

For Sale

5750 Lincoln Drive

5750 Lincoln Dr | Edina, MN 55436

ROKOS
ADVISORS

Opportunity to Purchase
12,327 SF of Office Space in
Prime Edina Location



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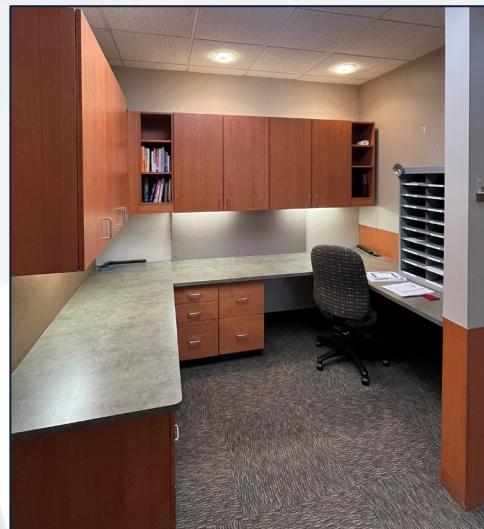
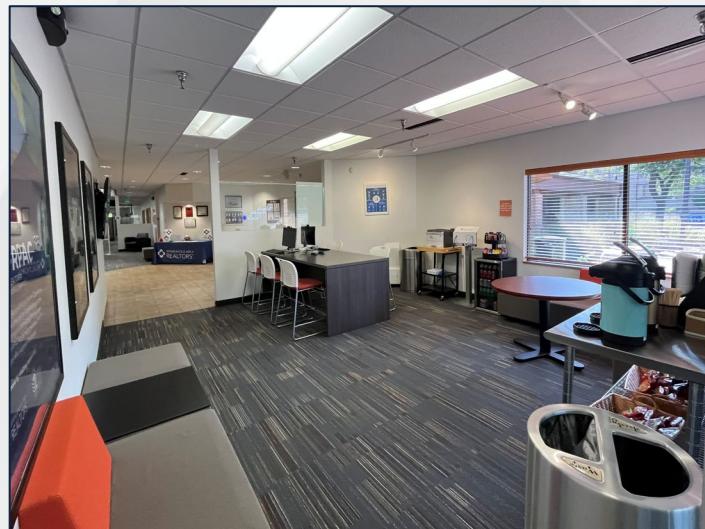
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Building Highlights

- 12,327 SF situated on 1.62 acres
- Parking lot containing 81 stalls
- Landscaped grounds with excellent curb appeal
- Functional layout with private offices and open work areas
- Two large conference rooms plus smaller meeting spaces
- Central reception with adjacent lounge
- Kitchen/breakroom with multiple restrooms
- Dedicated IT/storage rooms
- Training or classroom-style room
- Executive offices with natural light
- Secure entry and efficient flow for teams



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Space Plan



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Demographics & Connectivity 5 Mile Radius



