FOR LEASE

7701 YORK AVENUE SOUTH EDINA, MN

YORK PLACE OFFICE

SIGN A NEW LEASE, GET TWO (2) FREE UNDERGROUND PARKING STALLS FOR A YEAR



CUSHMAN & WAKEFIELD

YORK PLACE OFFICE

7701 YORK AVENUE S
EDINA, MN

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 130 ..... 2,031 SF Suite 200 ..... 1,170 SF Suite 210 ..... 1,186 SF Suite 200/Suite 210 ..... 2,356 SF Suite 250 ..... 4,000 - 9,903 SF Suite 360 ..... 887 - 2,348 SF
PARKING:	Underground and surface parking
LEASE RATE:	$15.00 PSF Net - Office $17.00 PSF Net - Medical
2026 ESTIMATED TAX & OPER. EXP.	OPEX: $12.12 PSF Taxes: $2.65 PSF Total: $14.77 PSF





YORK PLACE OFFICE

7701 YORK AVENUE S
EDINA, MN

AVAILABILITIES

Suite Number	Square Footage
130	2,031
200	1,170
210	1,186
200/210	2,356
250	4,000 - 9,903
360	887 - 2,348

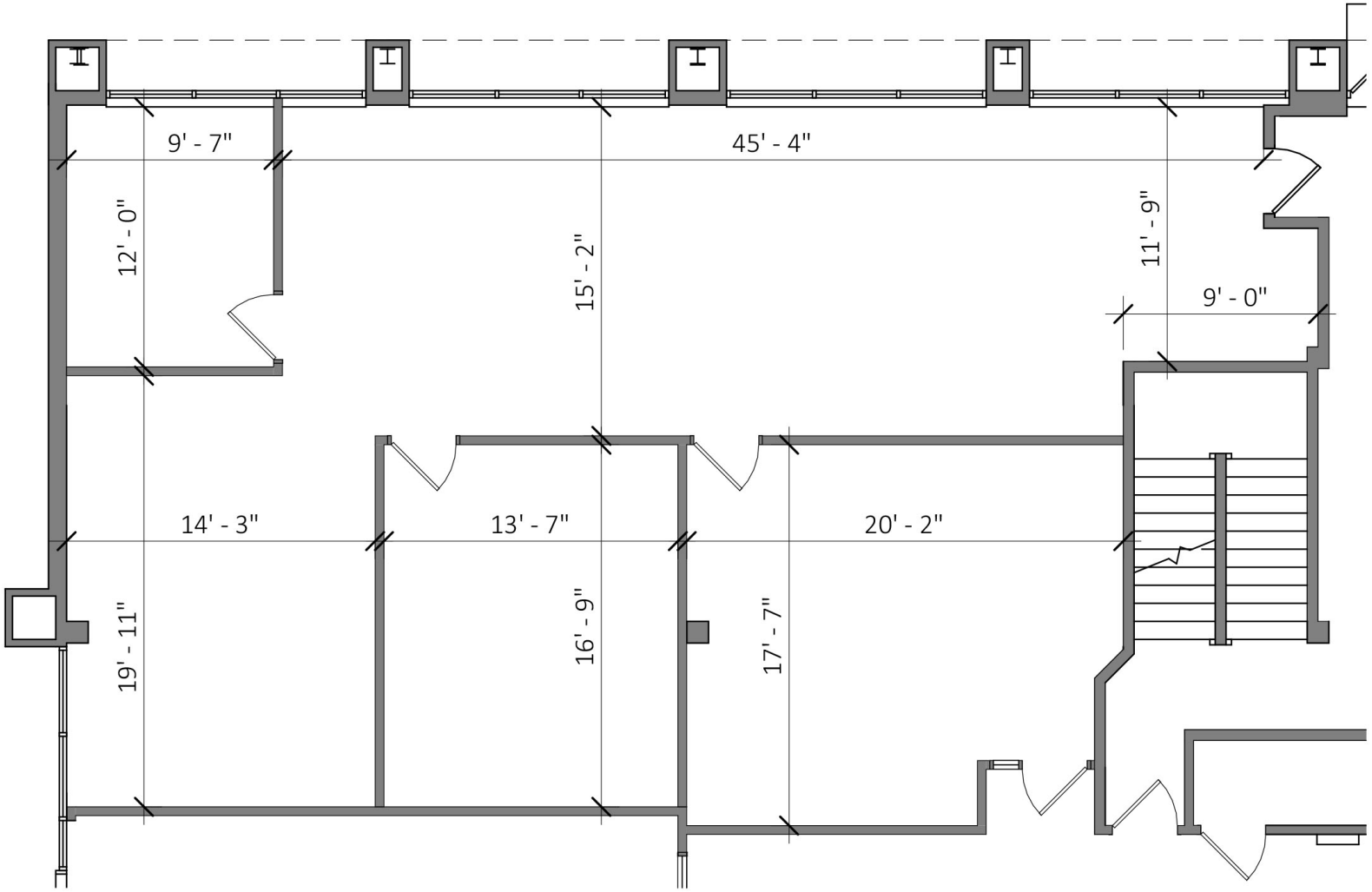


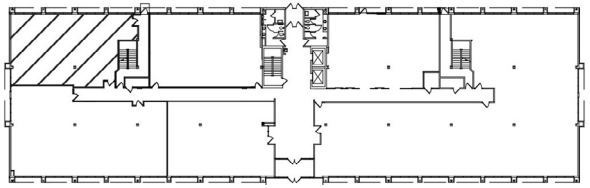
YORK PLACE OFFICE

7701 YORK AVENUE S
EDINA, MN

FLOOR PLAN

SUITE 130 - 2,031 SF





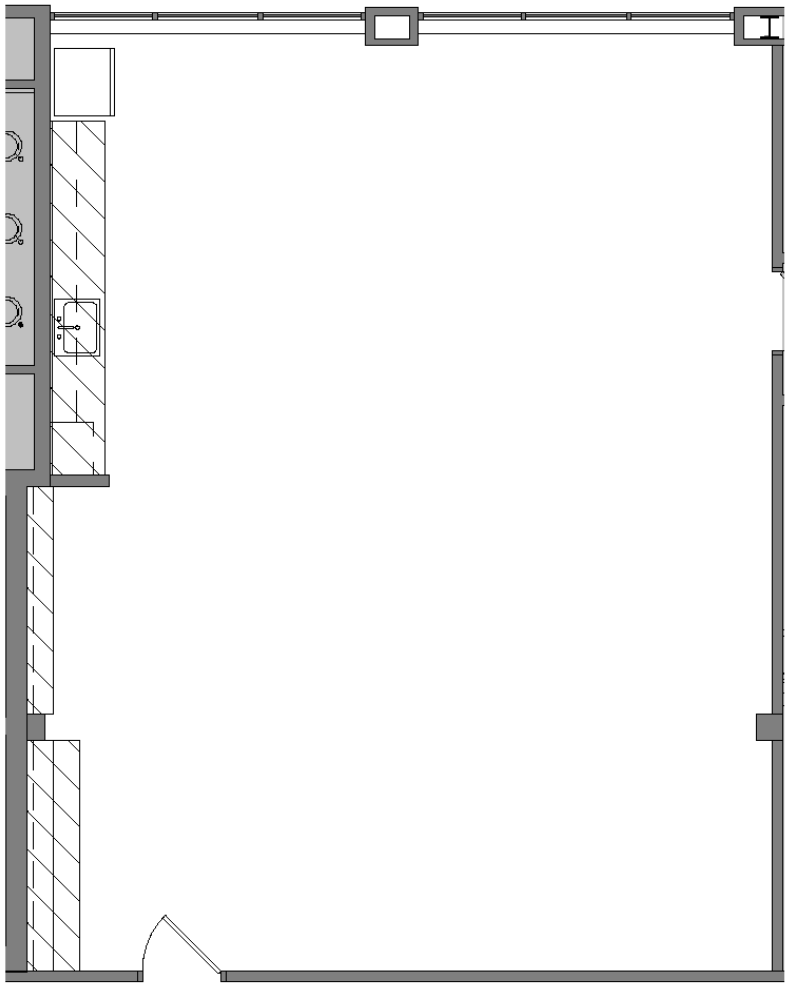
