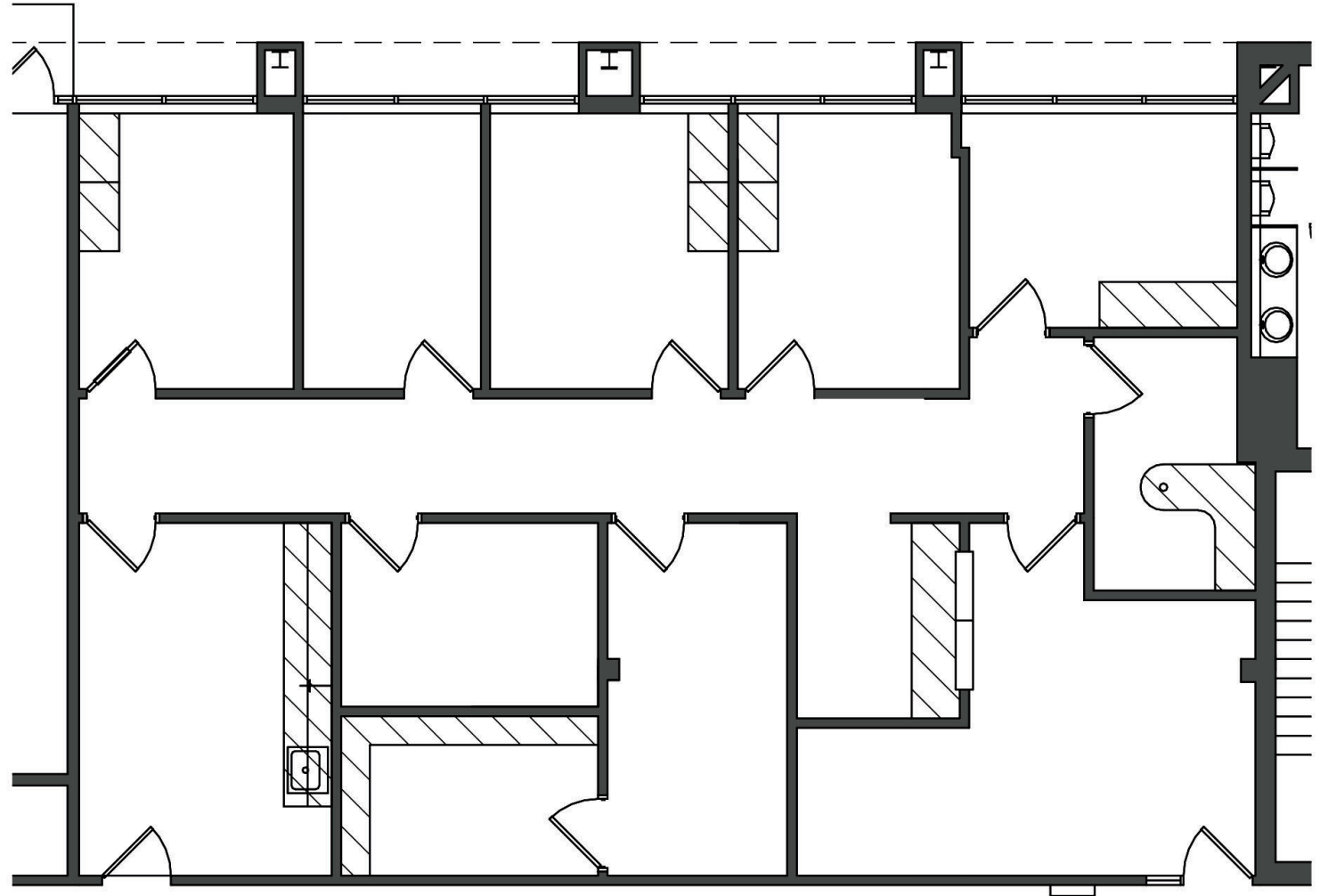
## AVAILABILITIES

Suite Number	Square Footage	Virtual Tour
100	1,973 (available 60 days)	<a href="#">Virtual Tour</a>
130	2,031	
250	9,903	
360	887 - 2,348	



**FLOOR  
PLAN**

SUITE 100 - 1,973 SF  
(AVAILABLE 60 DAYS)

