

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





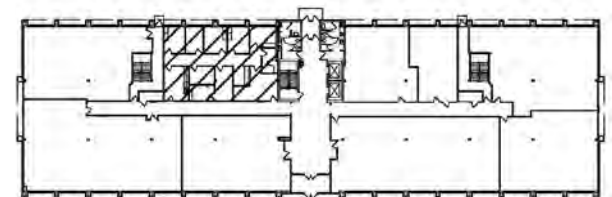
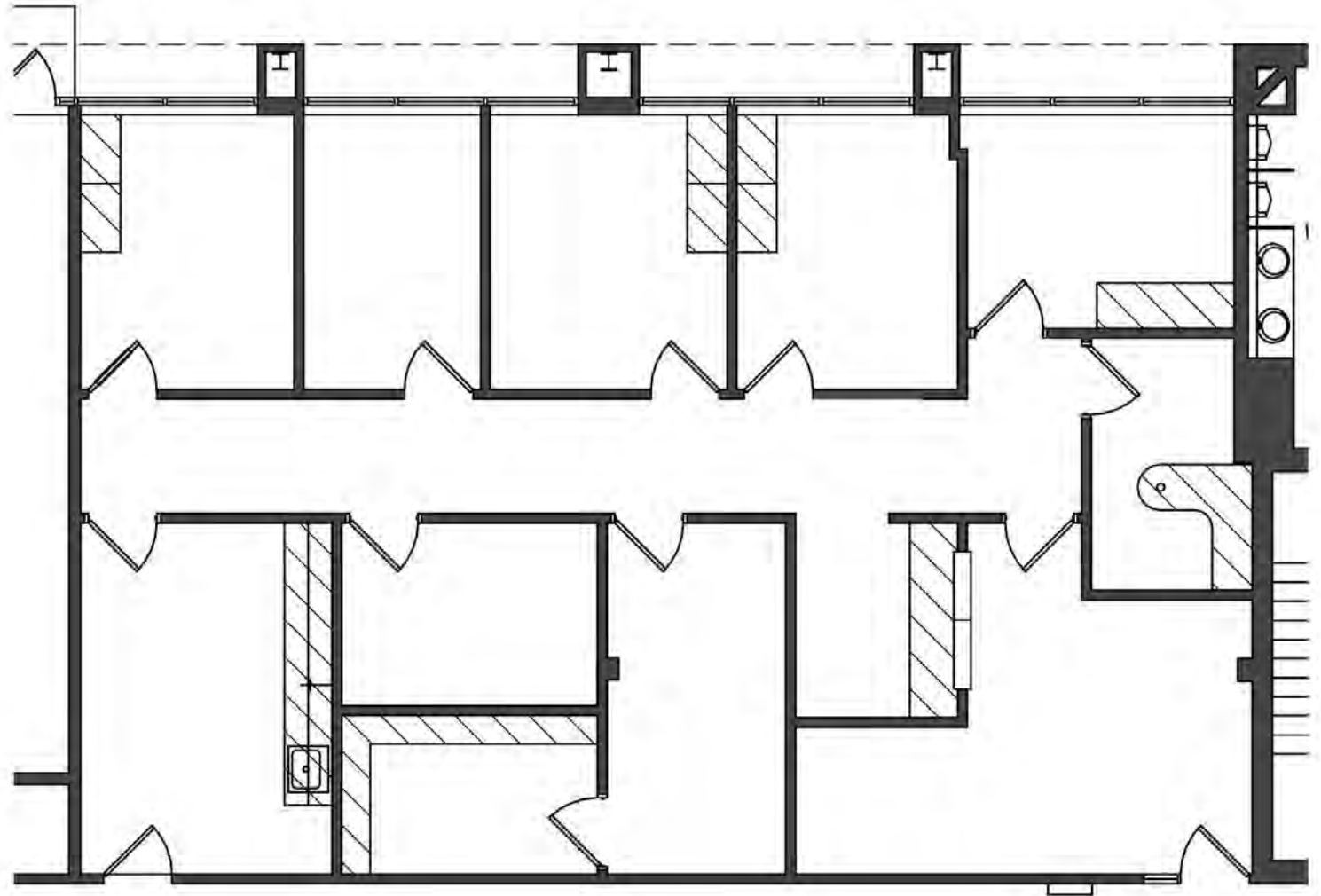
AVAILABILITIES

