

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 360887 - 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





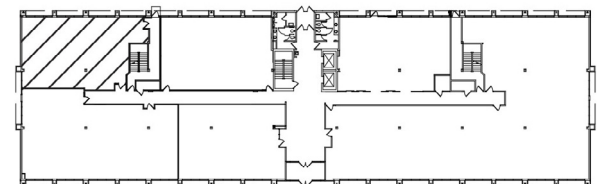
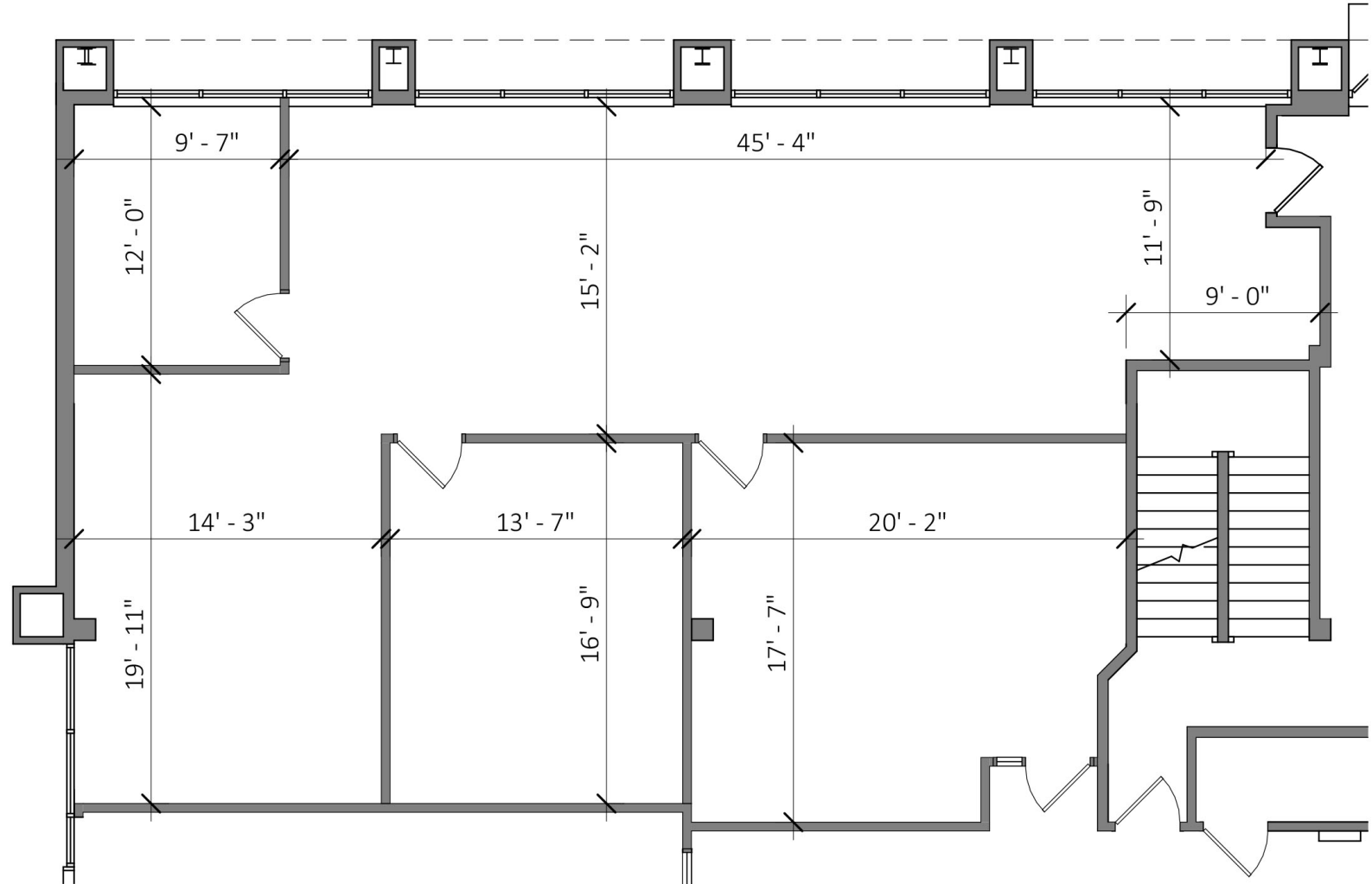
AVAILABILITIES