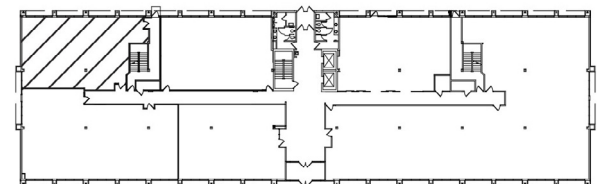
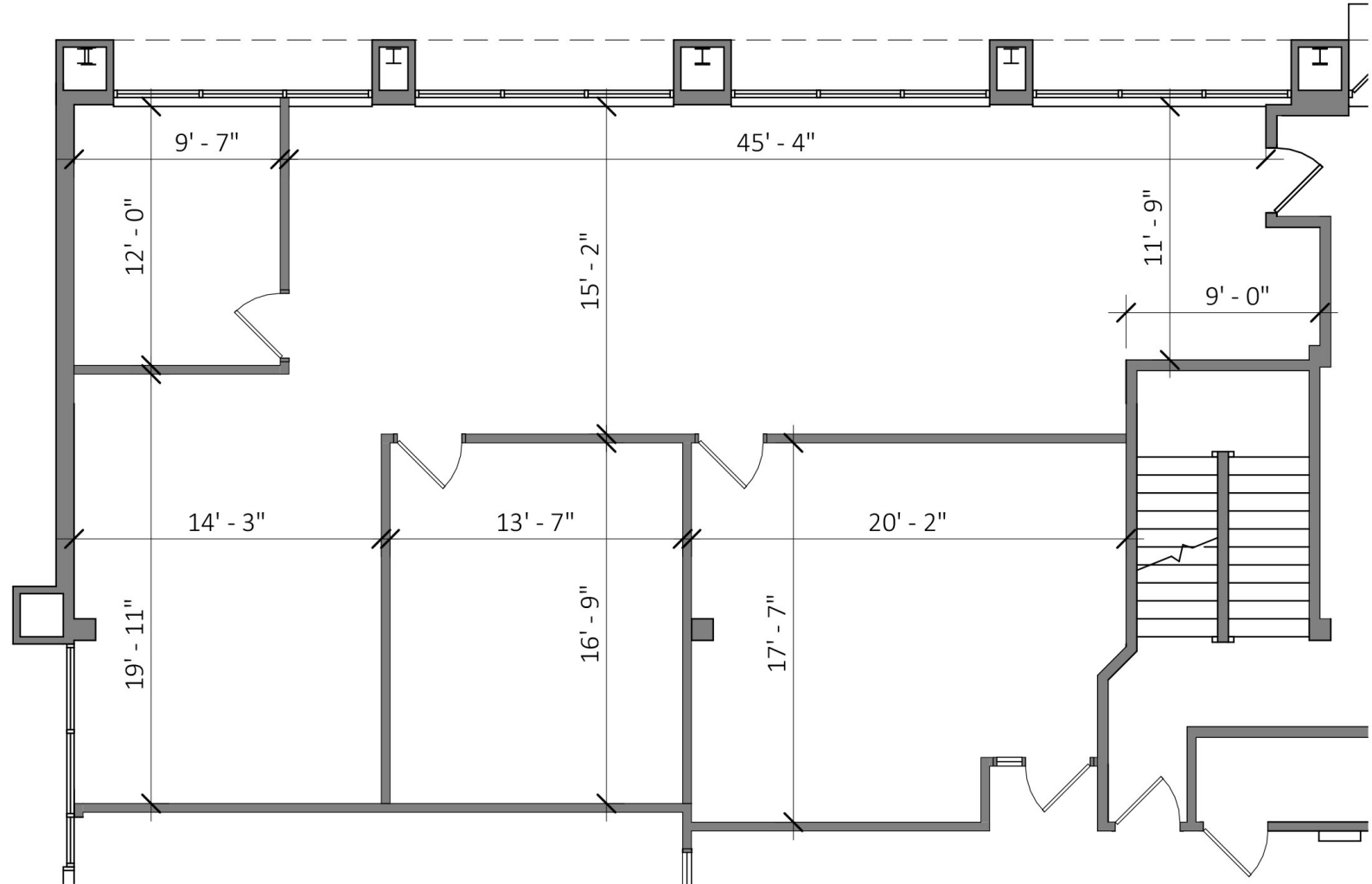