Suite Number	Square Footage	Virtual Tour
100	1,973 (available 60 days)	Virtual Tour
130	2,031	
250	9,903	
360	887 - 2,348	



**FLOOR
PLAN**

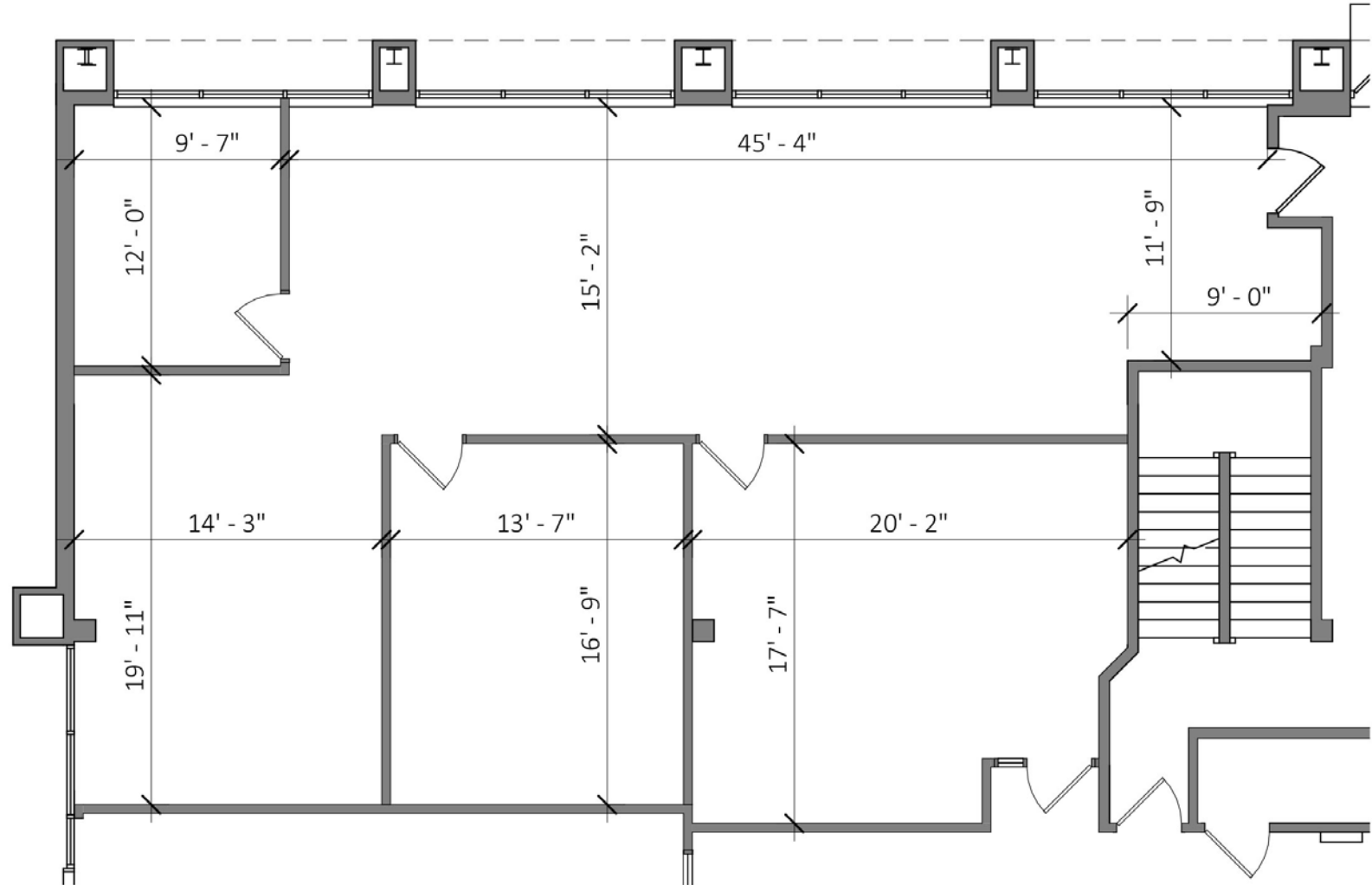
SUITE 100 - 1,973 SF
(AVAILABLE 60 DAYS)