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



**FLOOR
PLAN**

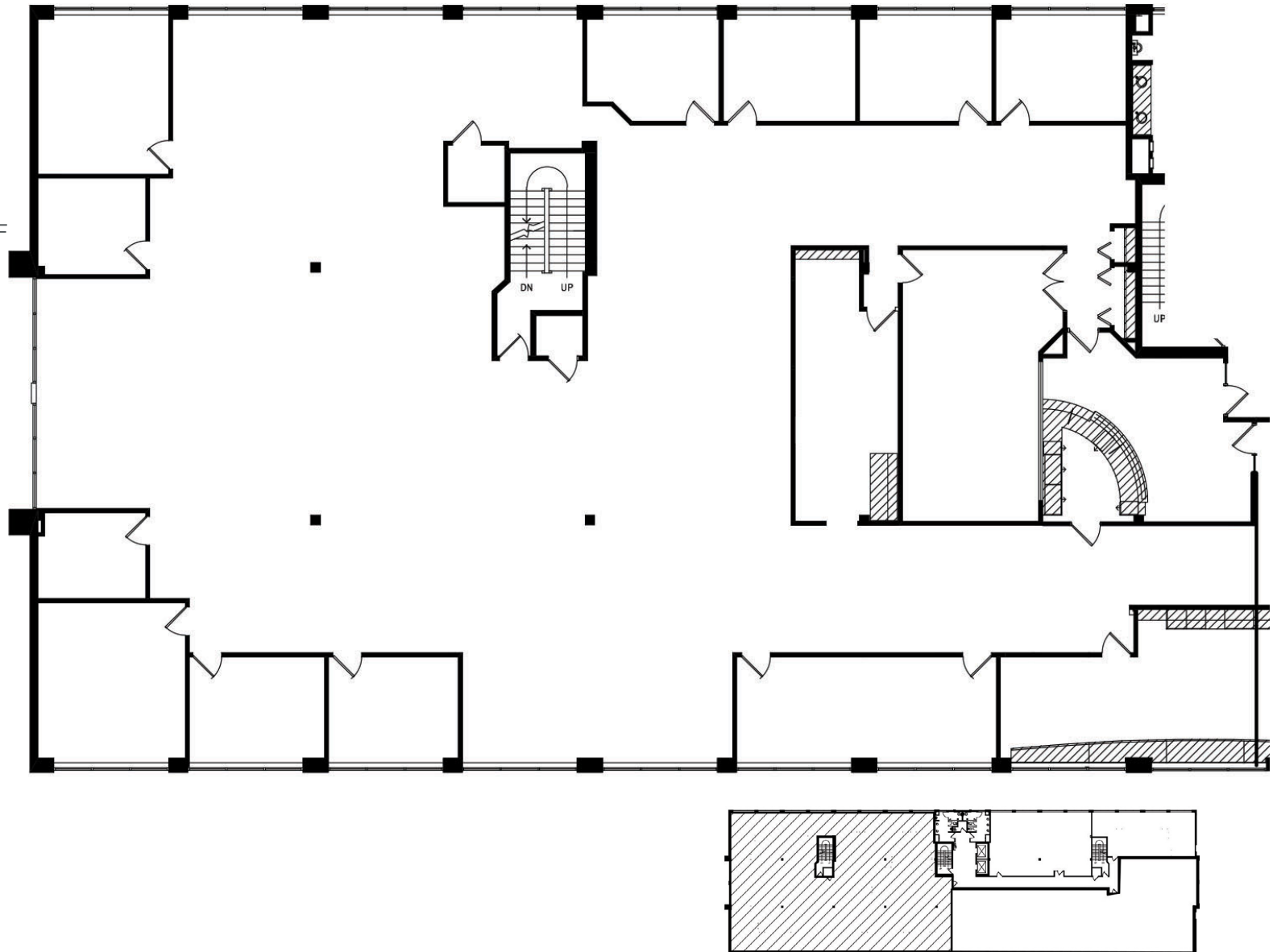
SUITE 130 - 2,031 SF



