

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**

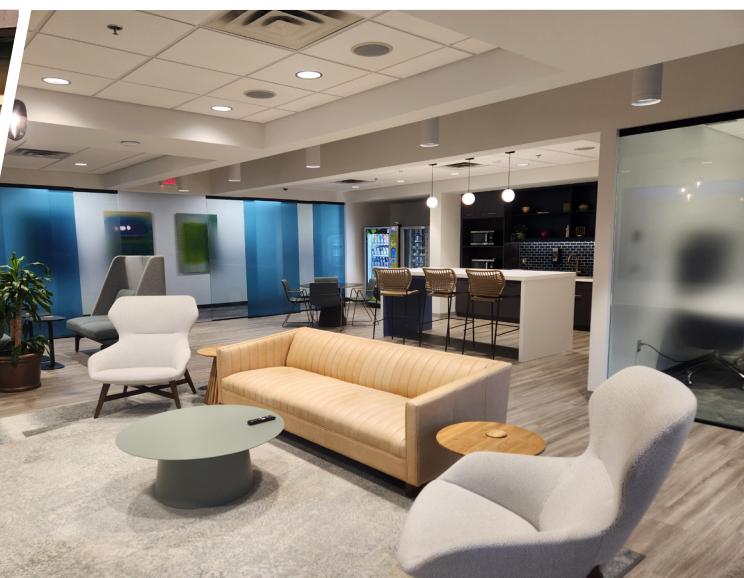


**CUSHMAN &  
WAKEFIELD**



## 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 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



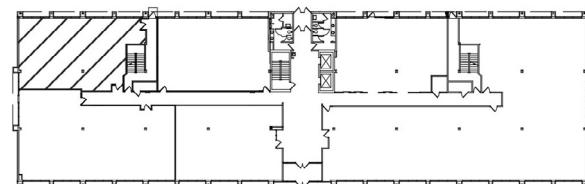
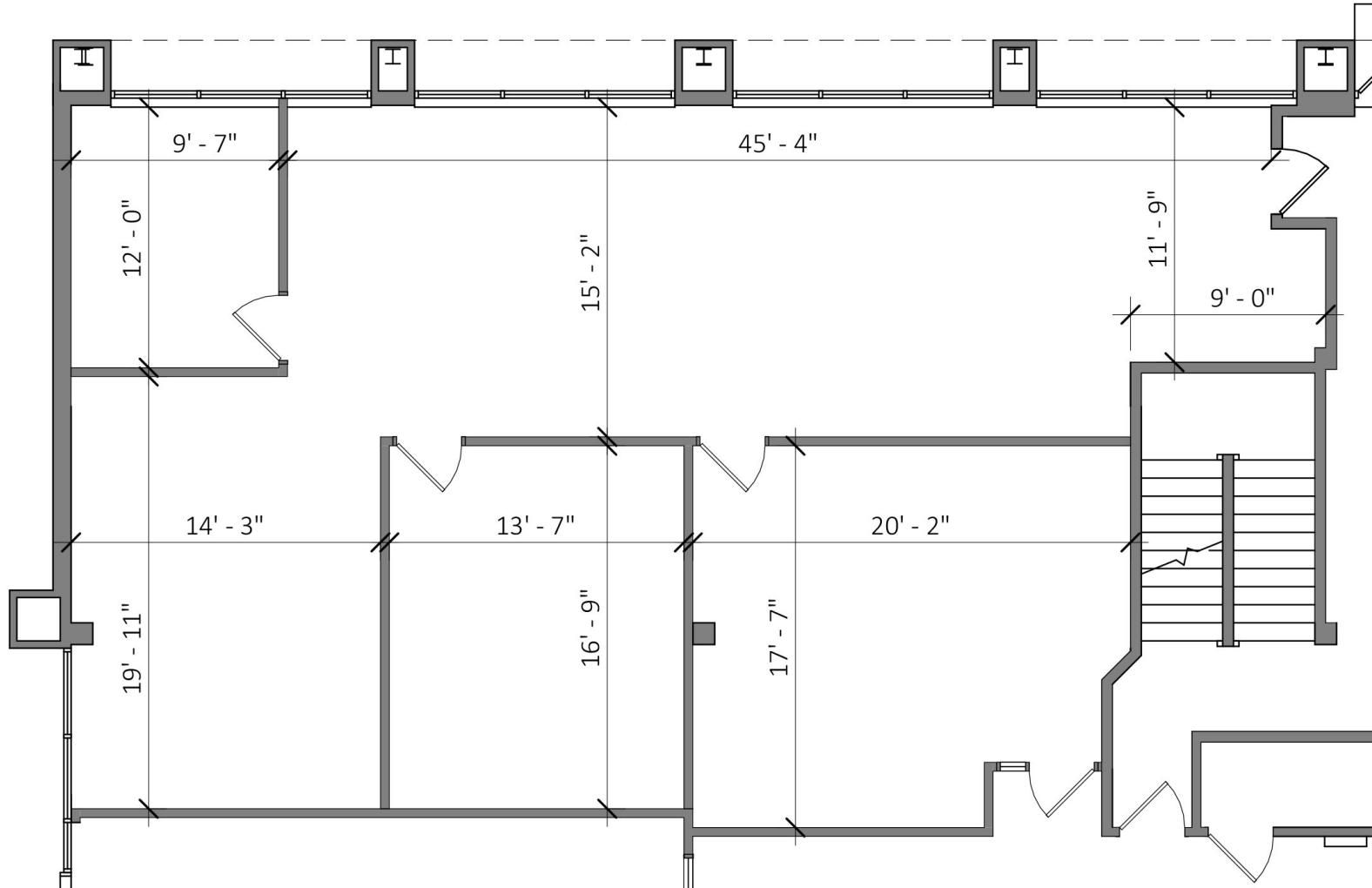
## AVAILABILITIES

