

**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
- \$6.35 PSF estimated Tax & CAM (2026)
- Suite 5262 - 2,084 square feet available
- Suite 12 - 2,710 square feet available
- Suite 13 - 6,693 square feet available, divisible to 3,400 square feet
- Suite 5280 - 3,547 square feet available



Coax available through Comcast

### Contact Us

**ERIC DUEHOLM**

Partner

651.621.2550

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**BEN BRUNO**

Brokerage Services

651.621.2563

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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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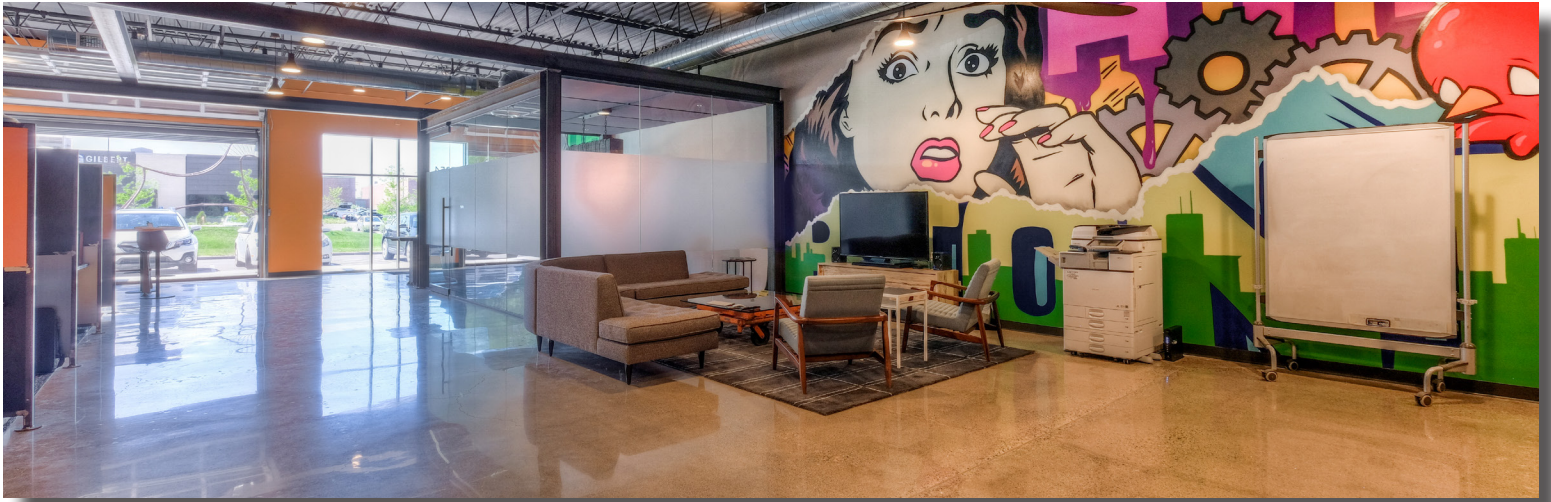


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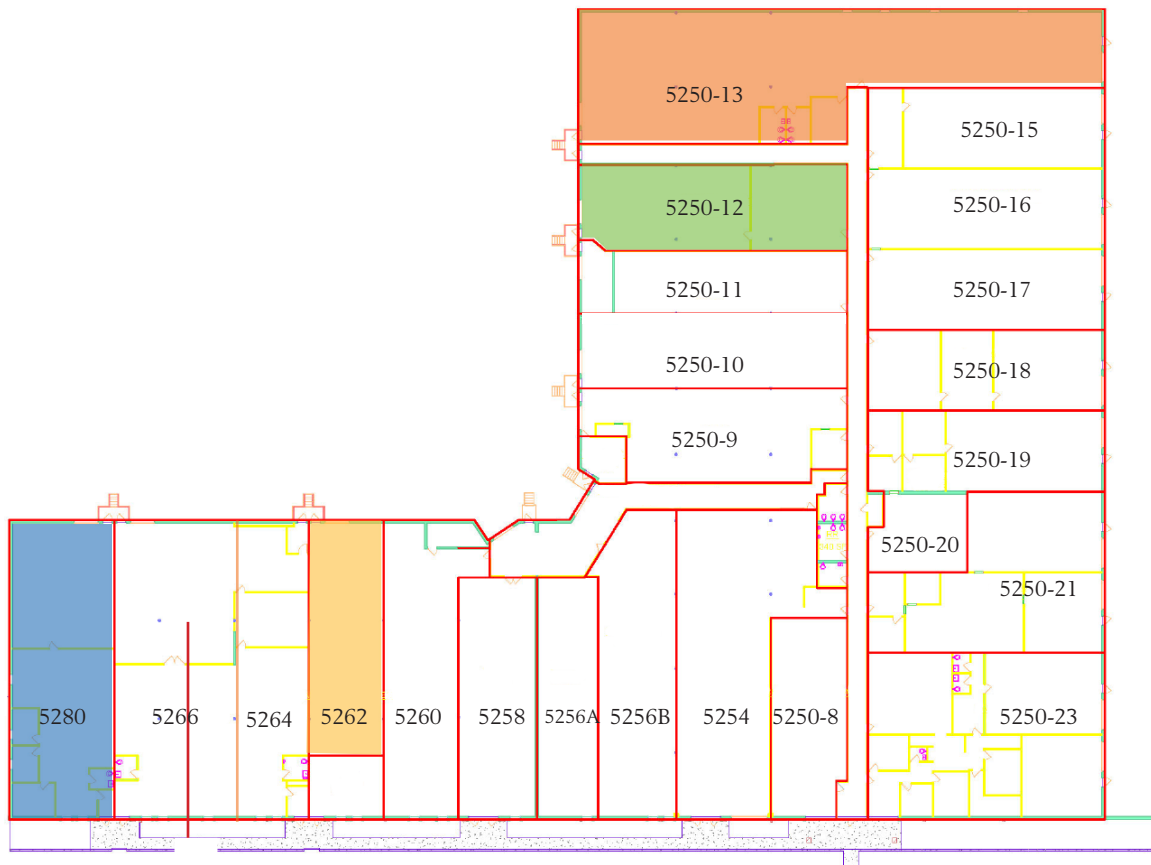
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## Available Suites