Key Plan - 1st Floor



FLOOR  
PLAN

SUITE 130 - 2,031 SF

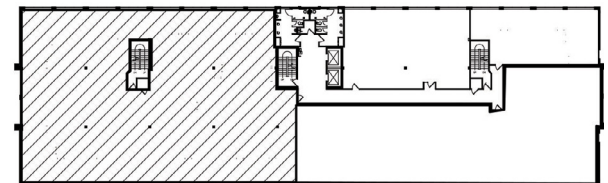
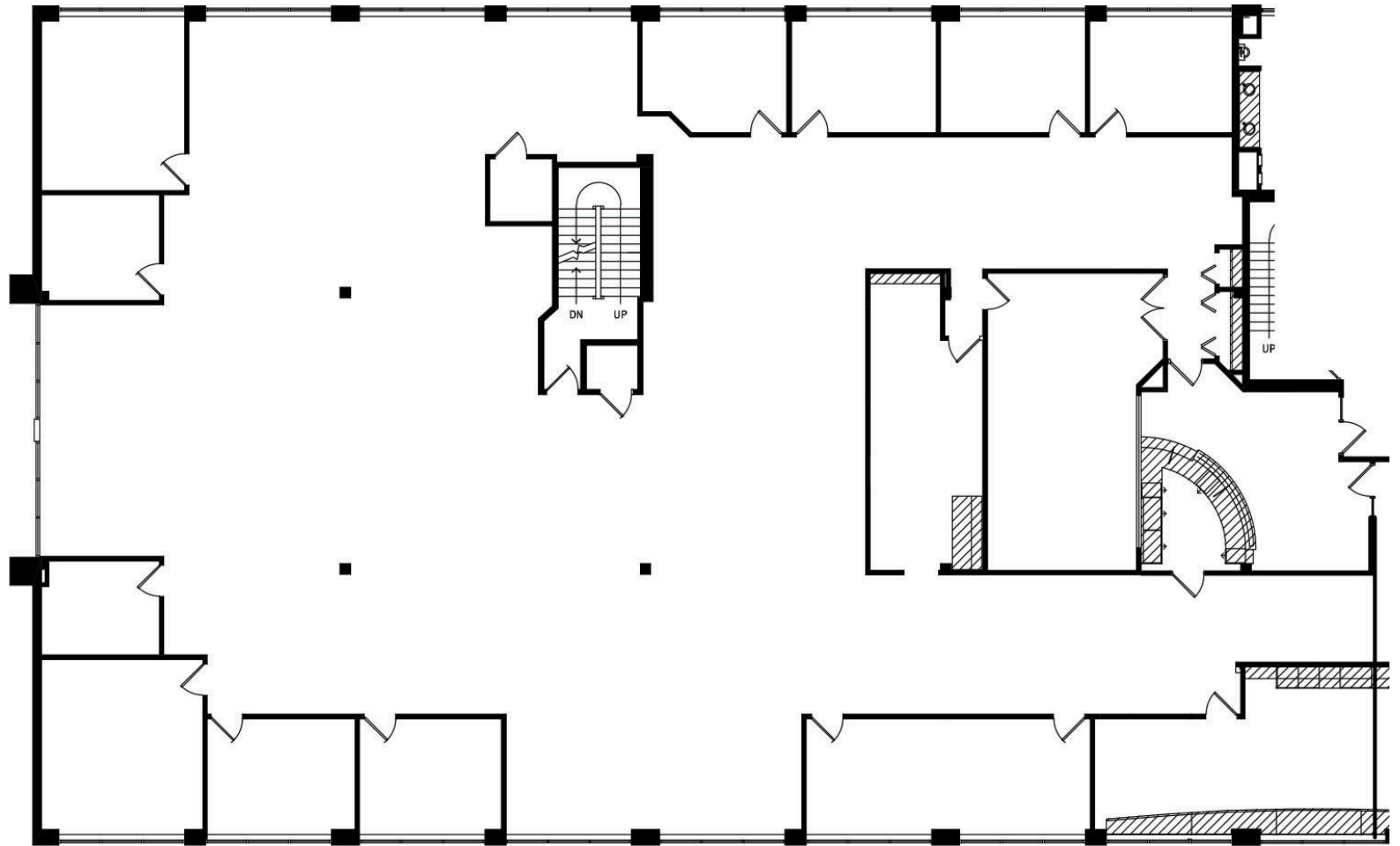