Suite Number	Square Footage
130	2,031
250	4,000 - 9,903
360	887 - 2,348



**FLOOR  
PLAN**

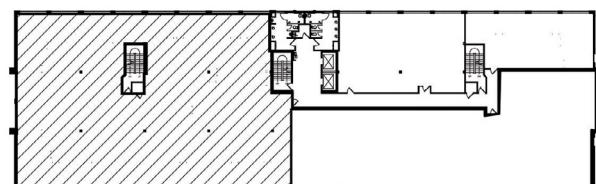
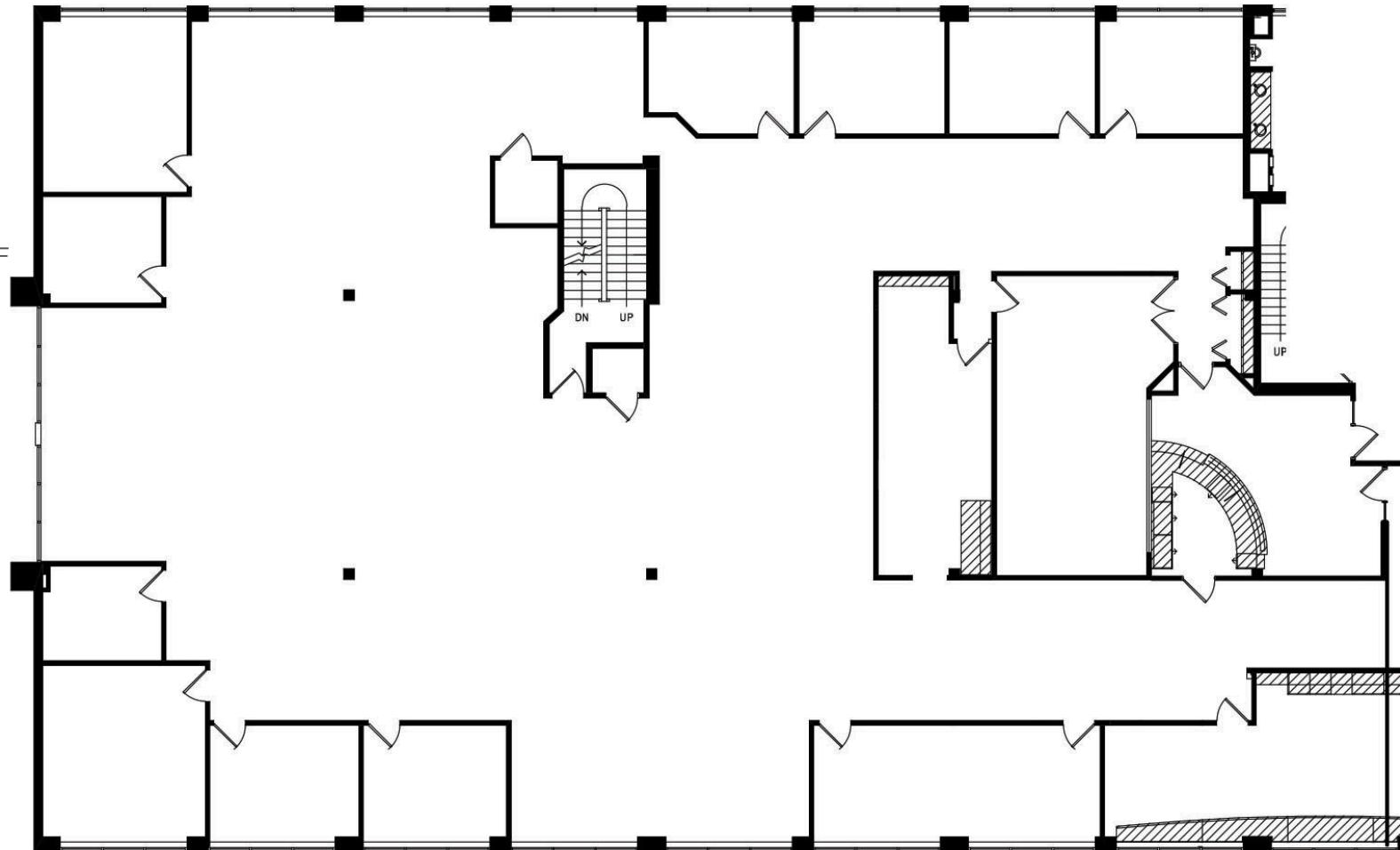
SUITE 130 - 2,031 SF