Key Plan - 1st Floor

**FLOOR
PLAN**

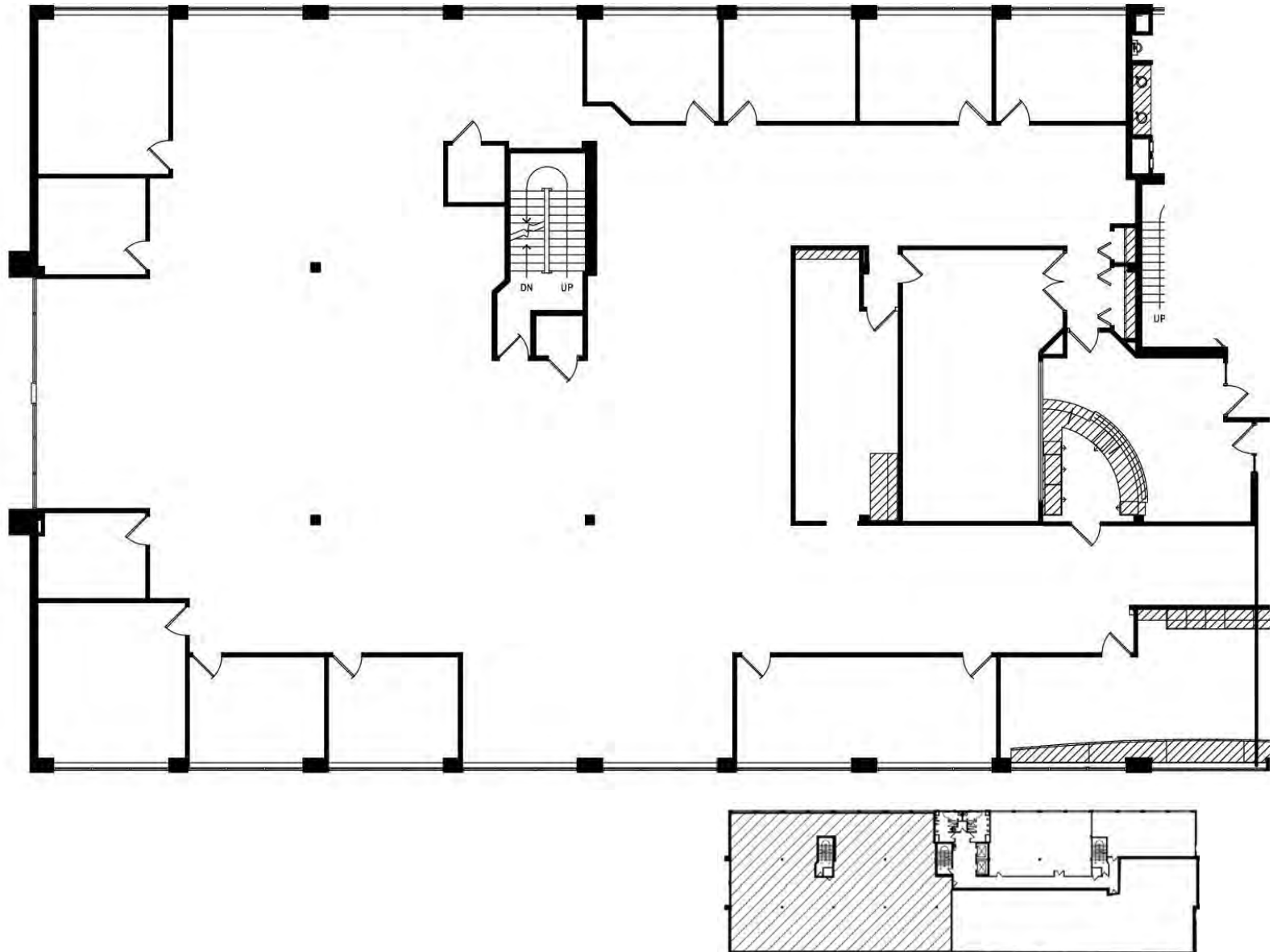
SUITE 130 - 2,031 SF



Key Plan - 1st Floor

