



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

UP TO 6,000 SF AVAILABLE

SPACE 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 & Total CAM/Tax: \$12.21 PSF

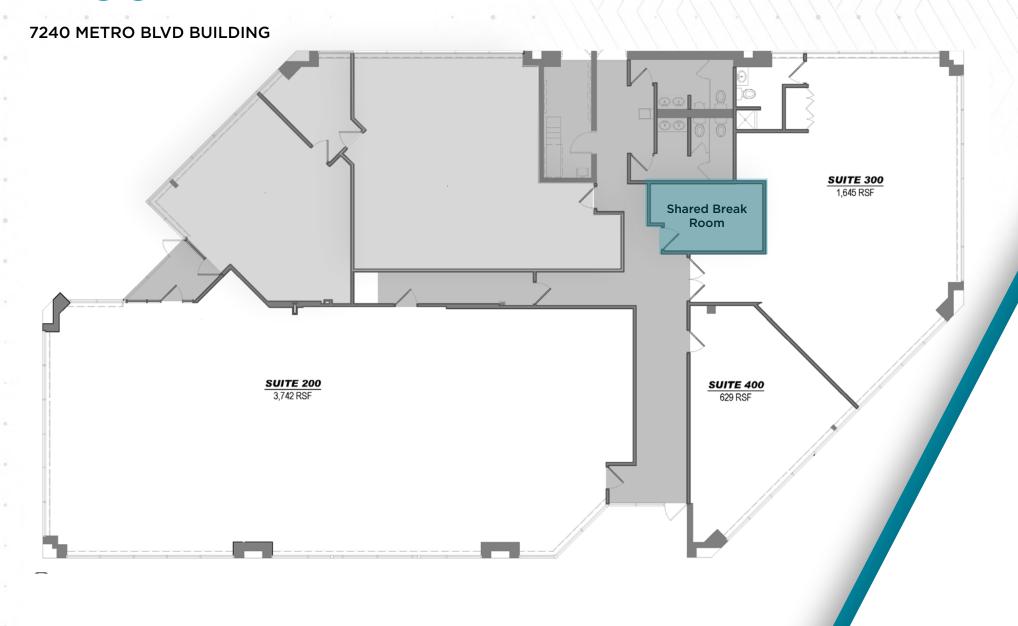
AVAILABILITIES

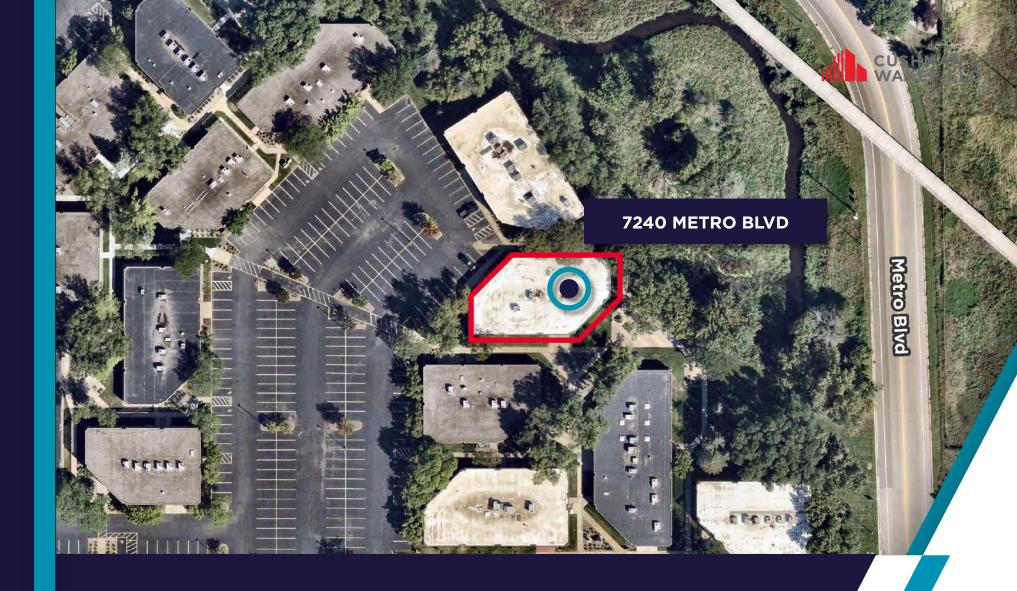
Suite Number	Square Footage	Available
400	626 SF	10/1/2025
300	1,636 SF	60 Days
400 / 300 Combined	2,262 SF	60 Days
200	3,742 SF	1/1/2026
200 / 400 Combined	4,368 SF	1/1/2026
200 / 400 / 300 Combined	6,004 SF	1/1/2026



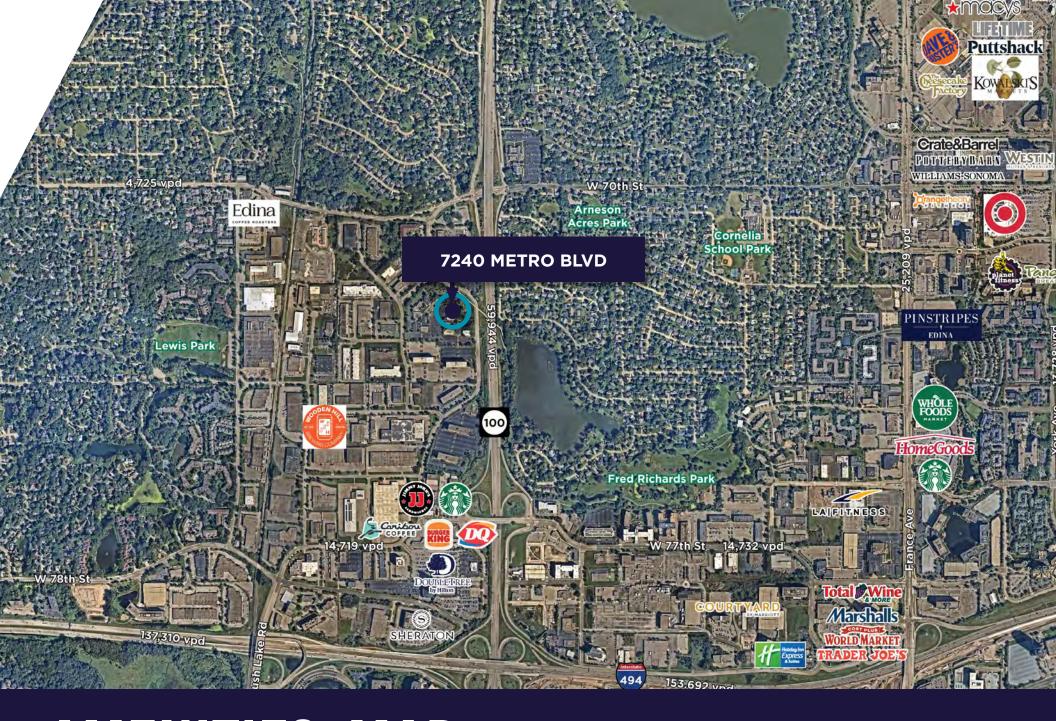
FLOOR PLAN







AERIAL MAP



AMENITIES MAP





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