

FOR LEASE

EDINA COMMONS

5600-5628 LINCOLN DRIVE EDINA, MN 55436



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CIG | **COMMERCIAL**
INVESTORS GROUP

EXCLUSIVELY PRESENTED BY



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Commercial Investors Group is a vertically integrated real estate investment firm with operations in Minnesota, Tennessee, and Colorado.

We specialize in value-add industrial, office, and flex properties—managing the full lifecycle from acquisitions and capital improvements to leasing, property management, and sales.

Our mission is twofold: deliver strong, risk-adjusted returns to our investors and create high-quality, functional spaces where businesses can thrive. With in-house teams and a responsive, hands-on approach, we move quickly, solve problems, and prioritize lasting relationships over transactions.

PROPERTY OVERVIEW

Address	5600 Lincoln Dr, Edina MN 55436
County	Hennepin
Lease Rates	Modified Gross Lease with Expense Stop: \$14.50-17.00 PSF/YR
Building Size	78,000 SF
Lot Area	3.32 AC / 144,619 SF
Year Built	1973, Renovated 2021
Zoning	Planned Industrial
Docks / Drive Ins	6 Docks / 1 Drive-In
Parking	161 Parking spaces
CAM / TAX	\$6.10 PSF/YR (Expense Stop)
Clear Height	19' in Warehouse

Suites Available

#5600-100 | Whse: 6,646 SF | Office: 3,595 SF

#5624 | Whse: 17,024 SF | Office: 6,589 SF

#5656 | Office/Daycare | 5,395 SF

#270 | Office: 1,936 SF



PROPERTY OVERVIEW

Commercial Investors Group is offering Edina Commons, a 78,000 square foot, two-story Industrial and Office property located just off of Highway 169 and Bren Road in Edina, MN. Available for lease. The building offers flexible suite options ranging from 495 SF to 33,800+ SF, ideal for businesses of all sizes.

Renovated in 2021, Edina Commons features upgraded LED lighting, new carpet and paint, a refreshed parking lot, modern restrooms, and an ADA-compliant elevator. The building includes full A/C, janitorial service, 24/7 tenant access, and 19' clear height for warehouse users.

Positioned with visibility to over 73,000 vehicles/day, this high-exposure location offers seamless access to Highways 169, 100, 212, and 7, making it a logistical hub for office, warehouse, distribution, or light industrial operations.

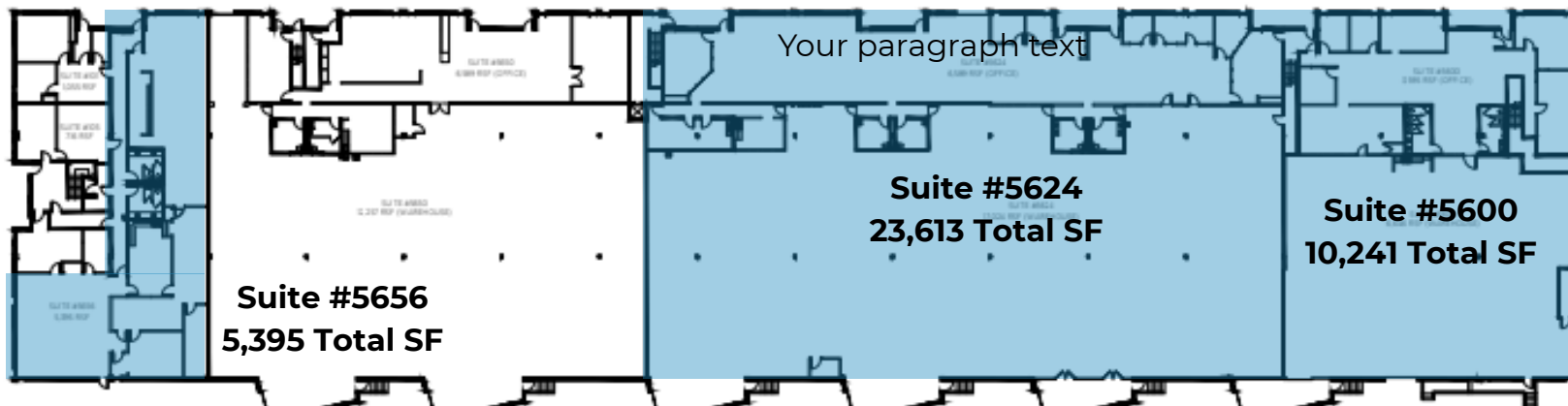
CAM/taxes are estimated at \$6.10/SF (2025), and flexible lease terms are available. Whether you're seeking a strategic headquarters or a scalable distribution base, Edina Commons delivers exceptional value, visibility, and versatility in a prime Twin Cities submarket.