Key Plan - 1st Floor

# FLOOR PLAN

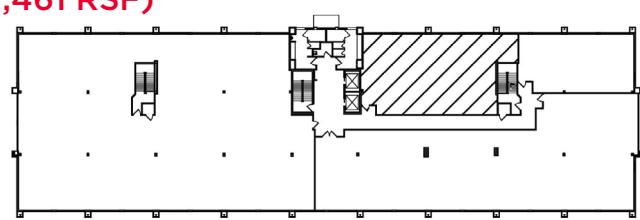
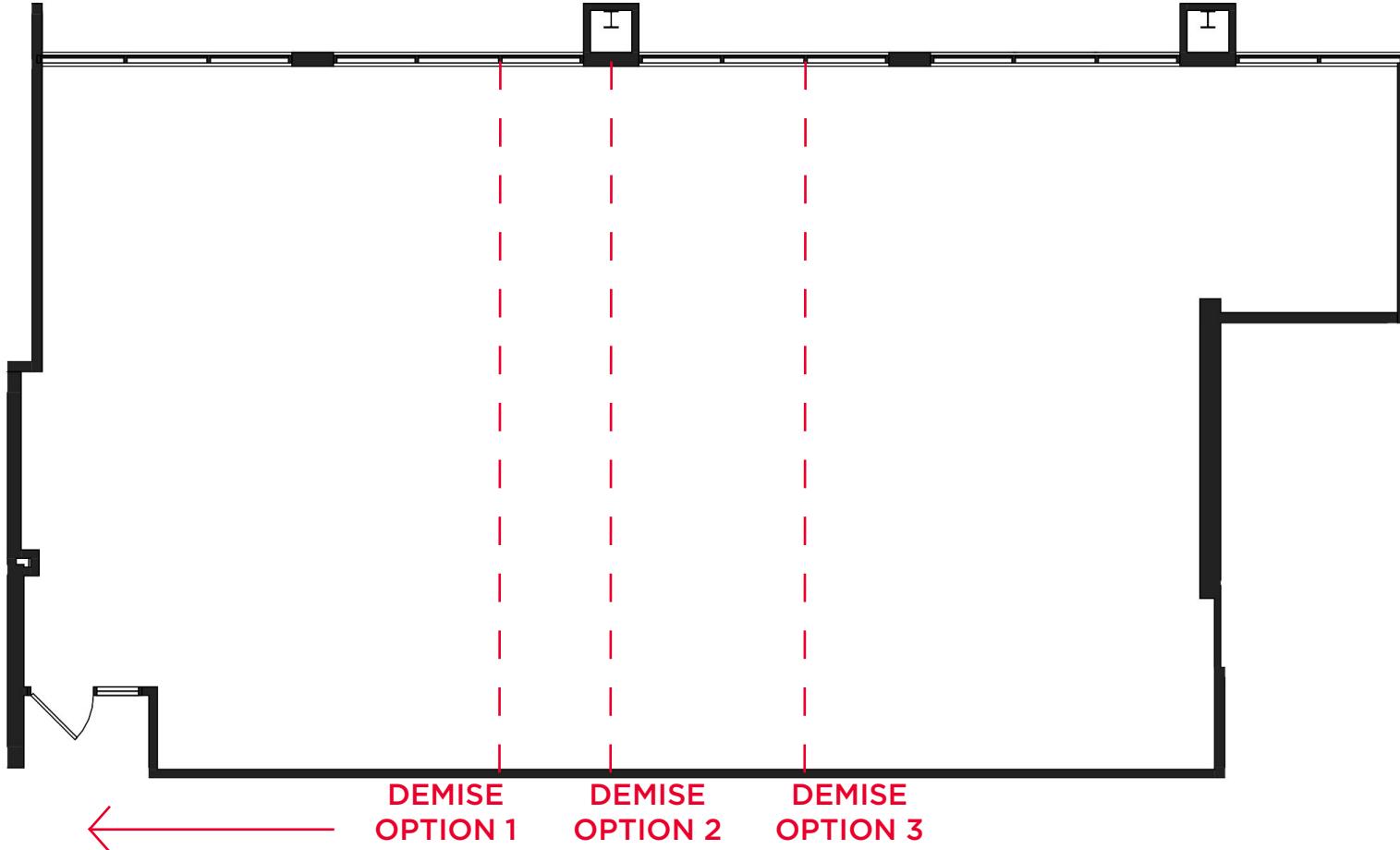
SUITE 250 4,000 - 9,903 SF