Key Plan - 1st Floor

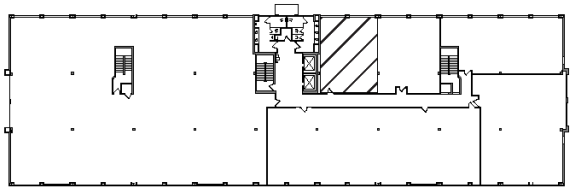
YORK PLACE OFFICE

7701 YORK AVENUE S
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FLOOR PLAN

SUITE 200 - 1,170 SF





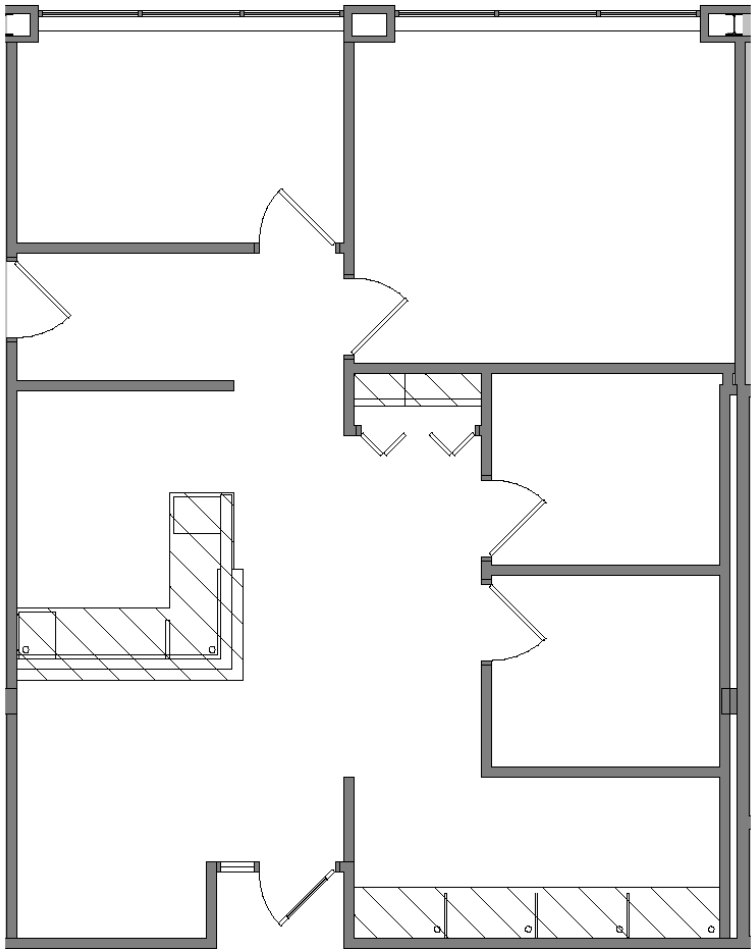
Key Plan - 2nd Floor

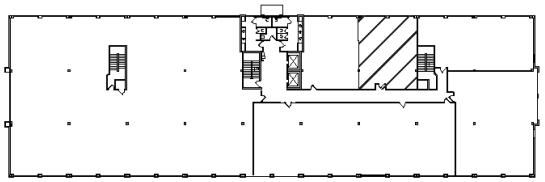
YORK PLACE OFFICE

7701 YORK AVENUE S