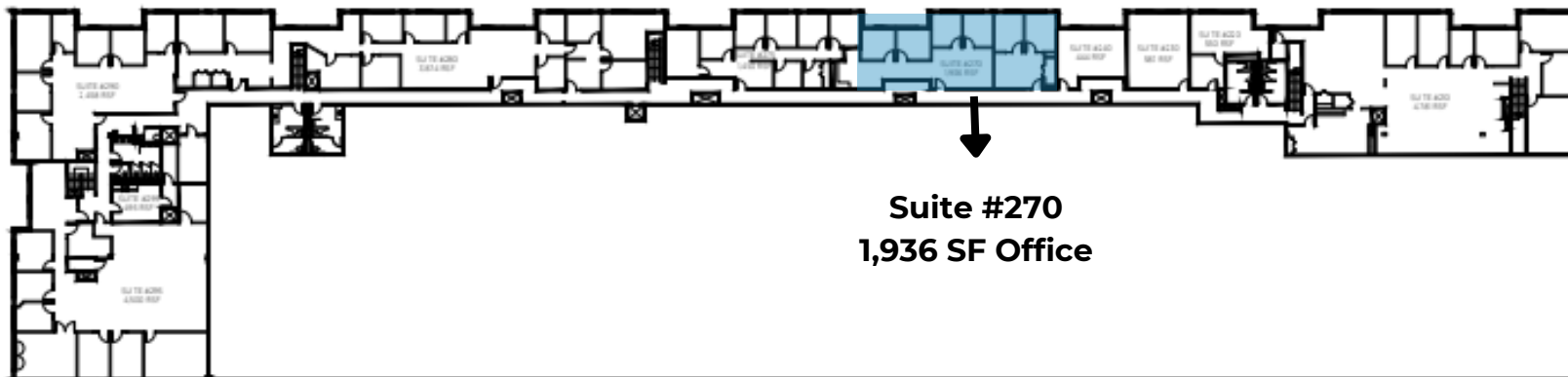
FLOOR PLAN

Available

First Floor



Second Floor



FLOOR PLAN

First Floor - #5624

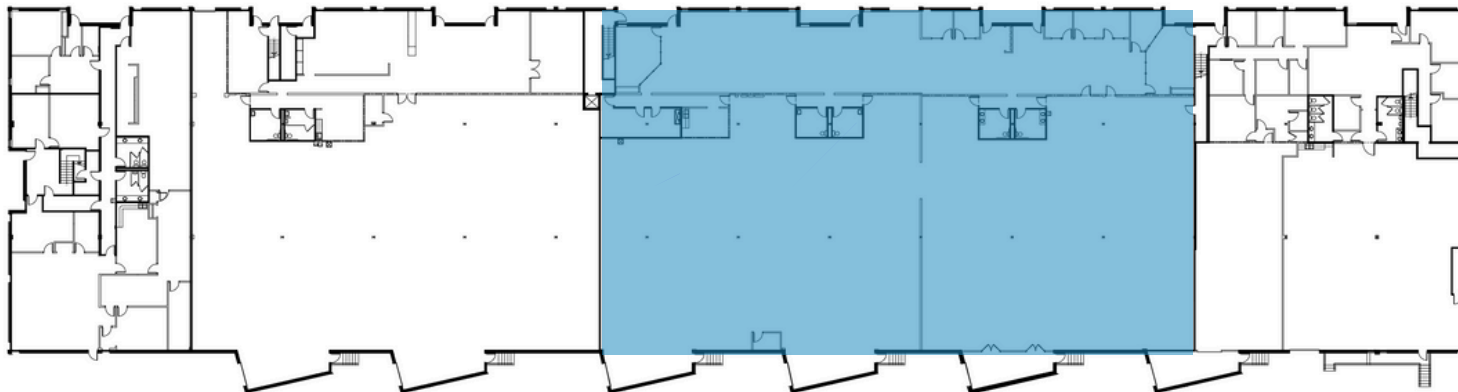
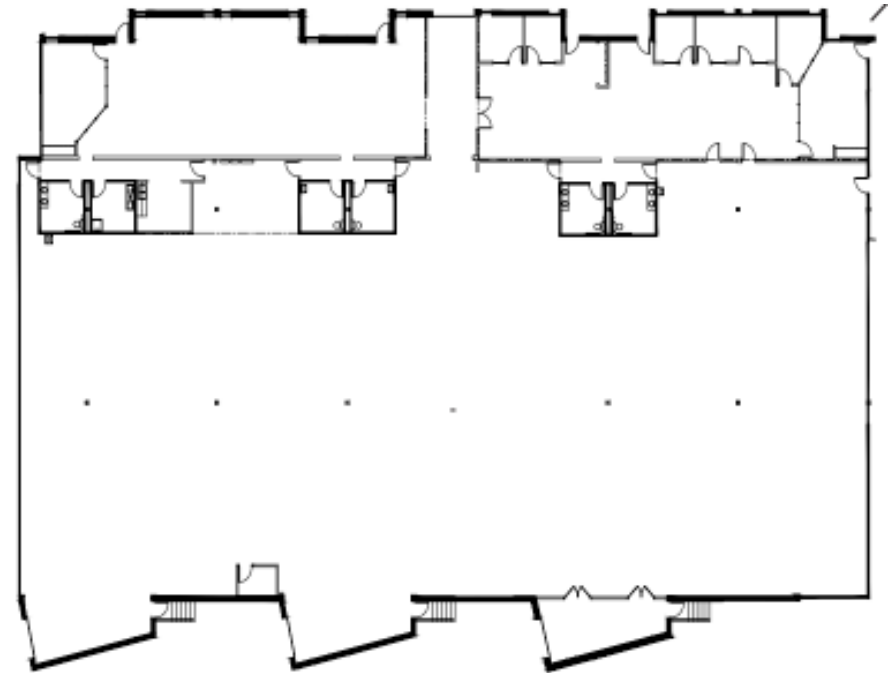
17,024 SF WAREHOUSE