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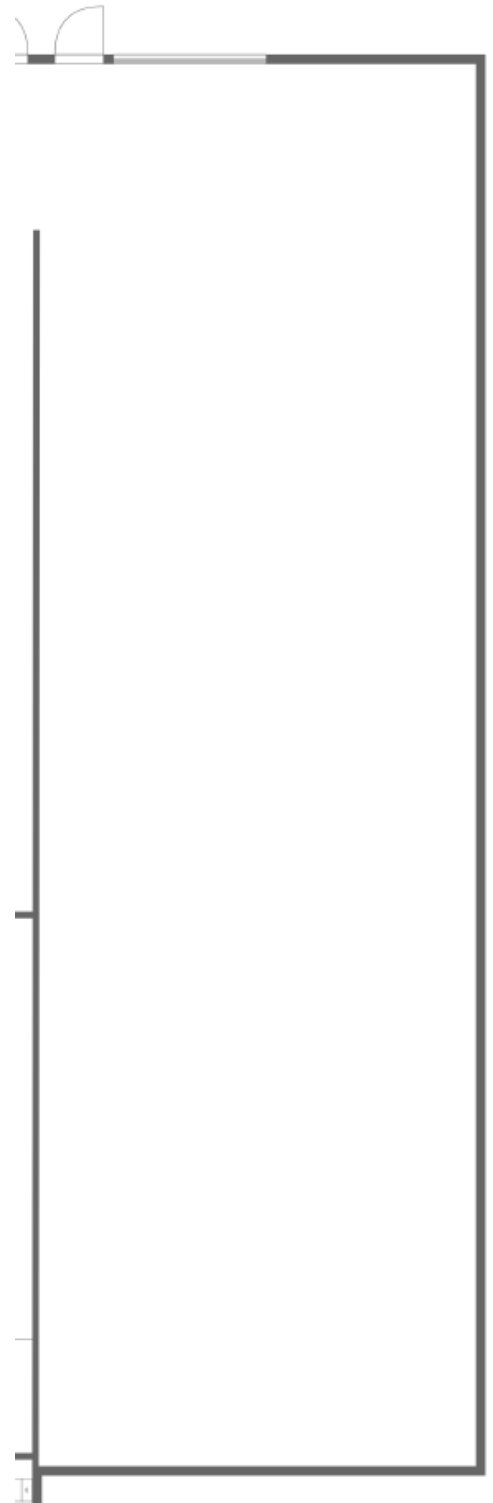
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## Suite 5262

- 2,084 square feet
- Warehouse space
- Dock door
- Estimated as-is monthly gross rent of \$2,319