EDINA, MN

FLOOR PLAN

SUITE 210 - 1,186 SF





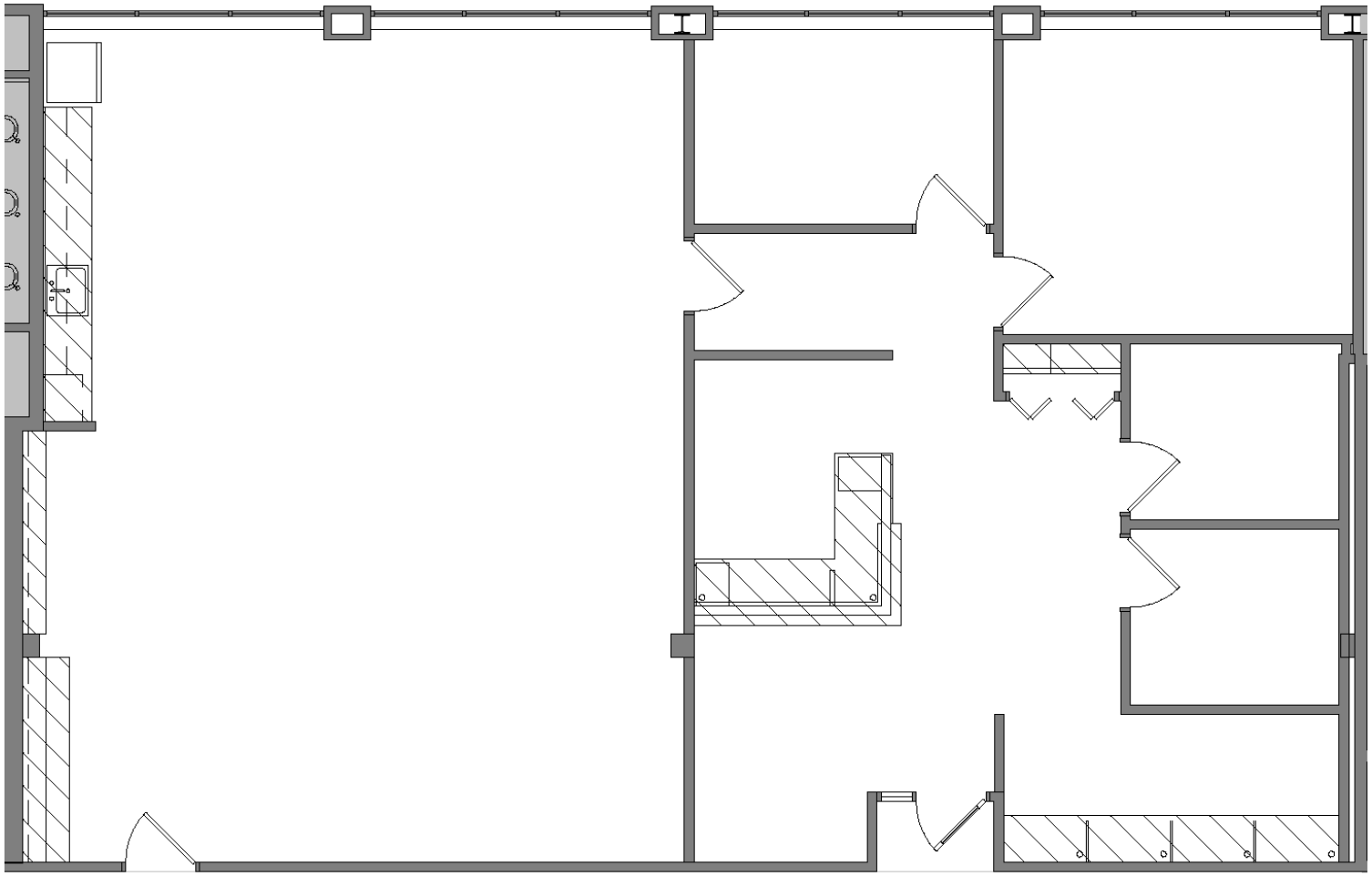
Key Plan - 2nd Floor

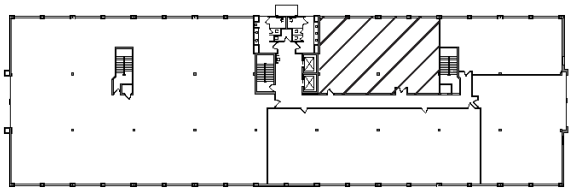
YORK PLACE OFFICE

7701 YORK AVENUE S
EDINA, MN

FLOOR PLAN

SUITE 200/SUITE 210
2,356 SF





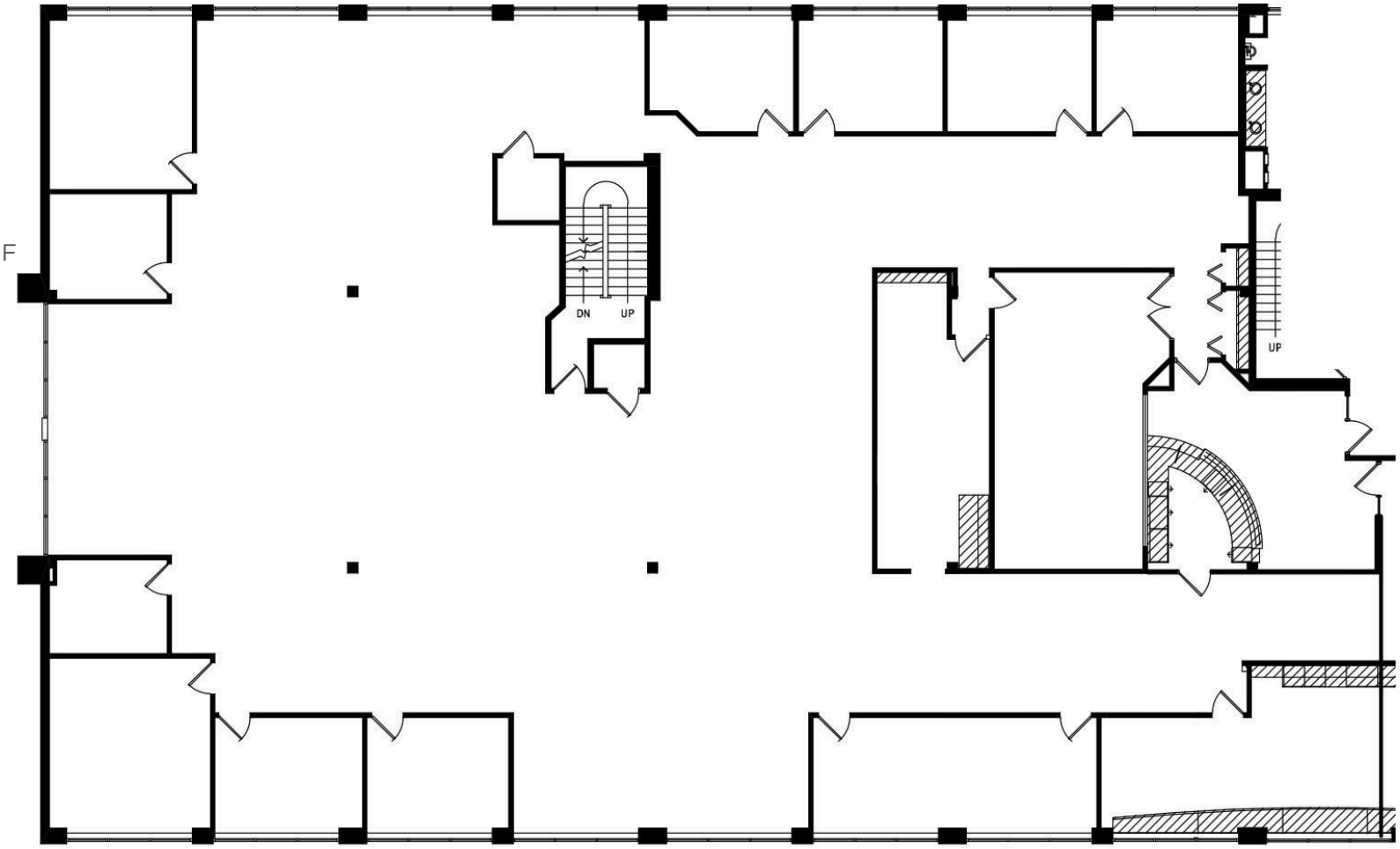
Key Plan - 2nd Floor

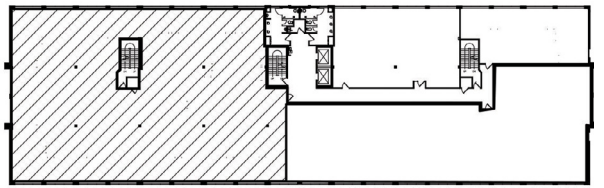