6,589 SF OFFICE

TOTAL SF : 23,613

Estimated Rent/Mo : \$28,532

3 Dock Doors



FLOOR PLAN

First Floor - #5600

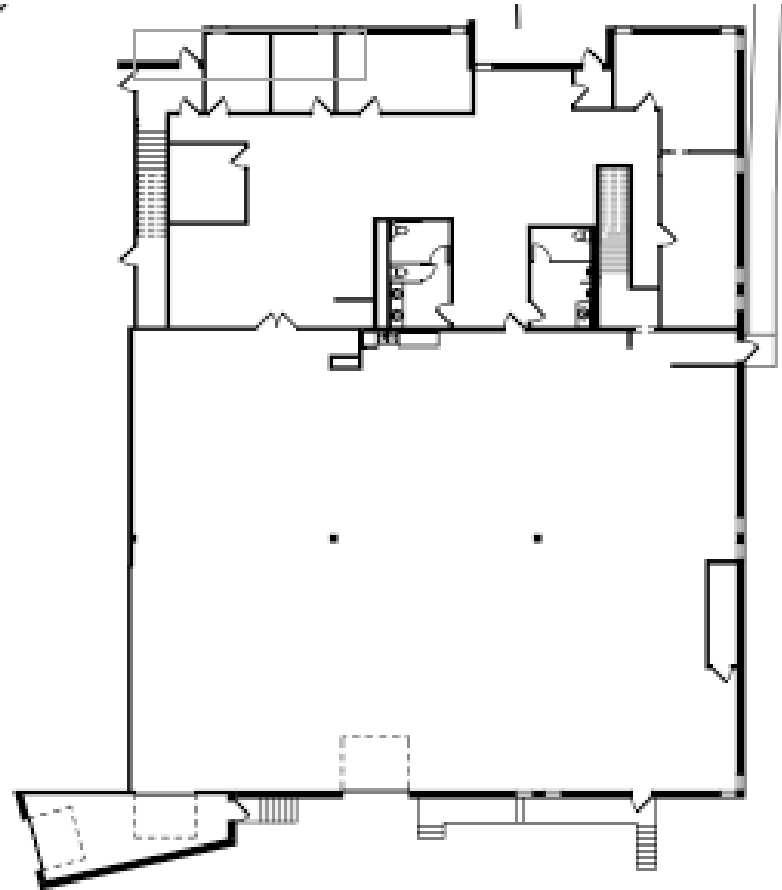
6,646 SF WAREHOUSE

3,595 SF OFFICE

TOTAL SF : 10,241

