

FOR LEASE

# 7240 METRO BLVD

Edina, MN



883 SF - 1,645 SF Available



## 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



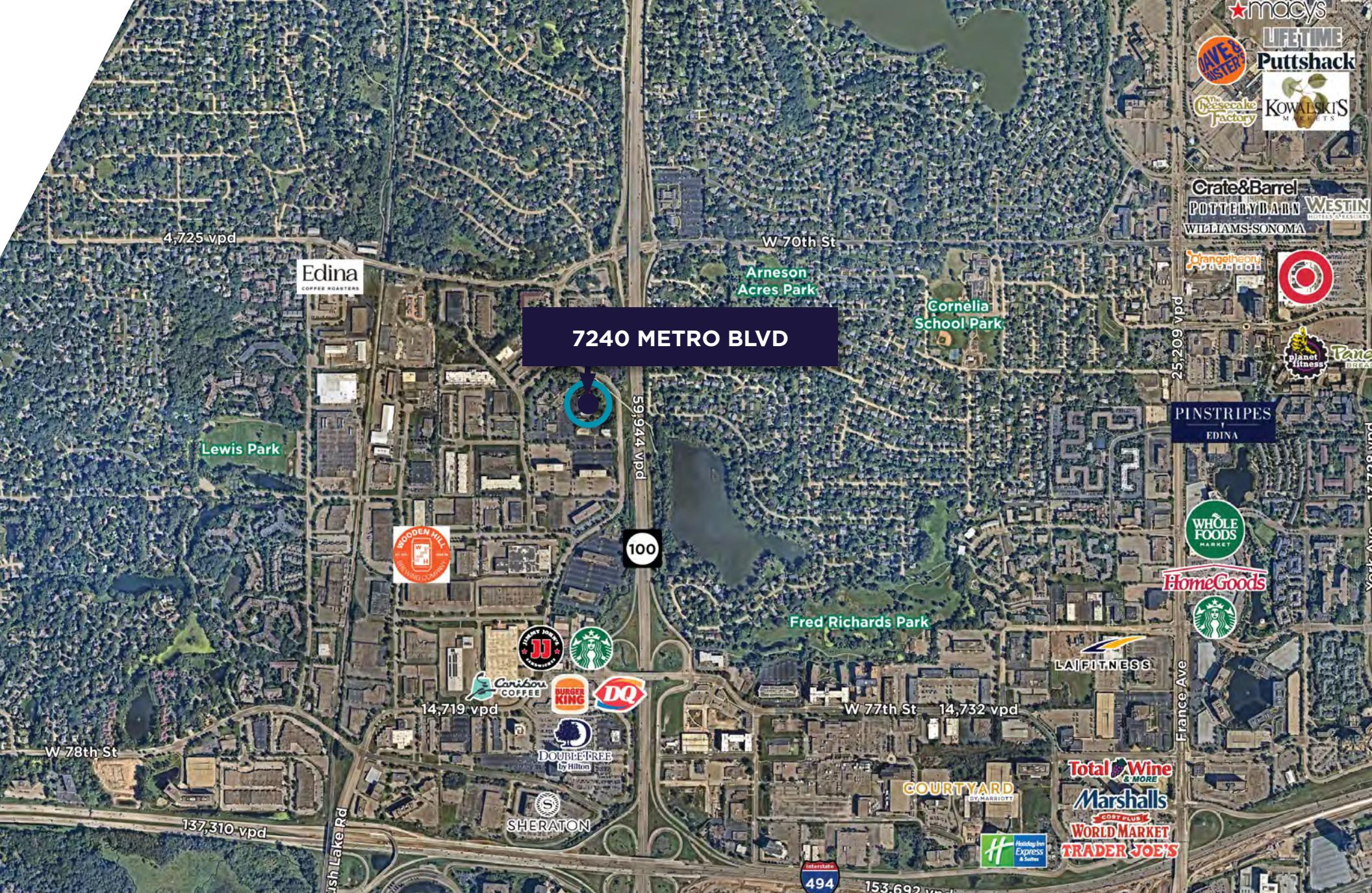
# FLOOR PLAN

7240 METRO BLVD  
EDINA, MN





# AERIAL MAP



# AMENITIES MAP



# CUSHMAN & WAKEFIELD



**For more information, please contact:**

**Ryan Hampson**  
Senior Associate  
+1 952 465 3309  
[ryan.hampson@cushwake.com](mailto:ryan.hampson@cushwake.com)

**Aaron Barnard, SIOR, CCIM**  
Senior Director  
+1 952 465 3372  
[aaron.barnard@cushwake.com](mailto:aaron.barnard@cushwake.com)

3500 American Blvd West  
Bloomington, Minnesota 55431  
+1 952 831 1000  
[cushmanwakefield.com](http://cushmanwakefield.com)