## Key Plan - 2nd Floor

 FLOOR  
PLAN

SUITE 360 - 887 - 2,348 SF

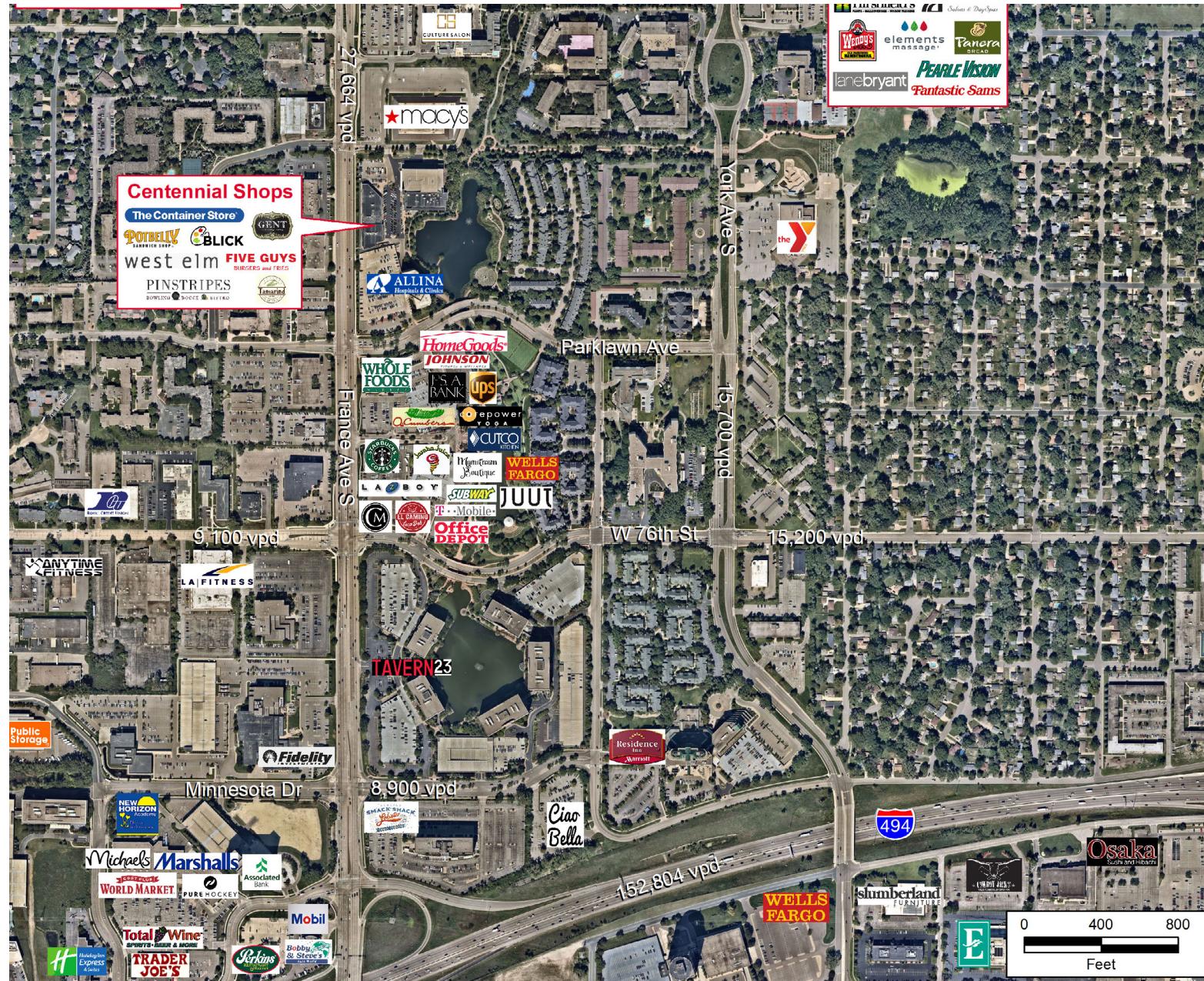


Key Plan - 3rd Floor

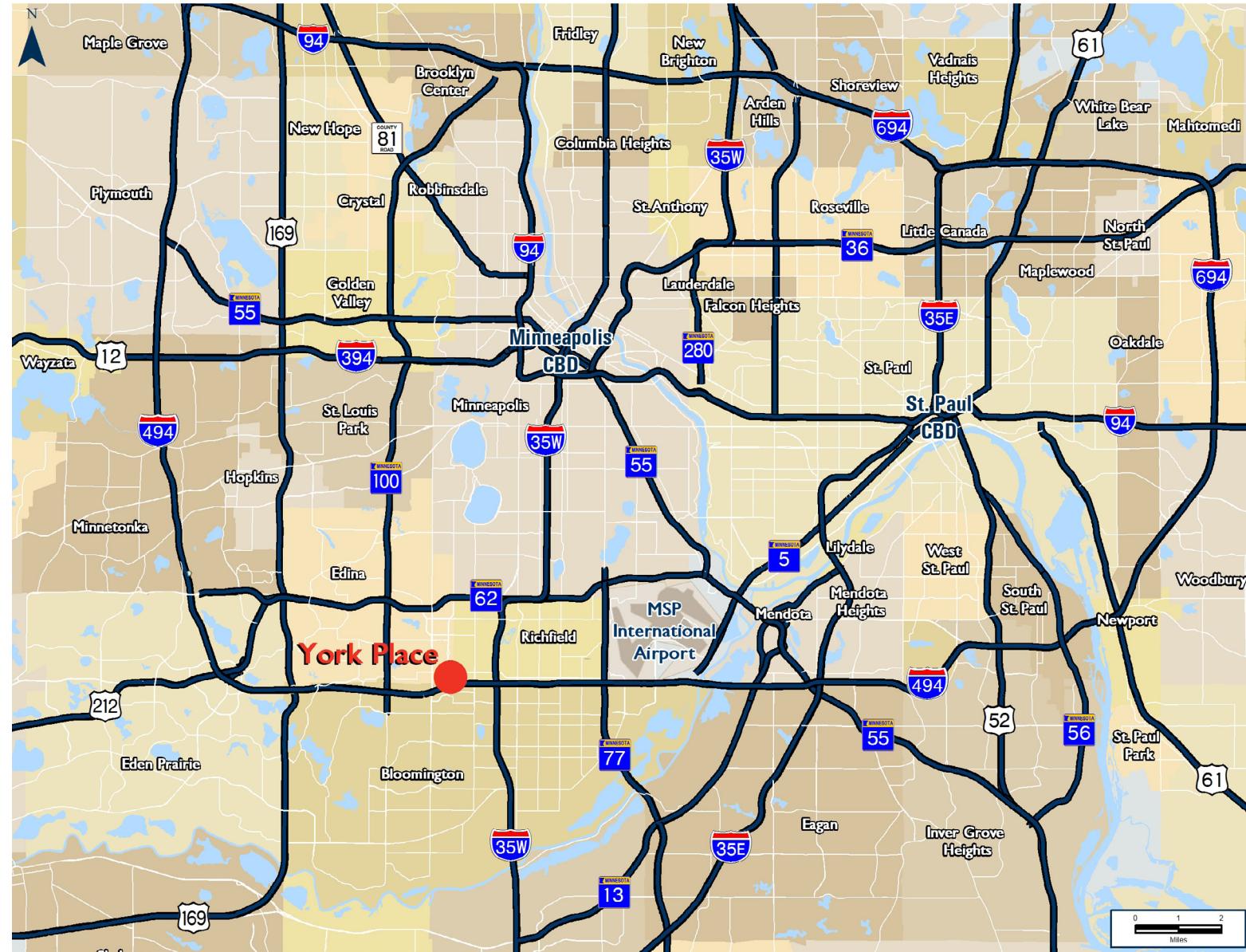


# 7701 YORK AVENUE S EDINA, MN

# PROPERTY AERIAL



PROPERTY  
MAP



YORK  
PLACE  
OFFICE

7701 YORK AVENUE S  
EDINA, MN

 PROPERTY  
IMAGES





**FOR MORE INFORMATION, CONTACT:**

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