

**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
- \$5.85 PSF estimated Tax & CAM (2025)
- Suite 5264 - 4,482 square feet available
- Suite 12 - 2,710 square feet available
- Suite 13 - 6,693 square feet available

### **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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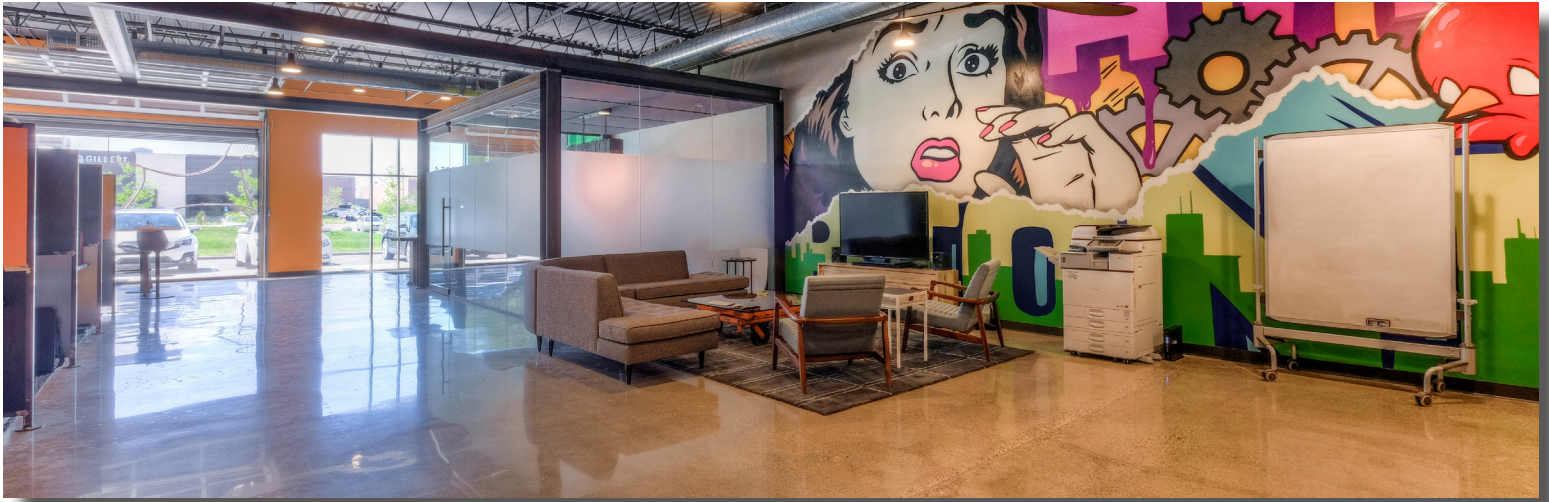
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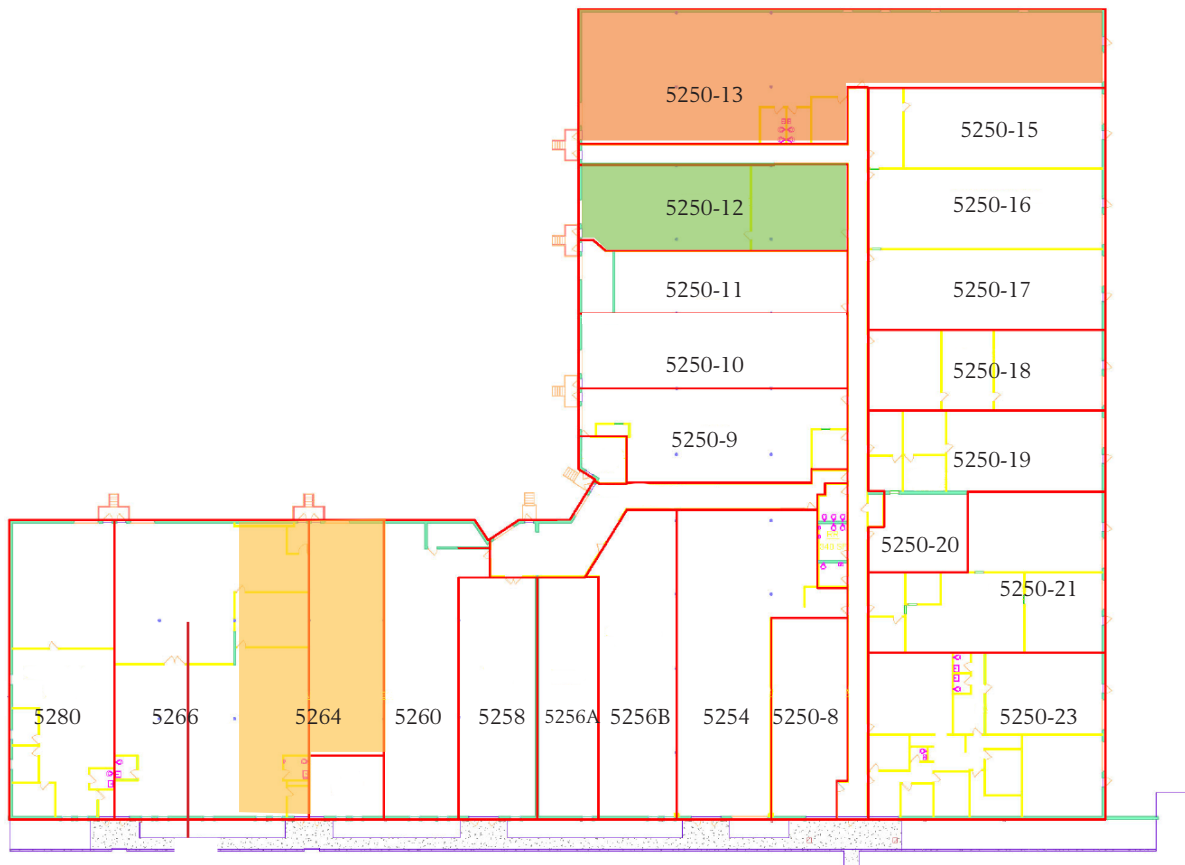
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## Available Suites