Population
230,814



Population Density
2,941 people per square mile



Median Age
41 Years Old



Households
61,597 Occupied Units



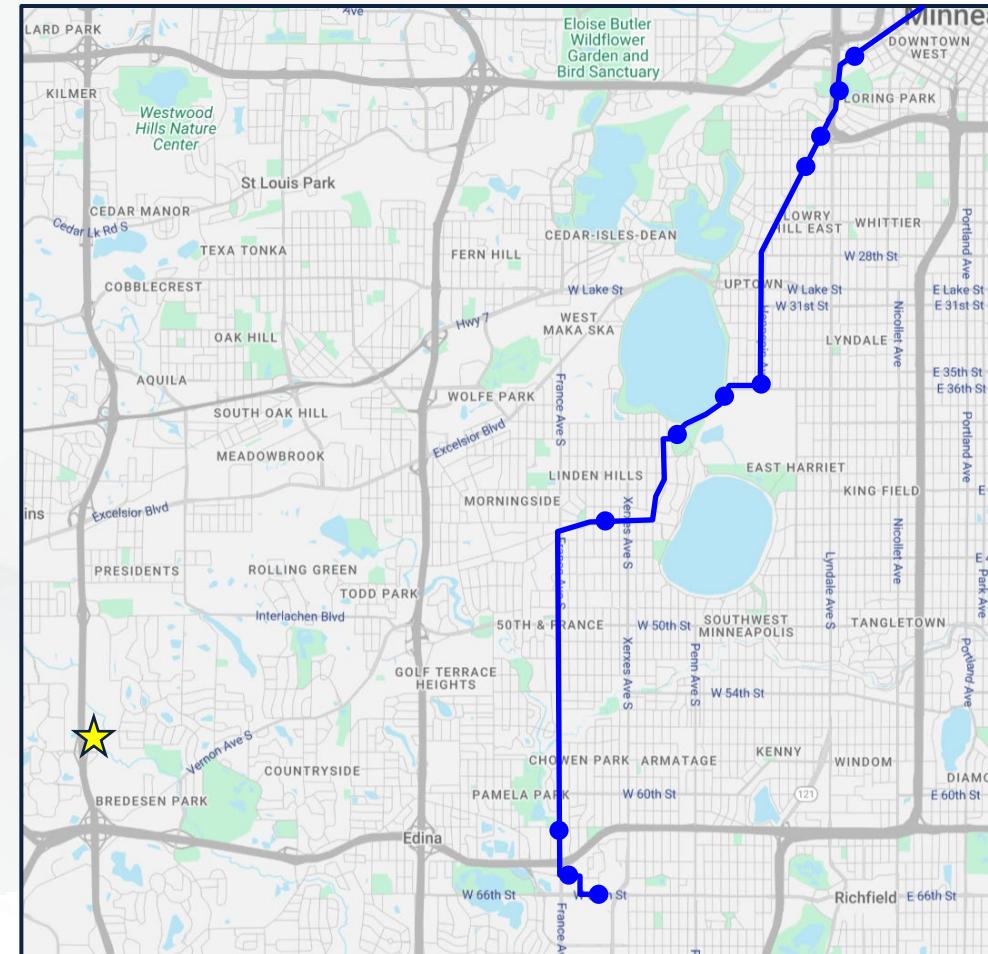
Median Household Income
\$99,637



Median Home Value
\$409,942

Local Traffic Exposure

Street & Cross Street	Traffic Volume	Distance
Bren Rd East @ Bren Rd E W	21,443	0.19 mi
Bren Rd W @ Smetana Dr W	20,313	0.20 mi
Londonderry Rd @ Lincoln Dr E	6,495	0.11 mi



Future Light Rail Connectivity

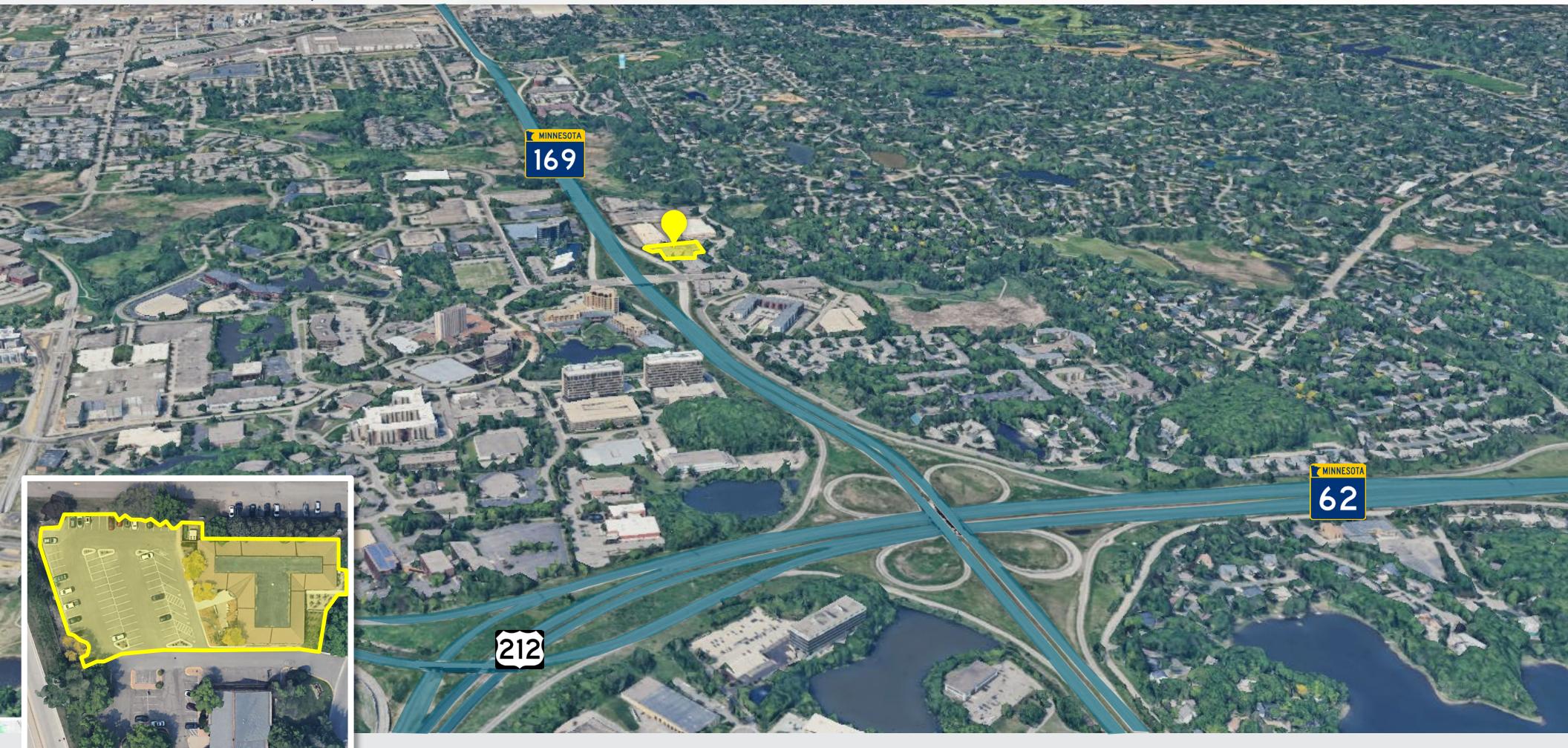
By late 2025, the METRO E Line Bus Rapid Transit (BRT) is planned to connect Edina's Southdale area directly to downtown Minneapolis and St. Paul. The planned Southdale Transit Center will be a few minutes from the property.

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