

FOR LEASE

# 7240 METRO BLVD

Edina, MN

600 SF - 6,000 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:** UP TO 6,000 SF AVAILABLE  
 Suite 200 ..... 3,742 RSF (AVAIL 12/1/2025)  
 Suite 300 ..... 1,636 RSF (AVAIL 60 DAYS)  
 Suite 400 ..... 626 RSF (AVAIL 10/1/2025)

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

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

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

**2025 ESTIMATED CAM & TAXES:** Total CAM/Tax: \$12.21 PSF



# AVAILABILITIES

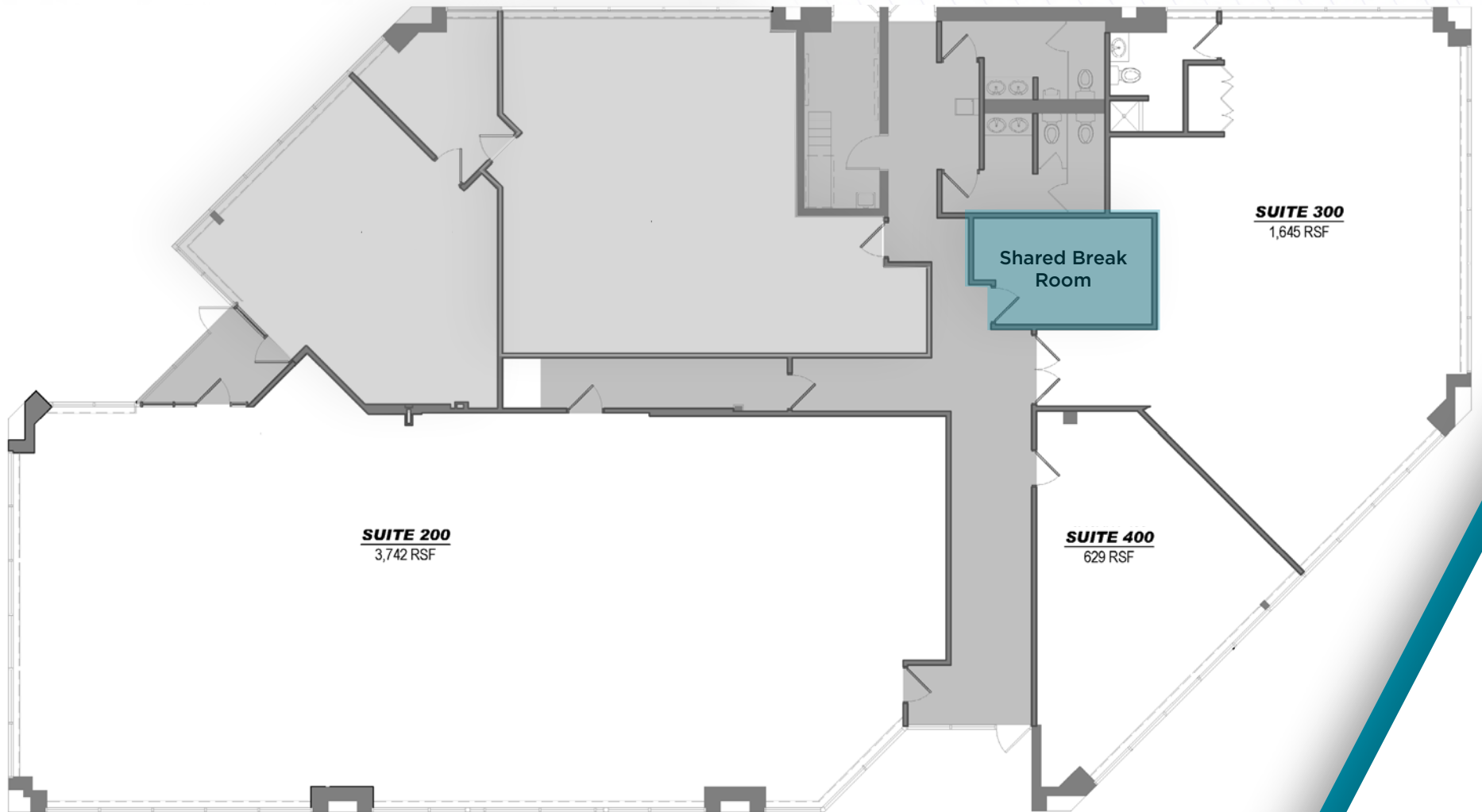
Suite Number	Square Footage	Available
400	626 SF	10/1/2025
300	1,636 SF	60 Days
400 / 300 Combined	2,262 SF	60 Days
200	3,742 SF	1/1/2026
200 / 400 Combined	4,368 SF	1/1/2026
200 / 400 / 300 Combined	6,004 SF	1/1/2026





