

# FOR LEASE | OFFICE WAREHOUSE

## Edina Commerce Center

5250 West 74th Street, Edina, MN 55439



Edina Commerce Center is a well located property near multiple major arteries, numerous retail amenities, trails and parks. Edina Commerce Center offers a combination of dock and drive-in loading and various office configurations. Up to 6,693 square feet available.

### Property Features

- 66,445 SF building with great access
- 12' clear height
- \$6.35 PSF estimated Tax & CAM (2026)
- Suite 5264 - 4,482 square feet available
- Suite 12 - 2,710 square feet available
- Suite 13 - 6,693 square feet available



Coax available through Comcast

### Contact Us

**ERIC DUEHOLM**

Partner



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**BEN BRUNO**

Brokerage Services



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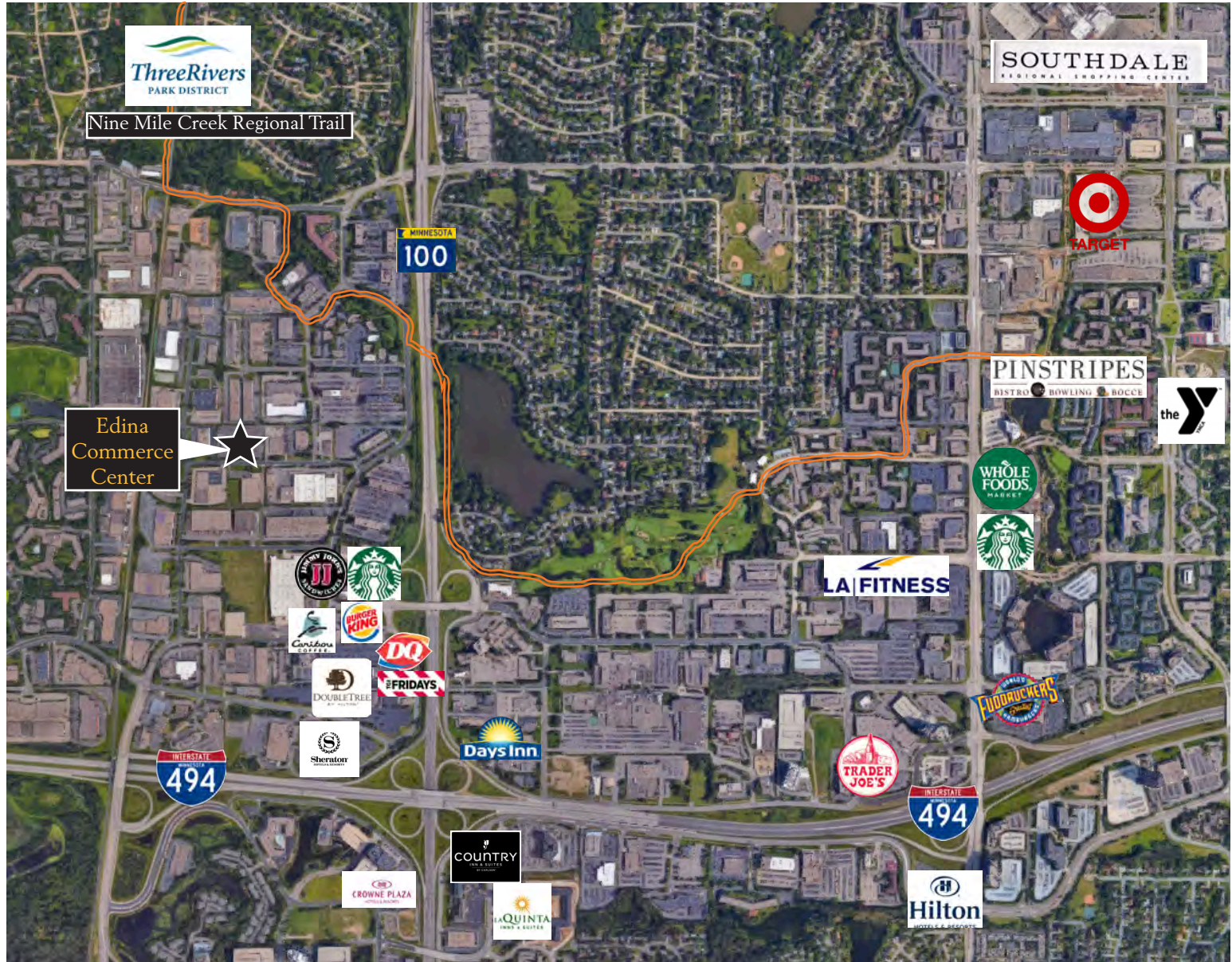
Full Property Information at:  
[edinacommerce.com](http://edinacommerce.com)