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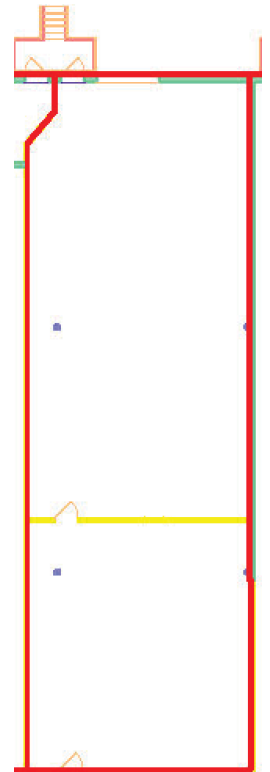
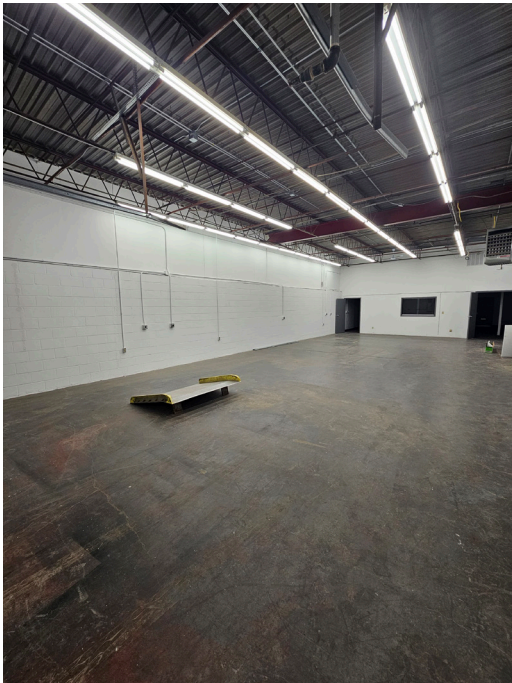
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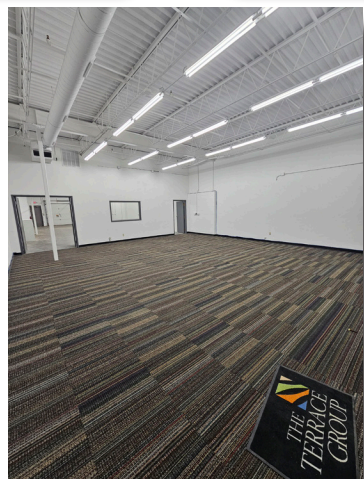
## Suite 12

- 2,710 square feet
- Dock door
- Upgraded LED lighting and recently painted throughout
- Estimated monthly gross rent of \$3,307

Video Tour



Hallway



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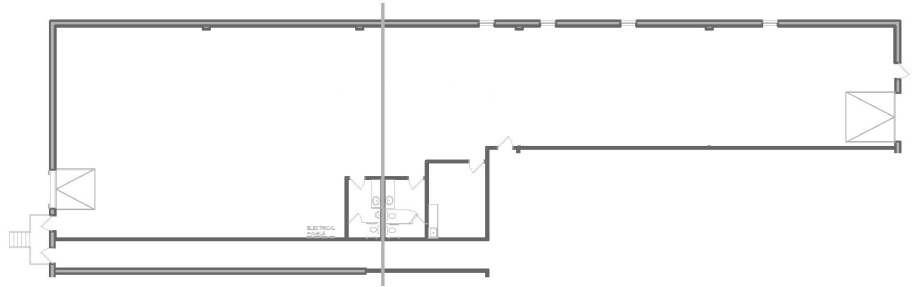
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## Suite 13

- 6,693 square feet
- Newly painted white throughout
- New LED lighting throughout
- 1 dock door
- 1 drive-in door
- Private restrooms
- Break room
- End cap with existing windows - could accommodate additional offices
- Estimated initial monthly gross rent of \$7,738
- Divisible to 3,400 square feet



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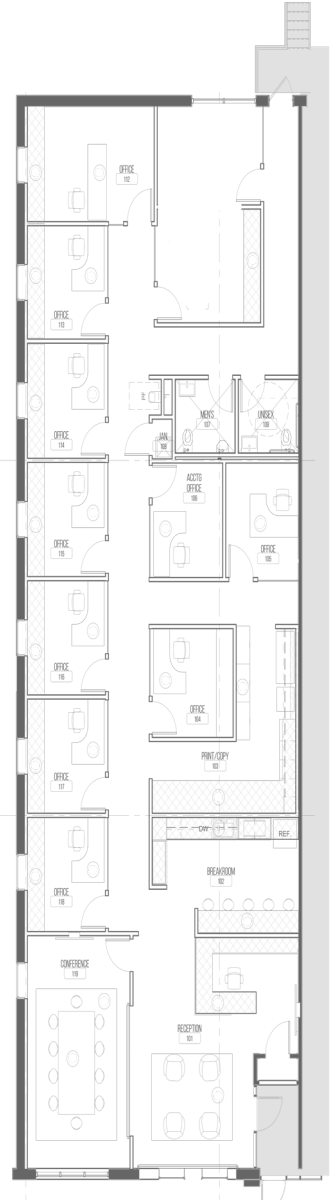
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## Suite 5280

- 3,547 square feet
- Class A quality finishes
- Windows on 3 sides
- Glass garage door with screen leading to front patio
- Furniture is available
- Approximately \$7,790 per month gross as is



*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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