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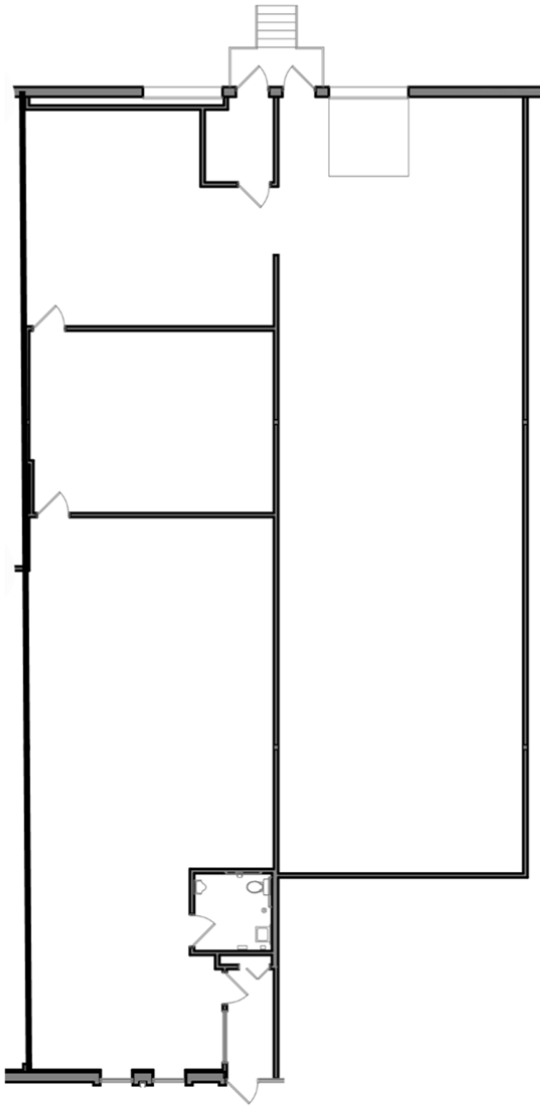


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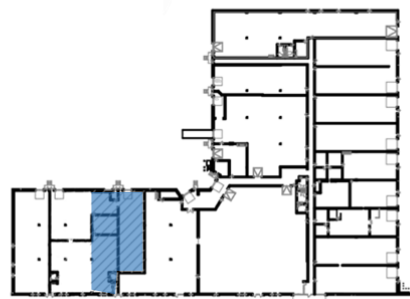