Key Plan - 1st Floor

**FLOOR
PLAN**

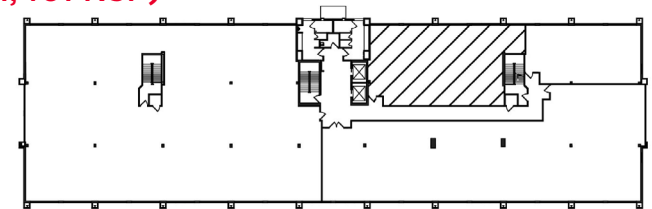
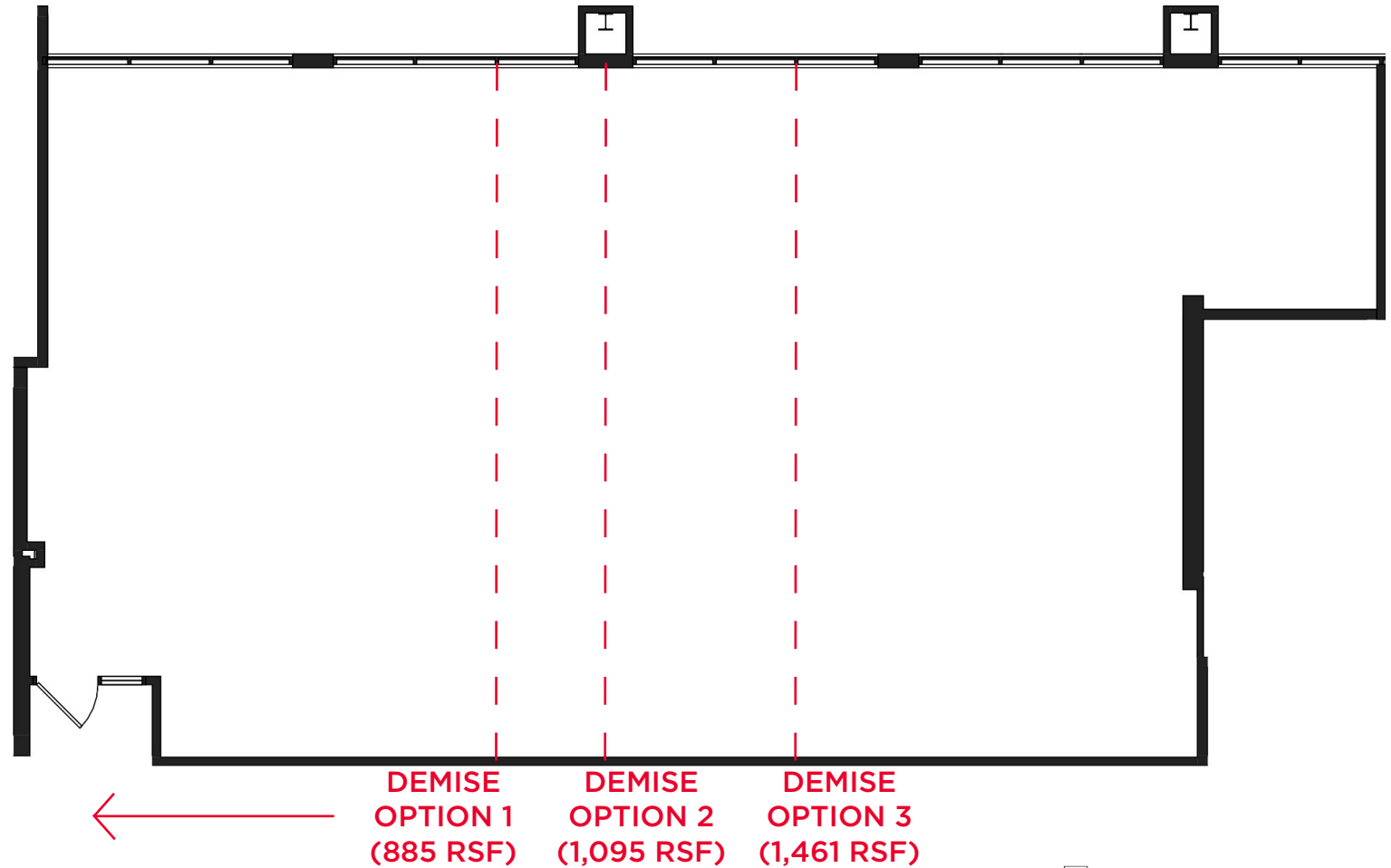
SUITE 250 4,000 - 9,903 SF