**FLOOR
PLAN**

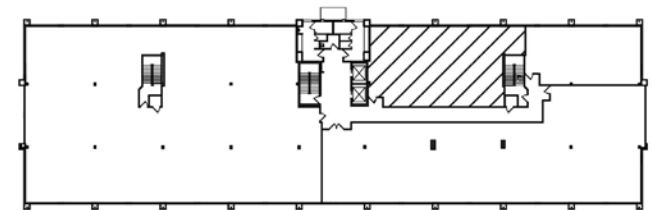
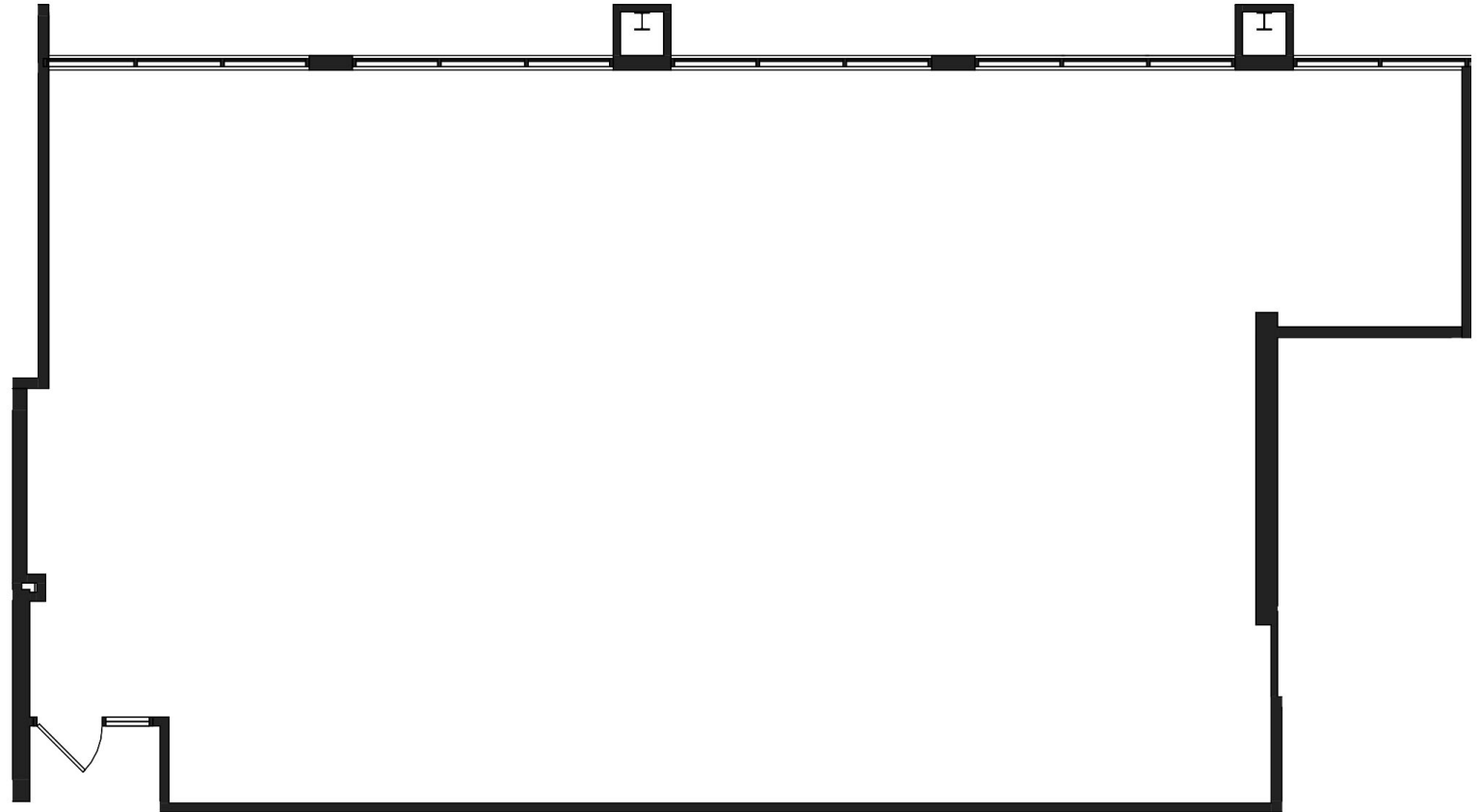
SUITE 250 - 9,903 SF