Estimated Rent/Mo : \$12,375

2 Dock Doors

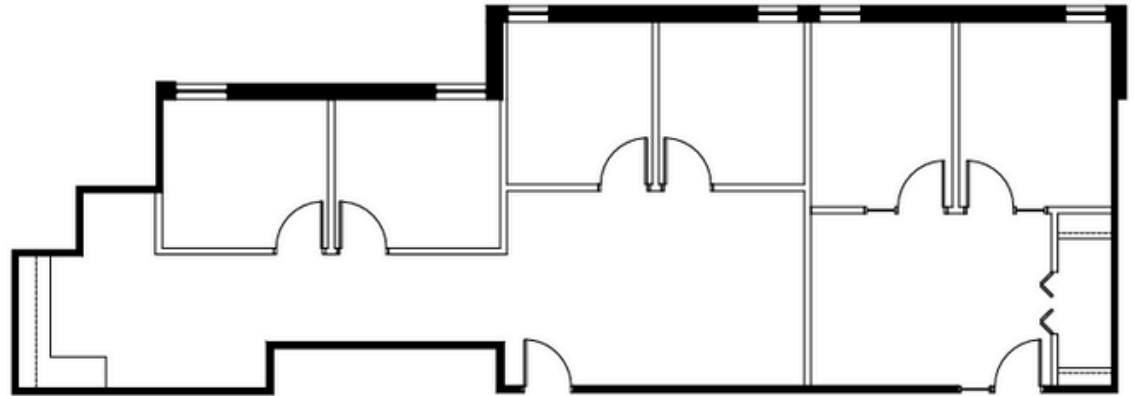


FLOOR PLAN

Second Floor - #270

1,936 SF OFFICE

Rent: \$2,339/Month

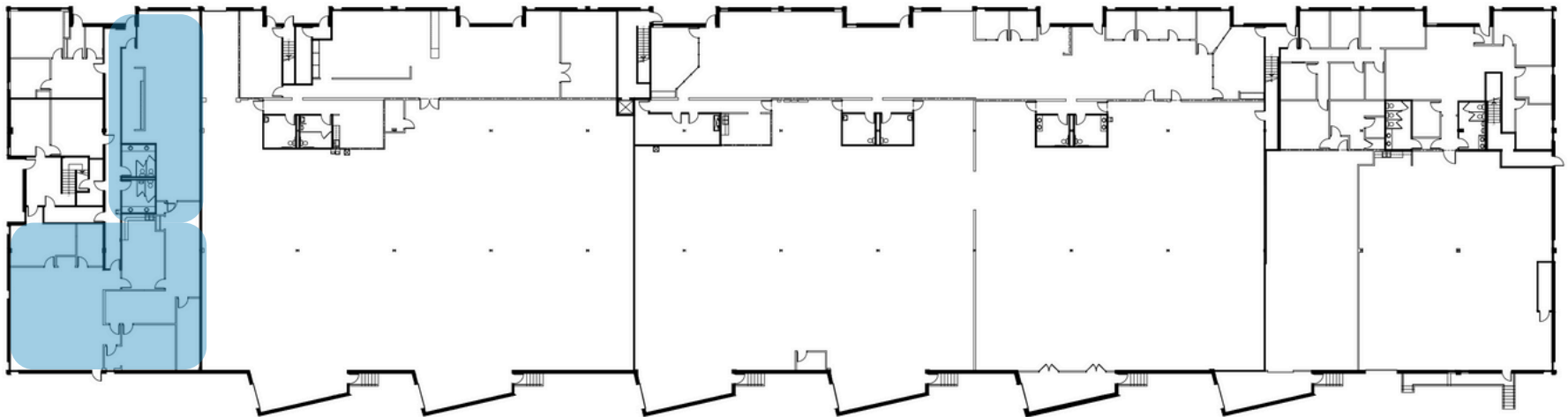
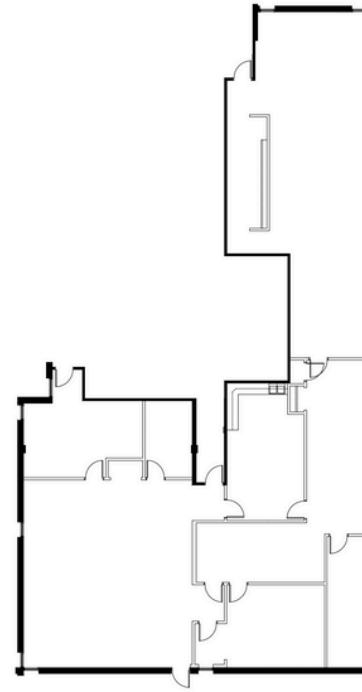