Key Plan - 2nd Floor

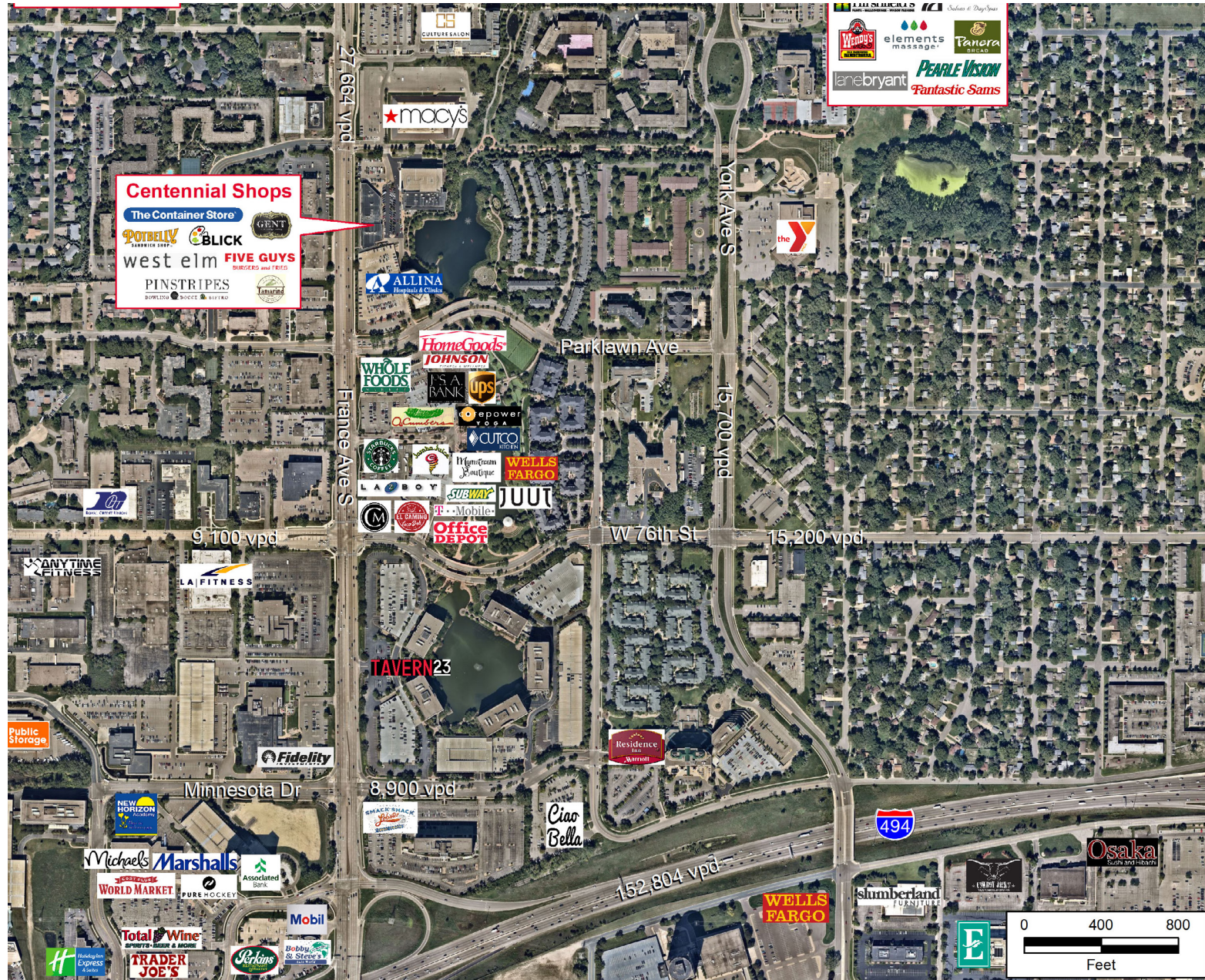
FLOOR
PLAN

SUITE 360 - 887 - 2,348 SF

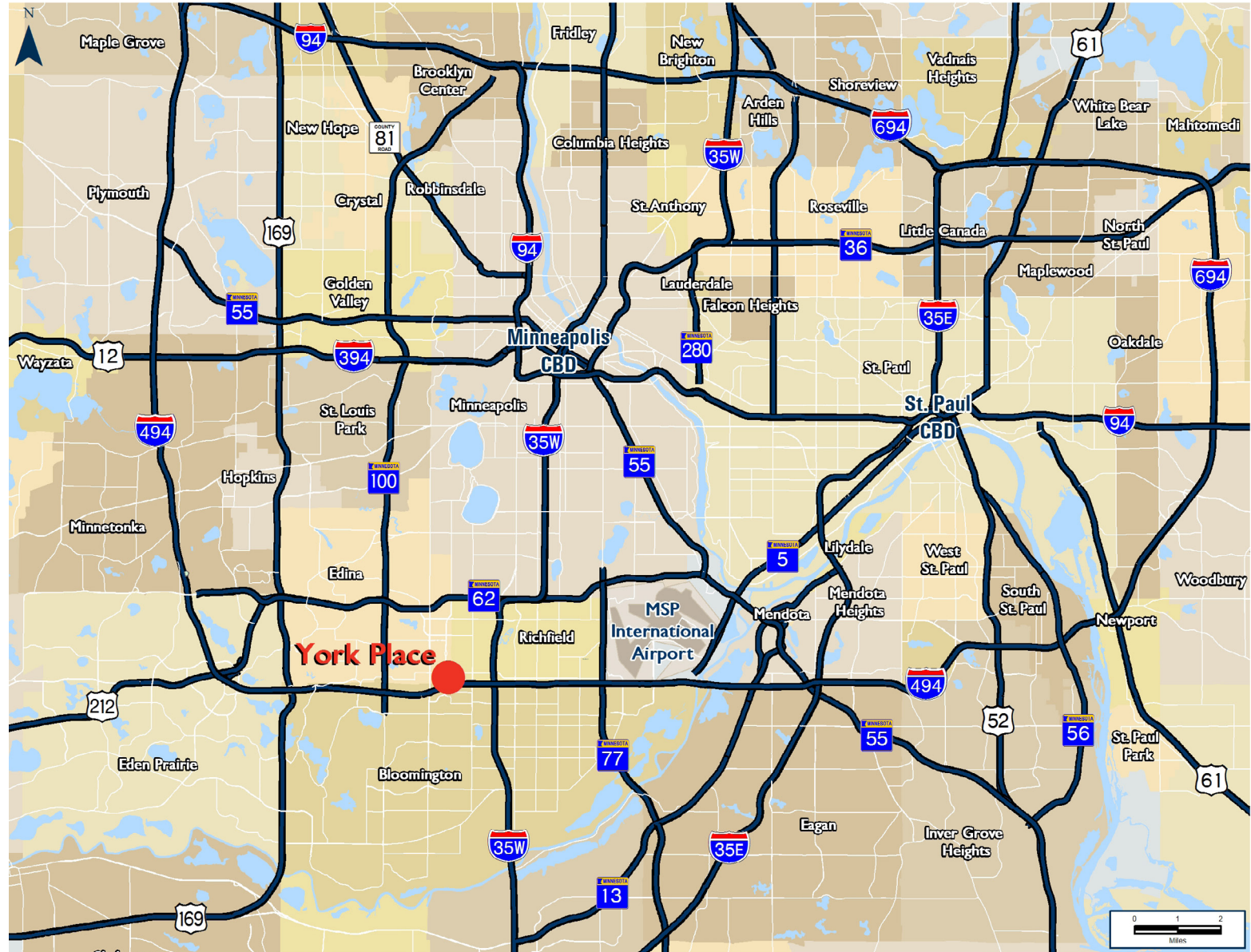


Key Plan - 3rd Floor

PROPERTY
AERIAL



PROPERTY
MAP



YORK
PLACE
OFFICE

7701 YORK AVENUE S
EDINA, MN

PROPERTY
IMAGES





FOR MORE INFORMATION, CONTACT:

RYAN HAMPSON
Senior Associate
+1 952 465 3309

ryan.hampson@cushwake.com

AARON BARNARD, SIOR, CCIM
Senior Director
+1 952 465 3372

aaron.barnard@cushwake.com



**CUSHMAN &
WAKEFIELD**

3500 American Blvd. W, Suite 200
Minneapolis, MN 55431

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.