Key Plan - 1st Floor



**FLOOR  
PLAN**

SUITE 250 - 9,903 SF

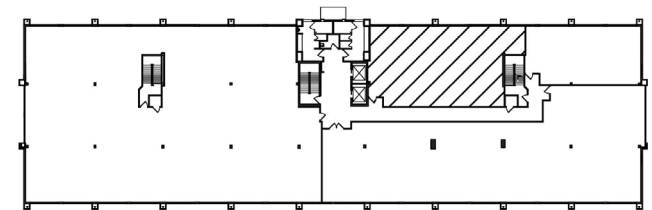
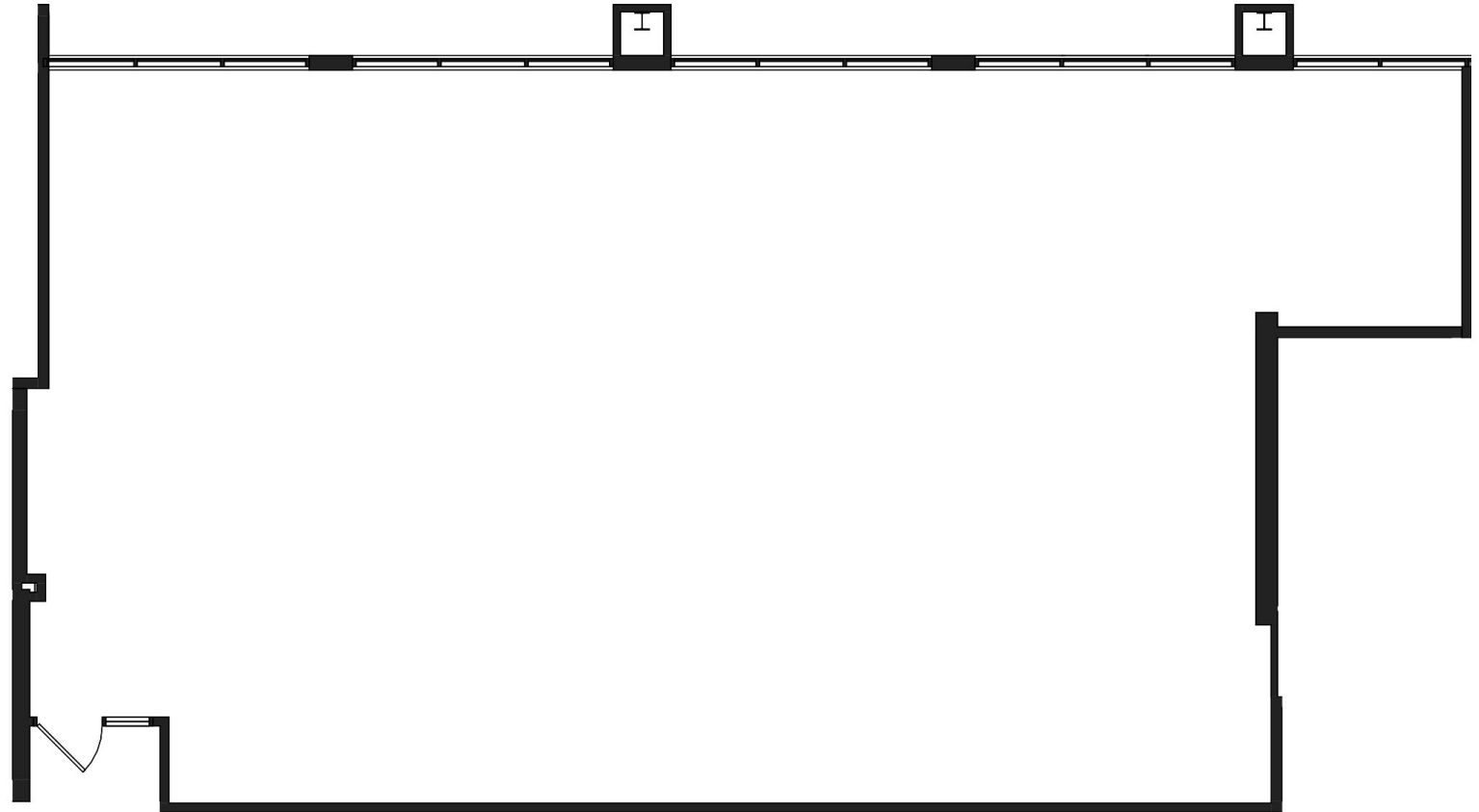