FLOOR PLAN

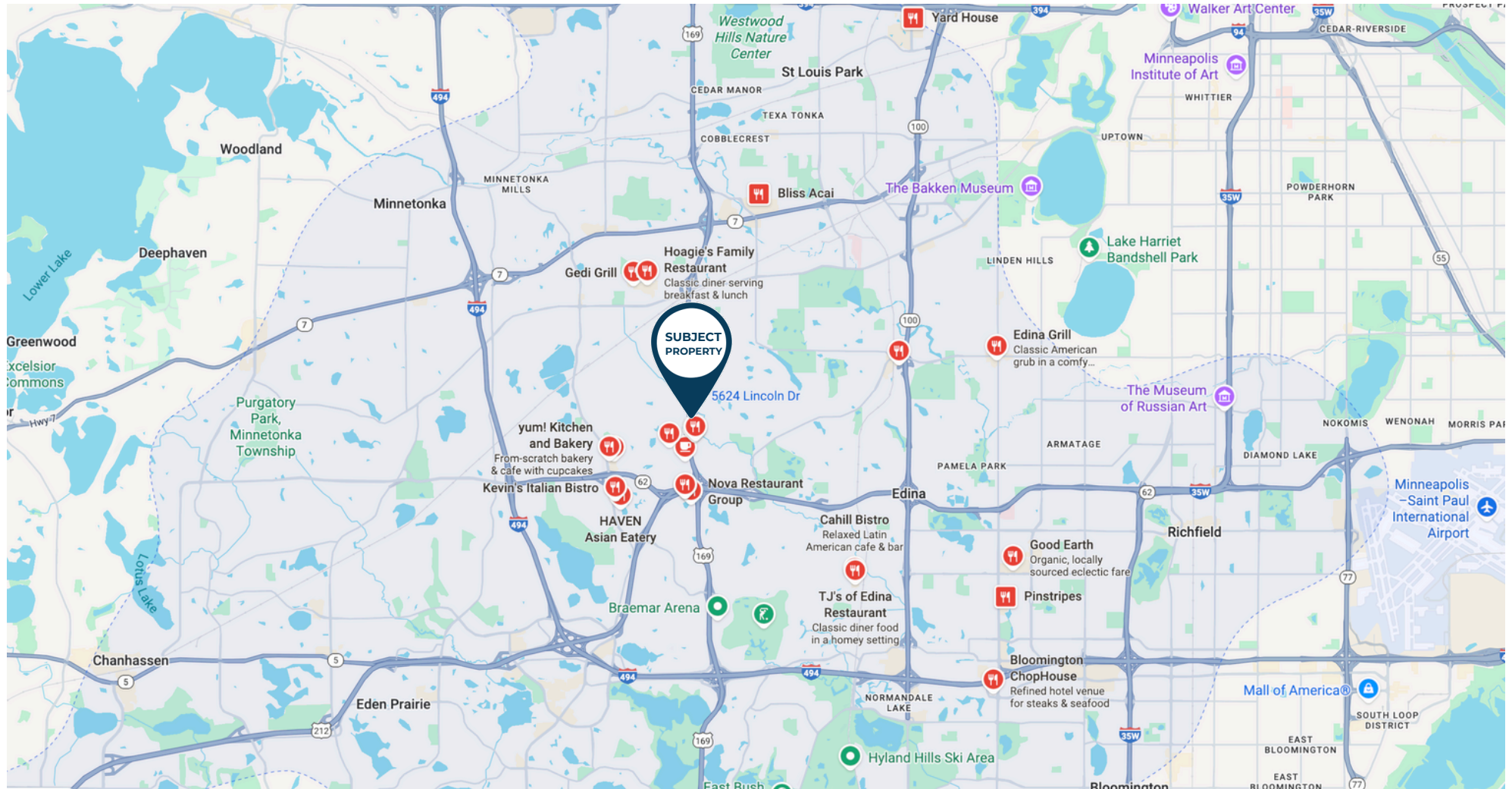
First Floor - #5656

5,395 SF OFFICE/DAYCARE

Rent: \$7,643/Month



AERIAL MAP





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