

ONE CORPORATE CENTER

I & III

7401 & 7300
METRO BLVD EDINA, MN 55439



HEMPEL
REAL ESTATE

OCC I & III

EDINA, MN

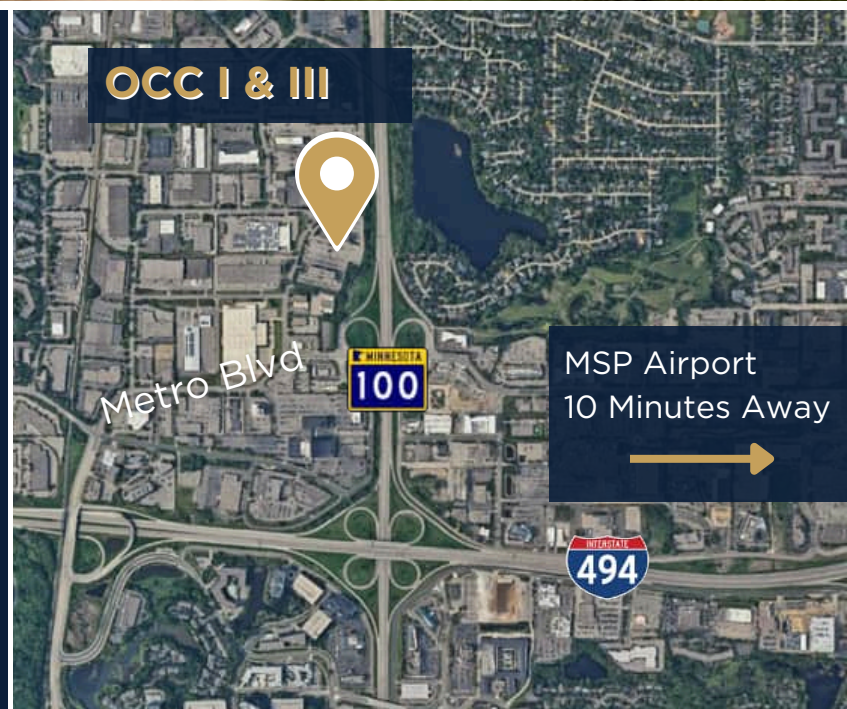


PROPERTY OVERVIEW

Available Space:	1,024 - 21,000 SF
Lease Rate:	\$15.00 - \$16.00 Per SF
CAM/Tax (2026 Est.):	\$12.64 - \$12.69 Per SF

Highlights:

- Expansive Fitness Center with Shower Facilities
- Onsite Breakfast and Lunch Options
- Large Training Centers
- Convenient Access to Highway 100 & I-494
- Ample Parking Available



Our team of professionals ensures a full-service commitment from start to finish



Cultivating partnerships and providing exceptional tenant experiences



Our buildings embody our dedication to excellence in every detail

AMENITIES

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Fitness Center



Conference Room



Tenant Lounge

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