Key Plan - 2nd Floor

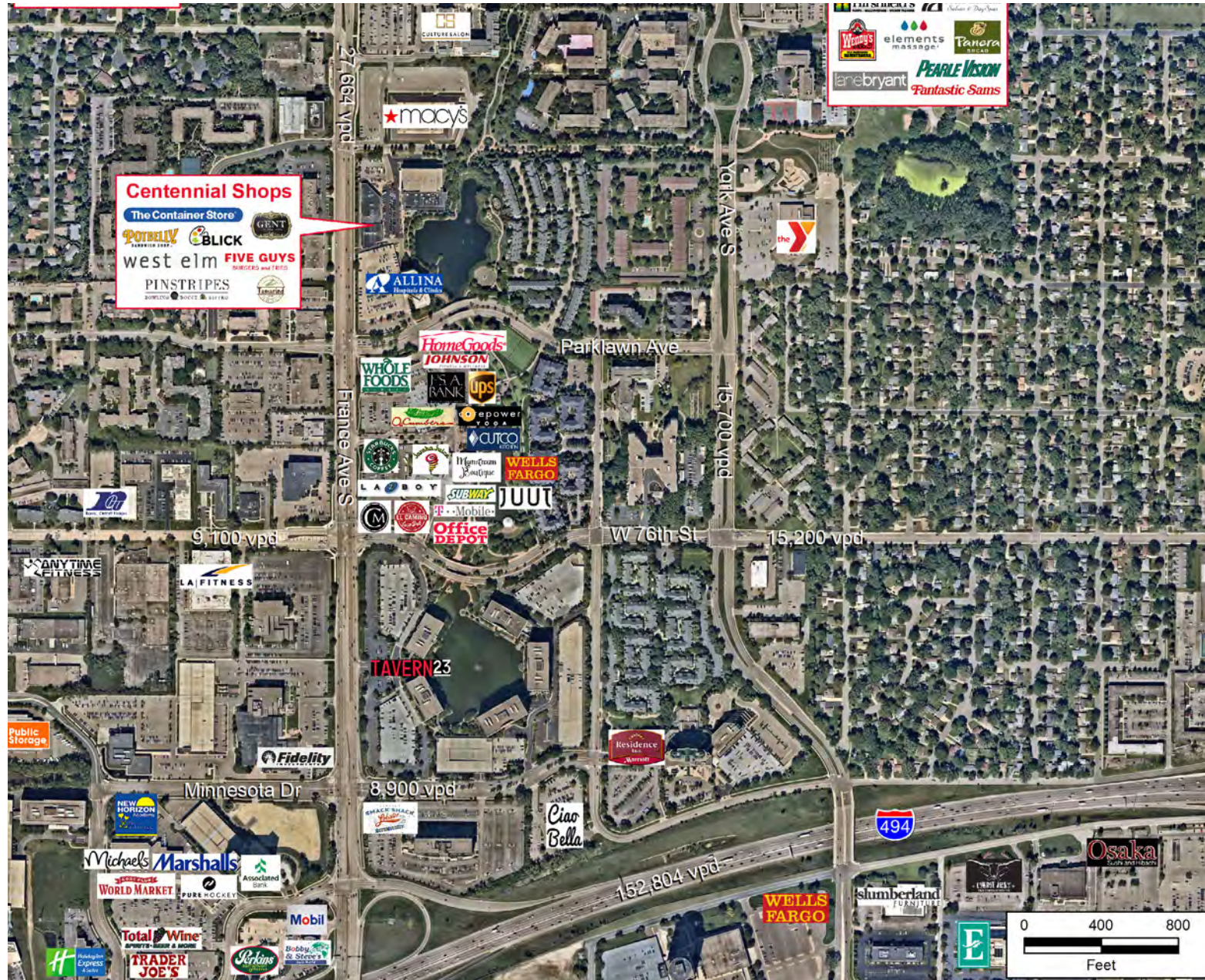
**FLOOR
PLAN**

SUITE 360 - 887-2,348 SF

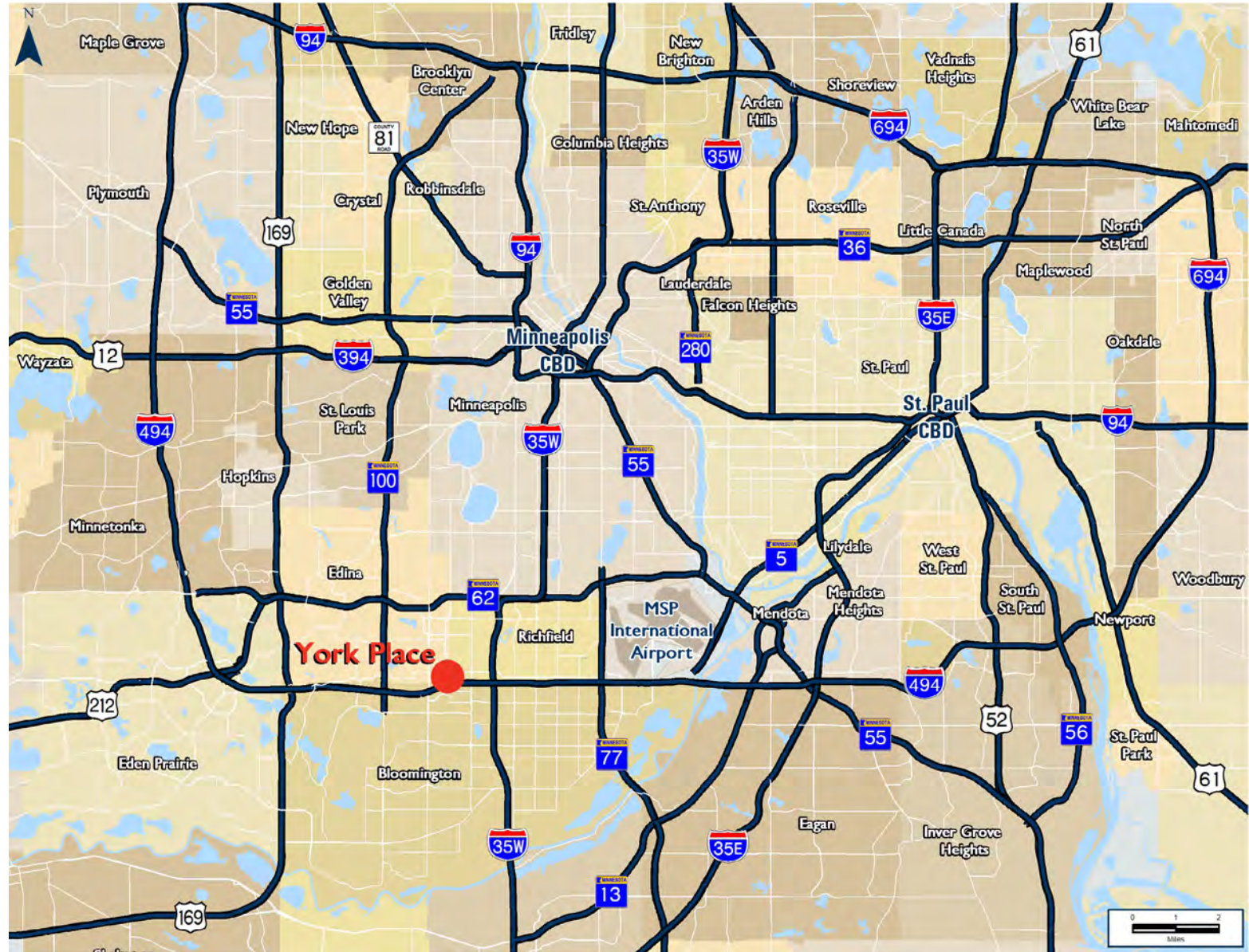


Key Plan - 3rd Floor

PROPERTY
AERIAL



PROPERTY
MAP



YORK
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PROPERTY
IMAGES





FOR MORE INFORMATION, CONTACT:

RYAN HAMPSON
Senior Associate
+1 952 465 3309

ryan.hampson@cushwake.com

AARON BARNARD, SIOR, CCIM
Senior Director
+1 952 465 3372

aaron.barnard@cushwake.com



**CUSHMAN &
WAKEFIELD**

3500 American Blvd. W, Suite 200
Minneapolis, MN 55431

cushmanwakefield.com

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