

FOR LEASE

# 7240 METRO BLVD

Edina, MN

883 SF - 1,645 SF Available



CUSHMAN &  
WAKEFIELD



## PROPERTY FEATURES

- Attractive 8,000 SF Edina Office Property
- Up To 6,000 SF Contiguous Space Available
- Local, attentive Ownership & Property Management
- Monument & Other Signage Availability
- Tenants have access to a Shared Breakroom, & an Exterior Patio
- Access to nearby 9-Mile Creek Trail, Metro Transit busline
- Abundant on-site and adjacent parking
- Numerous nearby restaurants, hotels and other area amenities
- Easy access via: Hwy 100, I-494, and Crosstown (Hwy 62)

## BUILDING INFORMATION

**BUILDING SIZE:** 8,029 SF

**SPACE AVAILABLE:** Suite 200 ..... 883 RSF (AVAIL 60 DAYS)  
Suite 300 ..... 1,645 RSF (AVAIL 60 DAYS)

**YEAR BUILT/RENOVATED:** 1981 / 2012

**PARKING RATIO:** 3.05/1,000

**LEASE RATE:** \$22.00 Modified Gross PSF

**2026 ESTIMATED CAM & TAXES:** Total CAM/Tax: \$13.23 PSF





## AVAILABILITIES

Suite Number	Square Footage	Available
200	883 SF	60 Days
300	1,645 SF	60 Days



# FLOOR PLAN

7240 METRO BLVD  
EDINA, MN



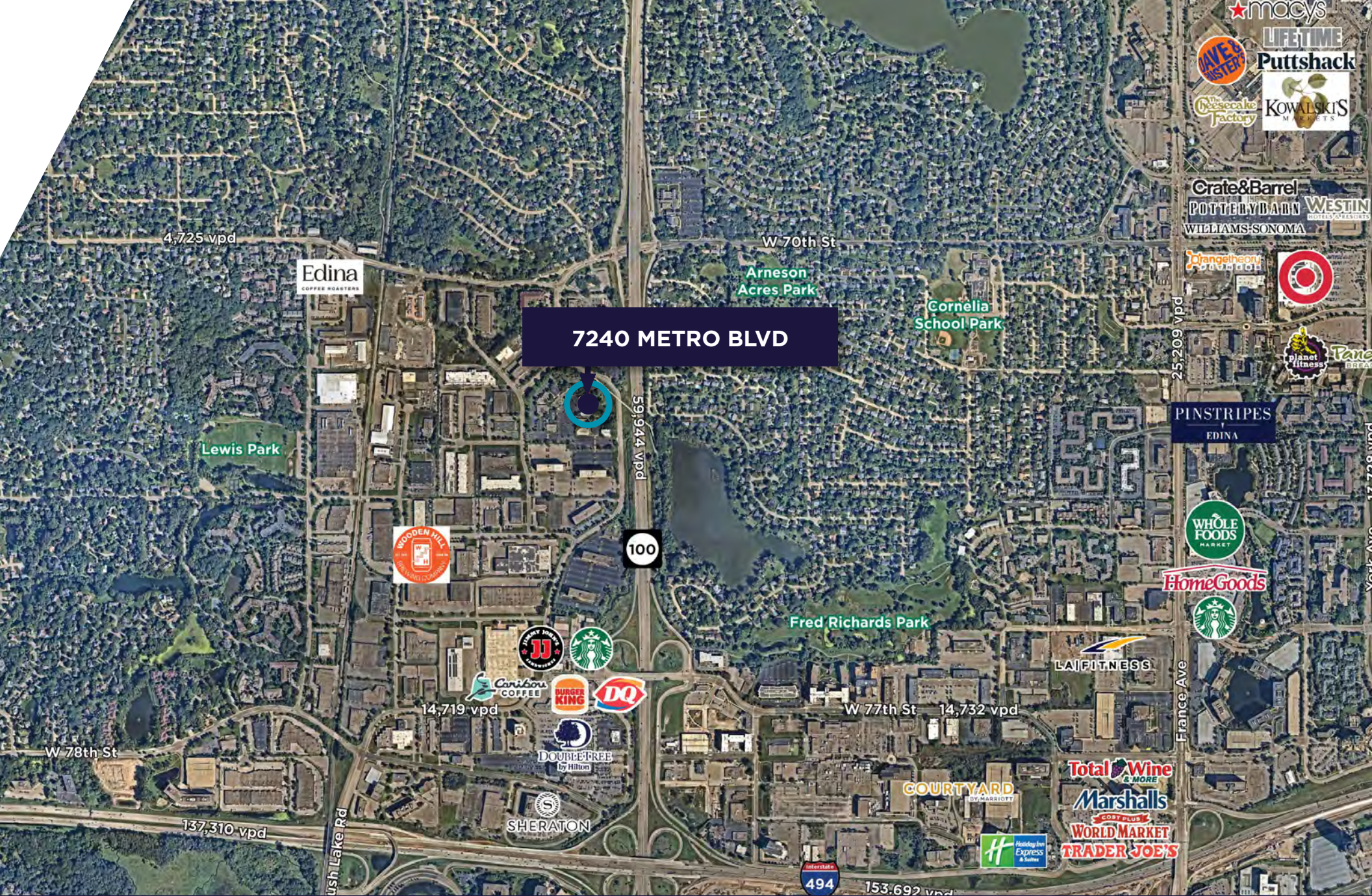


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Metro Blvd

AERIAL MAP





# AMENITIES MAP





**For more information, please contact:**

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