YORK PLACE OFFICE

7701 YORK AVENUE S
EDINA, MN

FLOOR PLAN

SUITE 250 4,000 - 9,903 SF





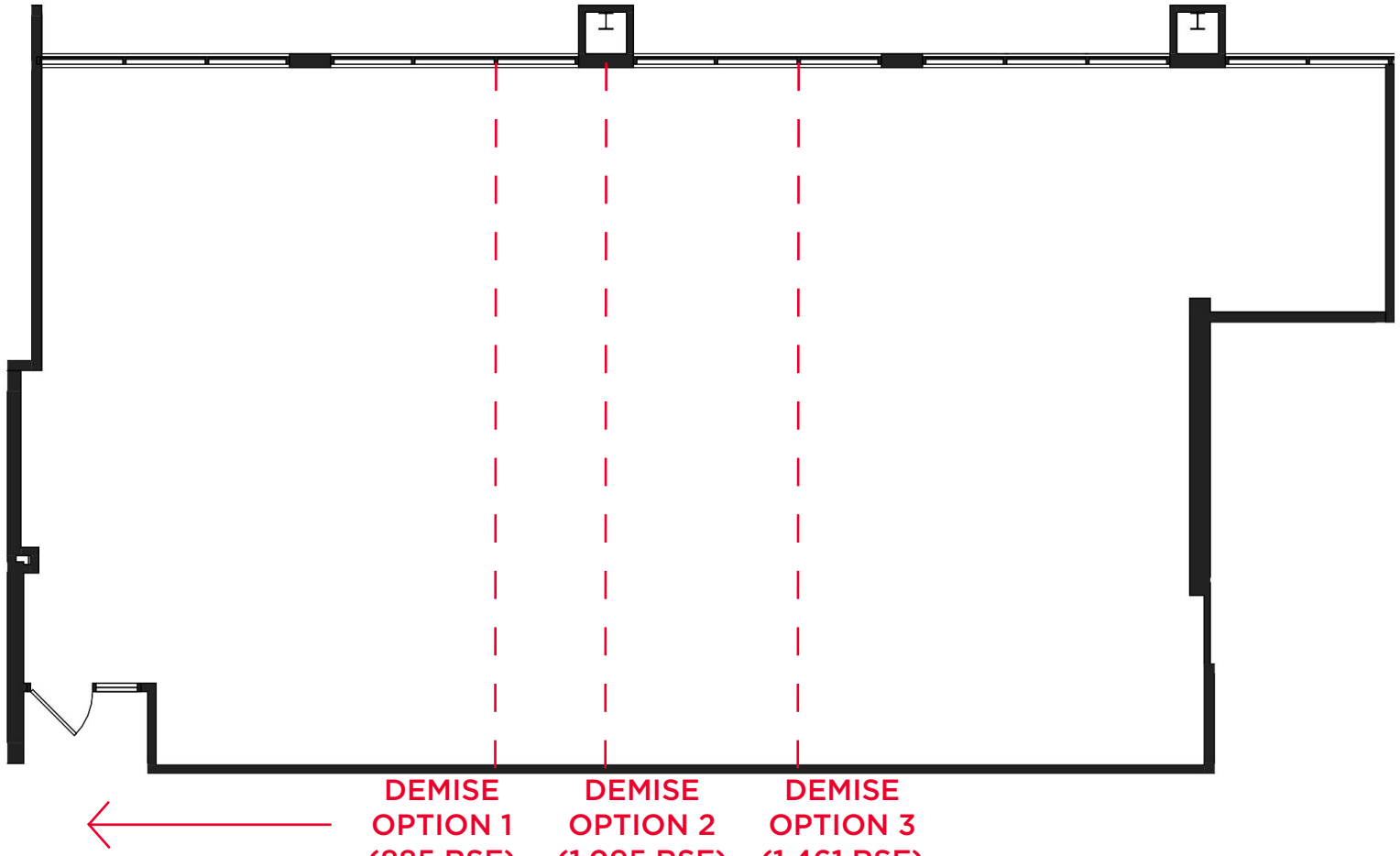
Key Plan - 2nd Floor

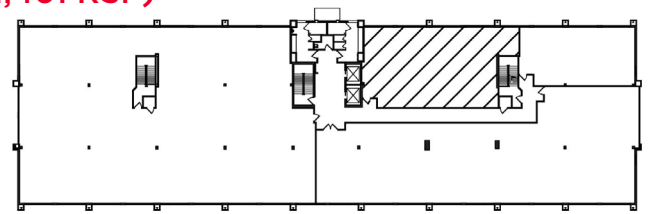
YORK PLACE OFFICE

7701 YORK AVENUE S
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FLOOR PLAN

SUITE 360 - 887 - 2,348 SF