Key Plan - 2nd Floor



FLOOR  
PLAN

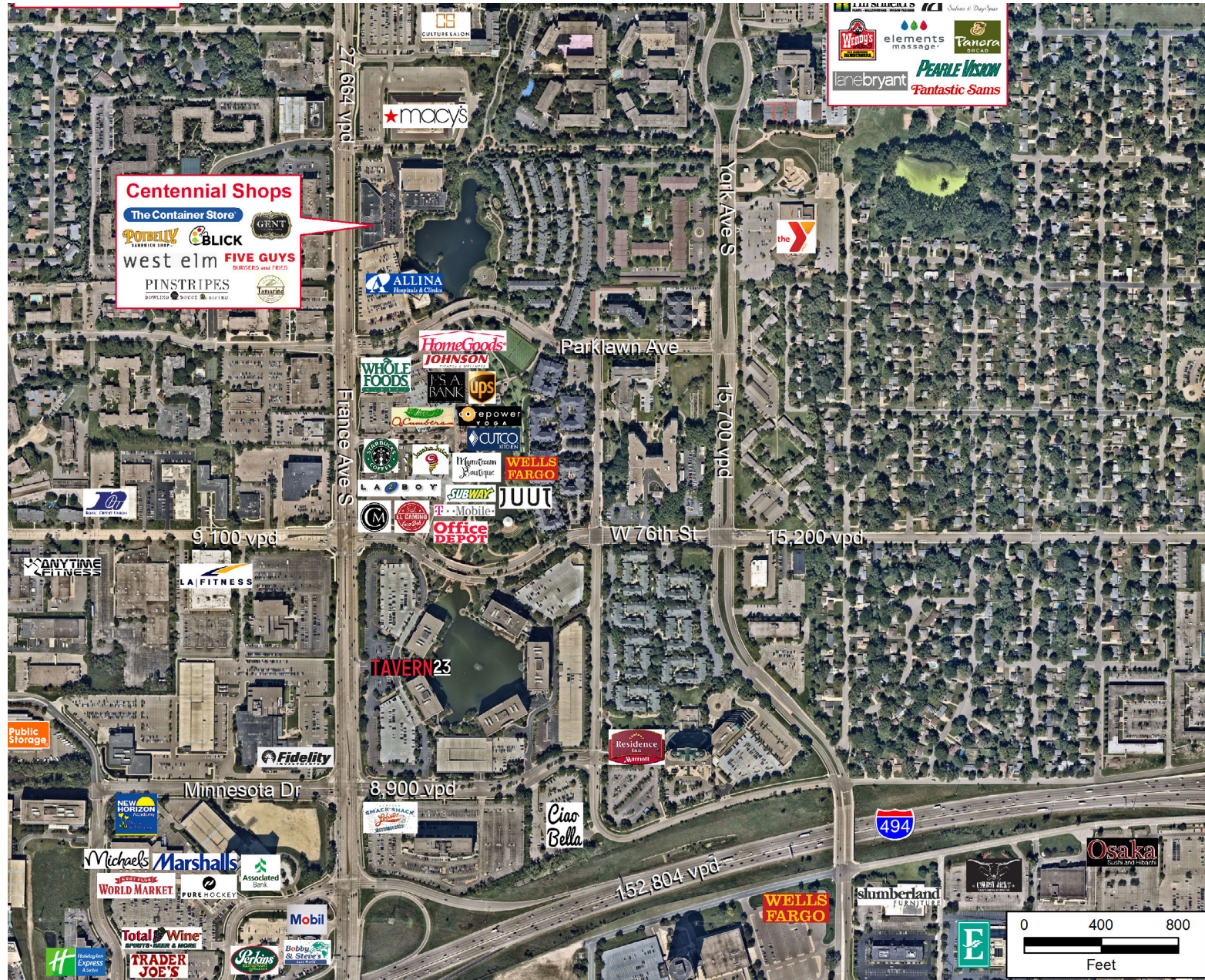
SUITE 360 - 887-2,348 SF



Key Plan - 3rd Floor

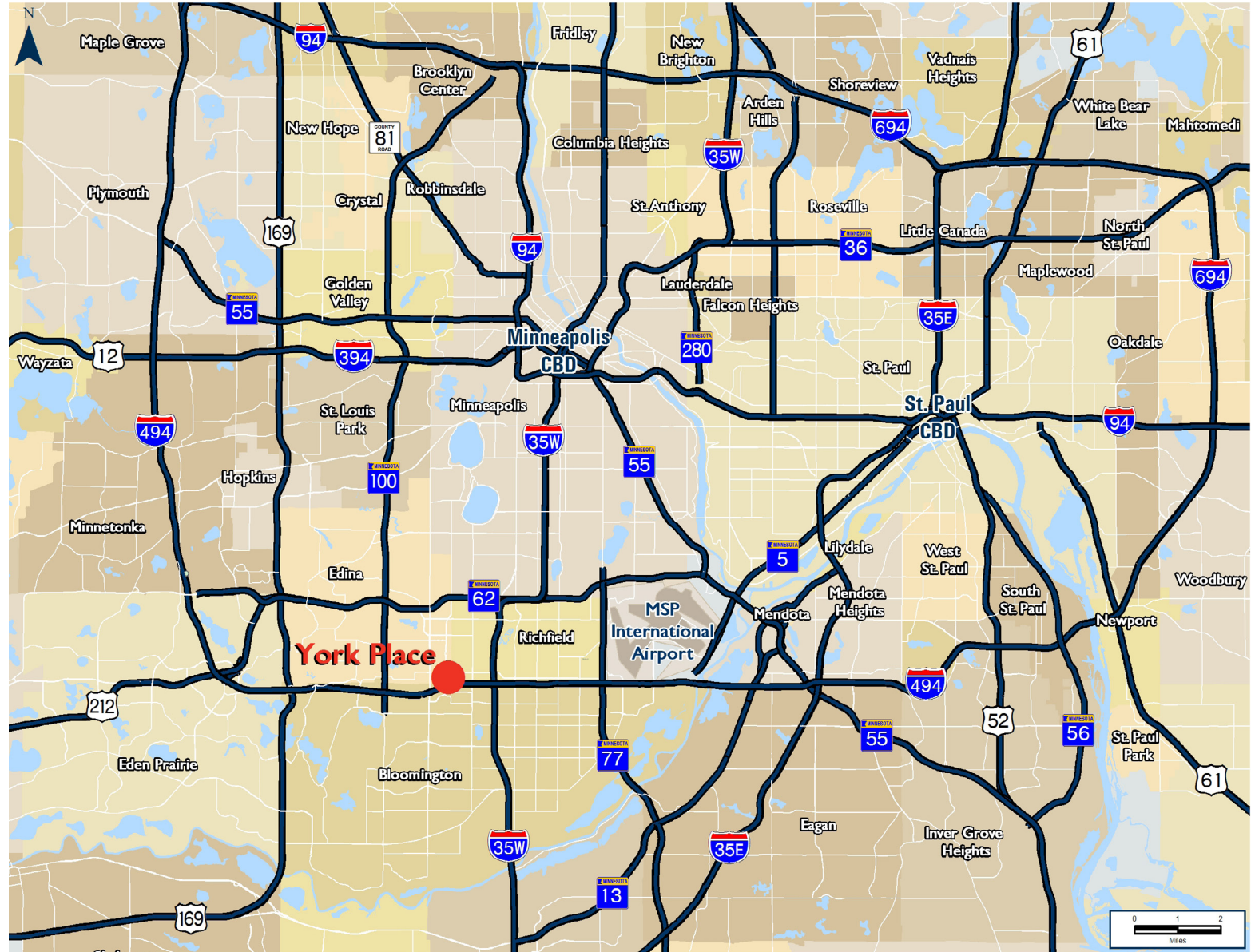


PROPERTY  
AERIAL





PROPERTY  
MAP





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PROPERTY  
IMAGES







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