# FLOOR PLAN

7240 METRO BLVD BUILDING

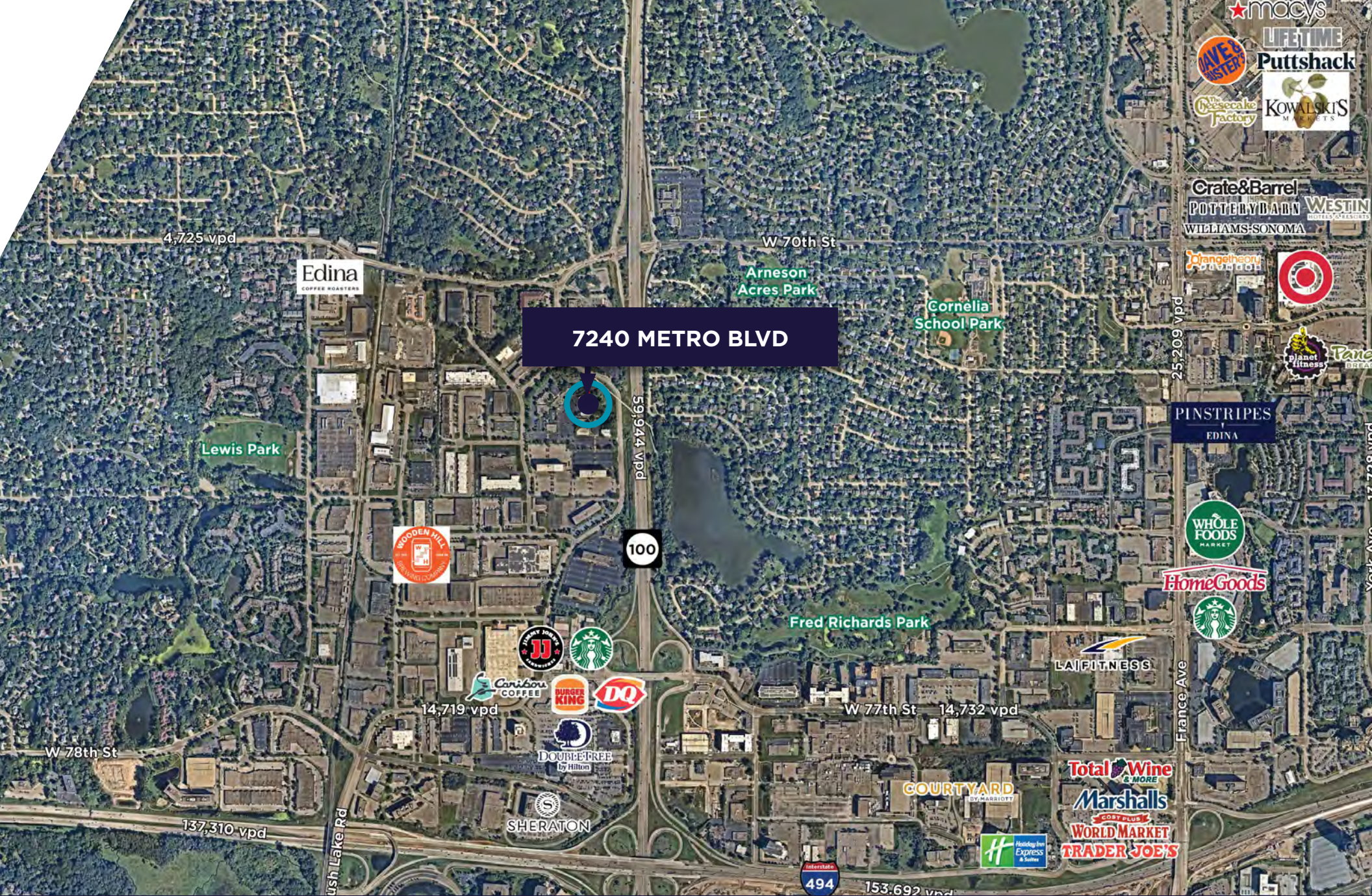


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Metro Blvd

AERIAL MAP





# AMENITIES MAP





**For more information, please contact:**

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