## Suite 5264

- 4,482 square feet
- 2 dock doors - can be converted to glass
- Partially air-conditioned
- Estimated as-is monthly gross rent of \$5,925
- T.I. allowance available
- Great visibility to 74th Street
- Surrounded by high-end office tenants



Building Key:



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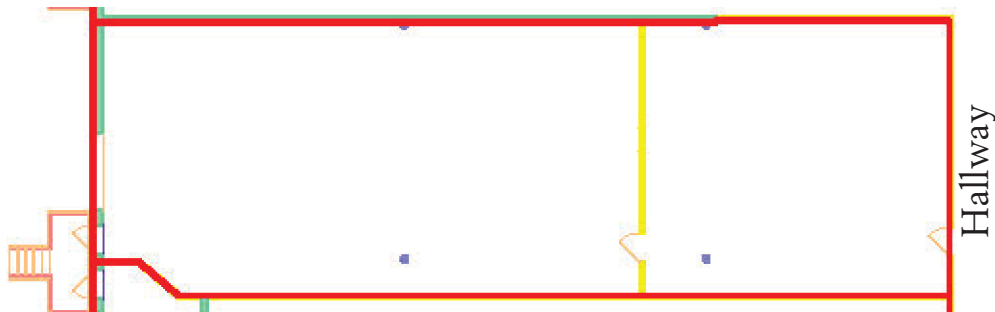
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## Suite 12

2,710 square feet  
Dock door  
Air-conditioned office area  
Sink in warehouse  
Estimated monthly gross rent of \$3,150

Video Tour



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## Suite 13

6,693 square feet

1 dock door

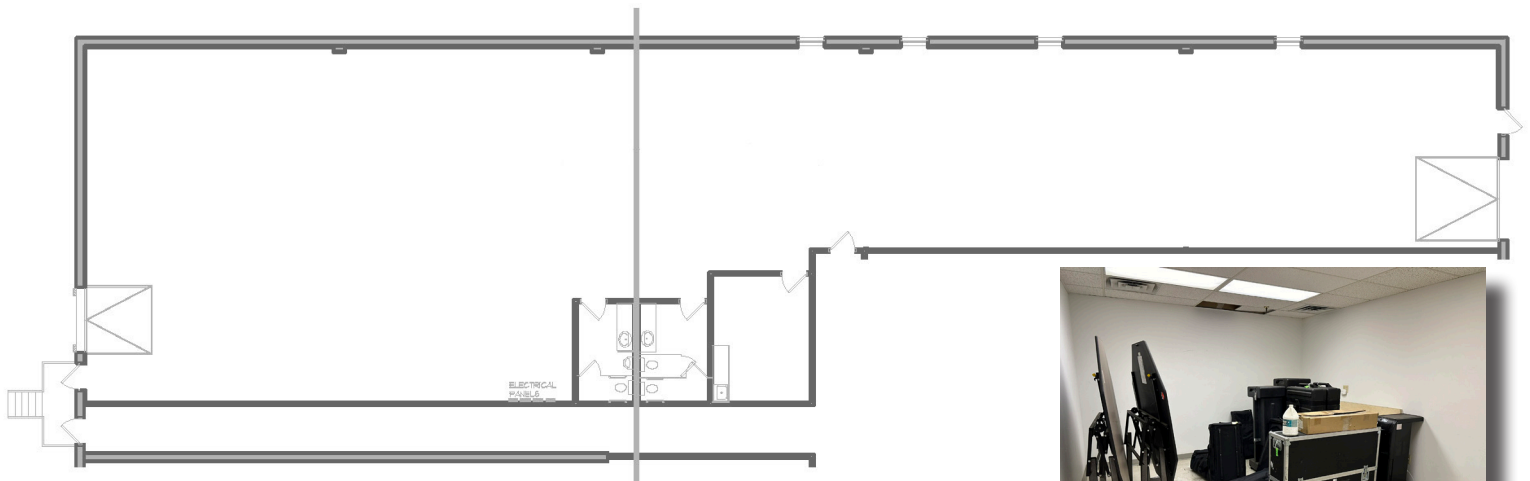
1 drive-in door

Private restrooms

Break room

End cap with existing windows - could accommodate additional offices

Estimated monthly gross rent of \$7,460



*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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