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## Amenity Map



## Destinations

Downtown Minneapolis...  
Downtown St. Paul...  
MSP International Airport...  
West End, St. Louis Park...

## Drive Time

18 minutes  
27 minutes  
14 minutes  
14 minutes

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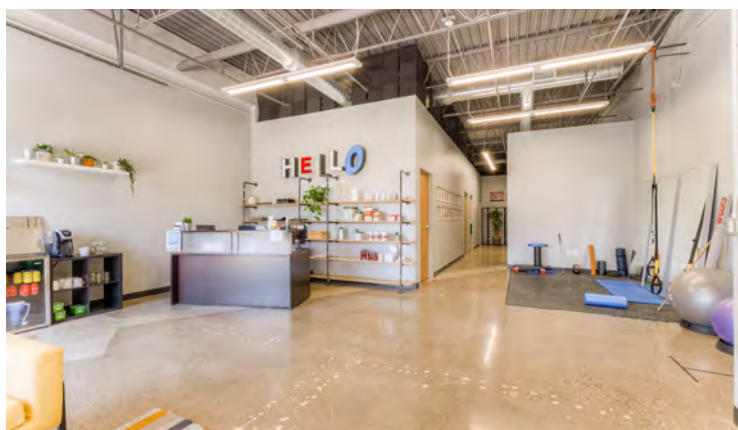
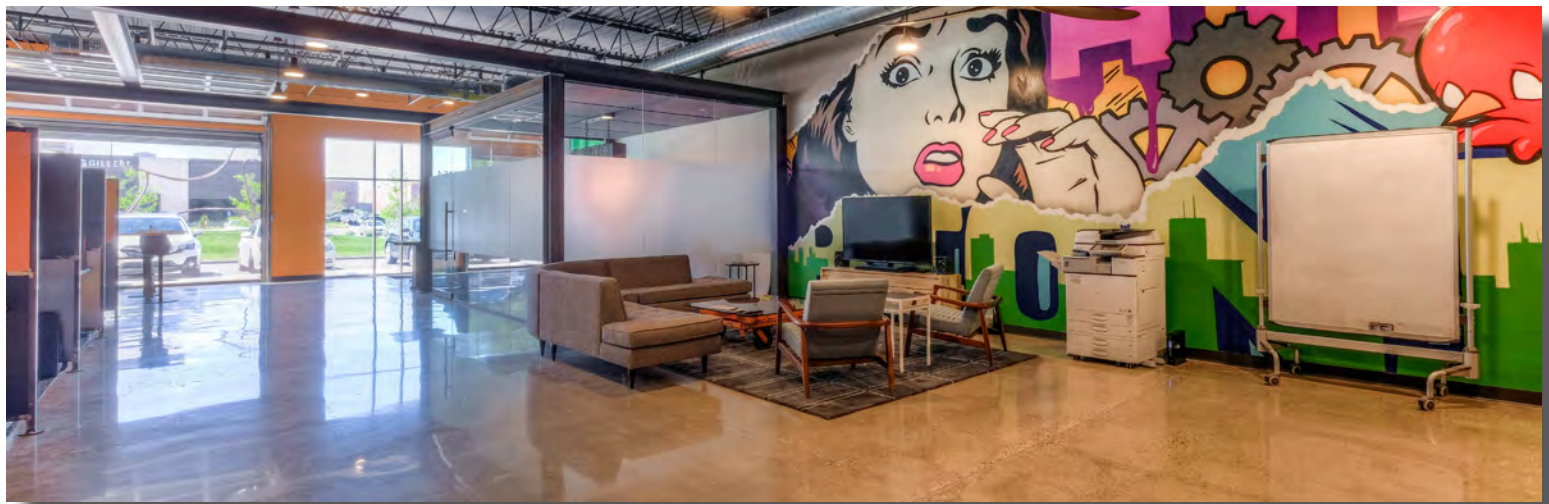
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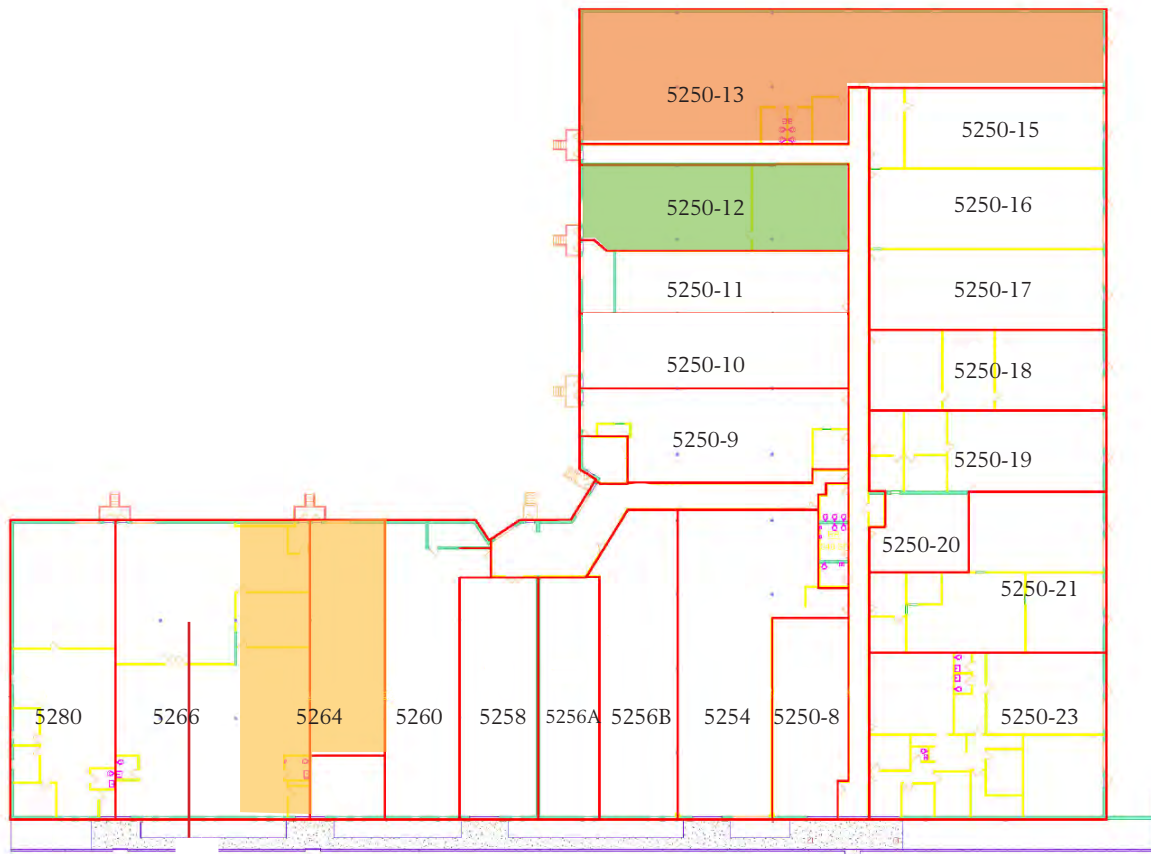
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## Available Suites