Key Plan - 3rd Floor

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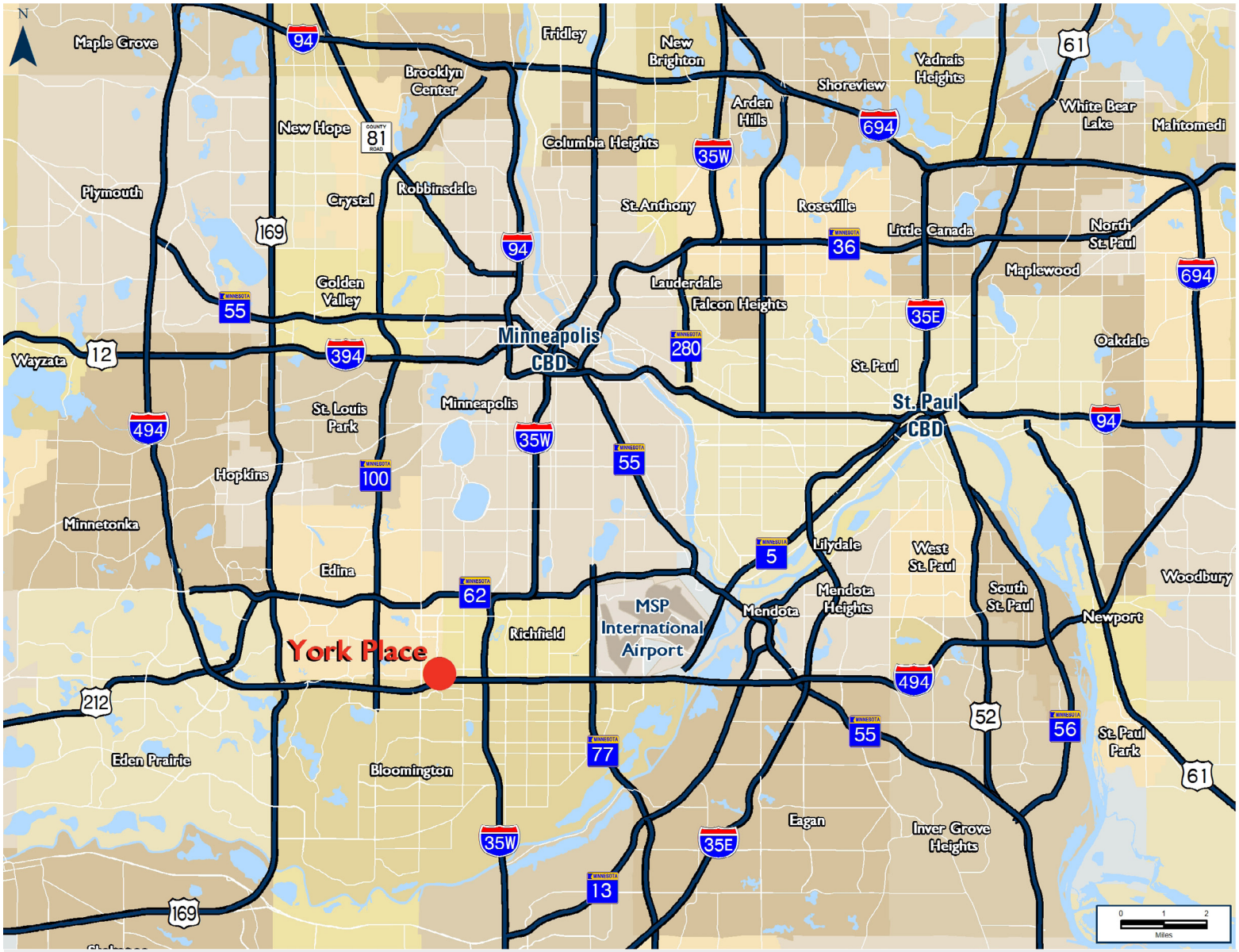
PROPERTY AERIAL



YORK PLACE OFFICE

7701 YORK AVENUE S
EDINA, MN

PROPERTY MAP



YORK PLACE OFFICE

7701 YORK AVENUE S
EDINA, MN

PROPERTY IMAGES









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