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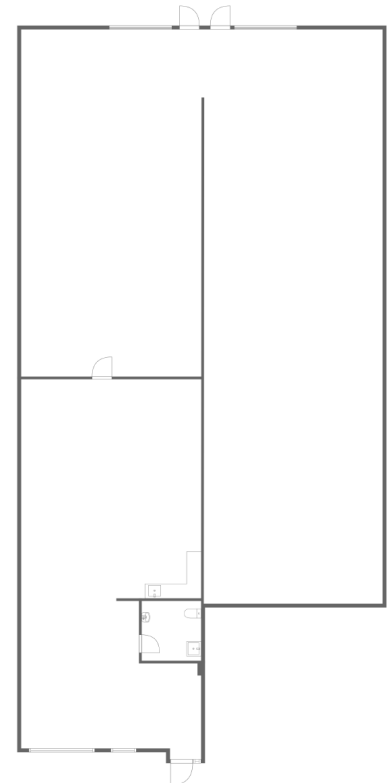


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## Suite 5264

- 4,482 square feet - divisible to 2,500 SF
- 2 dock doors - can be converted to glass
- Partially air-conditioned
- Estimated as-is monthly gross rent of \$4,240 - \$6,480
- T.I. allowance available
- Great visibility to 74th Street
- Surrounded by high-end office tenants



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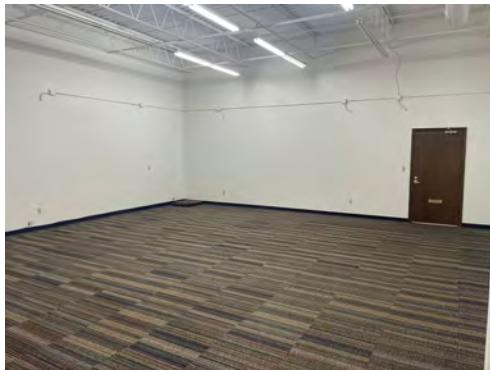
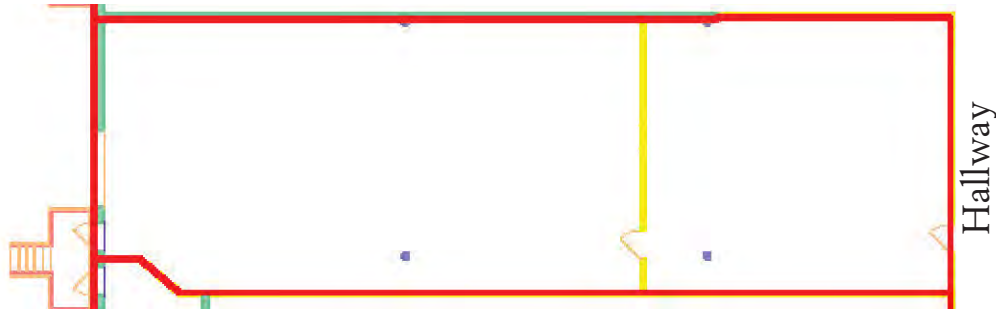
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## Suite 12

- 2,710 square feet
- Dock door
- Air-conditioned office area
- Sink in warehouse
- Estimated monthly gross rent of \$3,265

Video Tour



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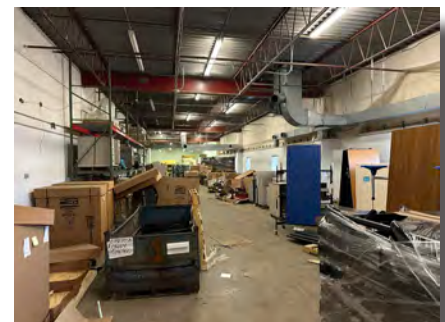
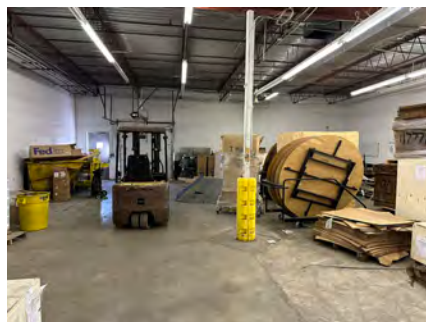
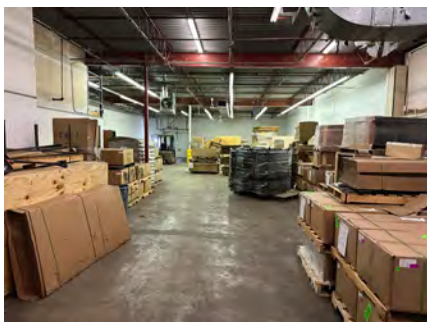
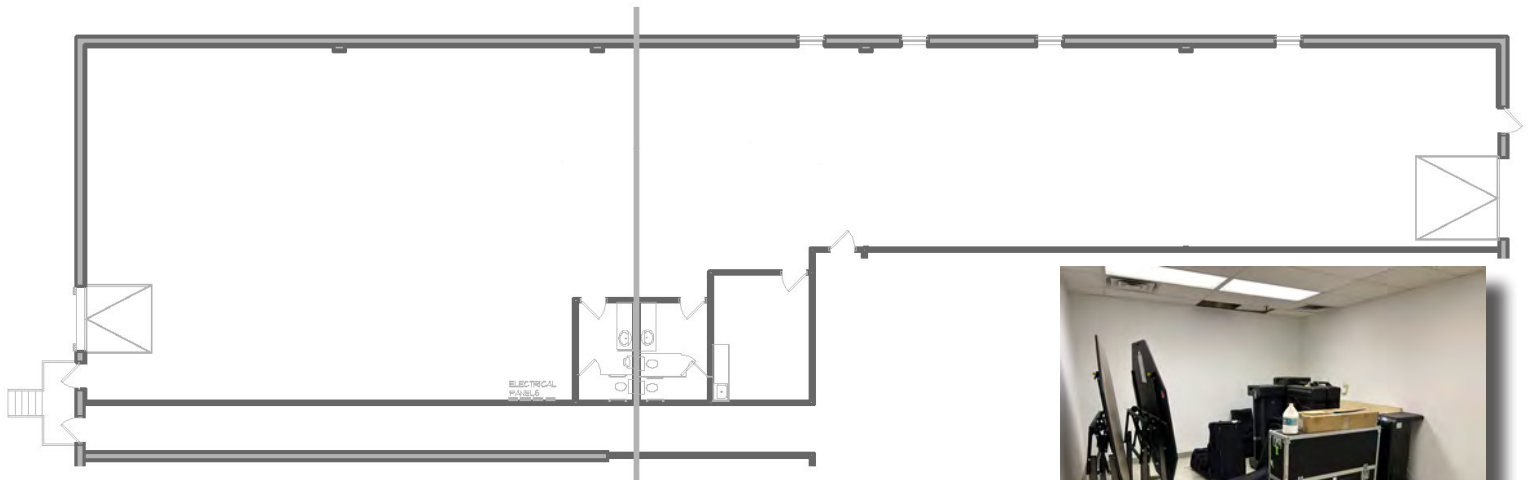
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## Suite 13

- 6,693 square feet
- Newly painted white throughout
- New LED lighting throughout
- 1 dock door
- 1 drive-in door
- Private restrooms
- Break room
- End cap with existing windows - could accommodate additional offices
- Estimated monthly gross rent of \$7,738



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

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