



Tech/Industrial for Lease

Corbin Chapman

Vice President
+1 952 374 5811
corbin.chapman@colliers.com

Joe Owen CCIM, SIOR

Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

George Brekke

Associate
+1 952 225 7888
george.brekke@colliers.com

Colliers
1600 Utica Avenue, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com

Normandale Tech Center 6403-6539 Cecilia Circle, Edina, MN

- Freeway signage available with visibility to 1 million vehicles per week
- Suites serviced by docks and/or drive-in doors
- Ample parking
- Fully sprinklered throughout building
- 14'5" clear height

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Owned by:



For Lease

Available Space

Building Address:	6403-6539 Cecilia Circle, Edina, MN
Est. CAM & Taxes (2026):	\$6.00 PSF
Net Rental Rates:	Negotiable
Available: Suite 6405	1,485 SF Office 2,208 SF Warehouse 3,693 SF Total • 1 drive-in door • Ability to combine suites for 5,847 SF
Available 12/1/2025: Suite 6407	1,180 SF Office 974 SF Warehouse 2,154 SF Total • 1 drive-in door • Ability to combine suites for 5,847 SF
Available: Suite 6515	3,696 SF Warehouse 3,696 SF Total • 1 dock door
Column Spacing:	40' x 42'6"
Floor Thickness:	5 inches
Electrical Service:	3-phase, 208/120V
Parking:	261 stalls
Clear Height:	14'5" floor to joist (clear) 16'6" floor to deck



Site Plan



Floor Plans

Suite 6405
3,693 SF Total

1,485 SF Office

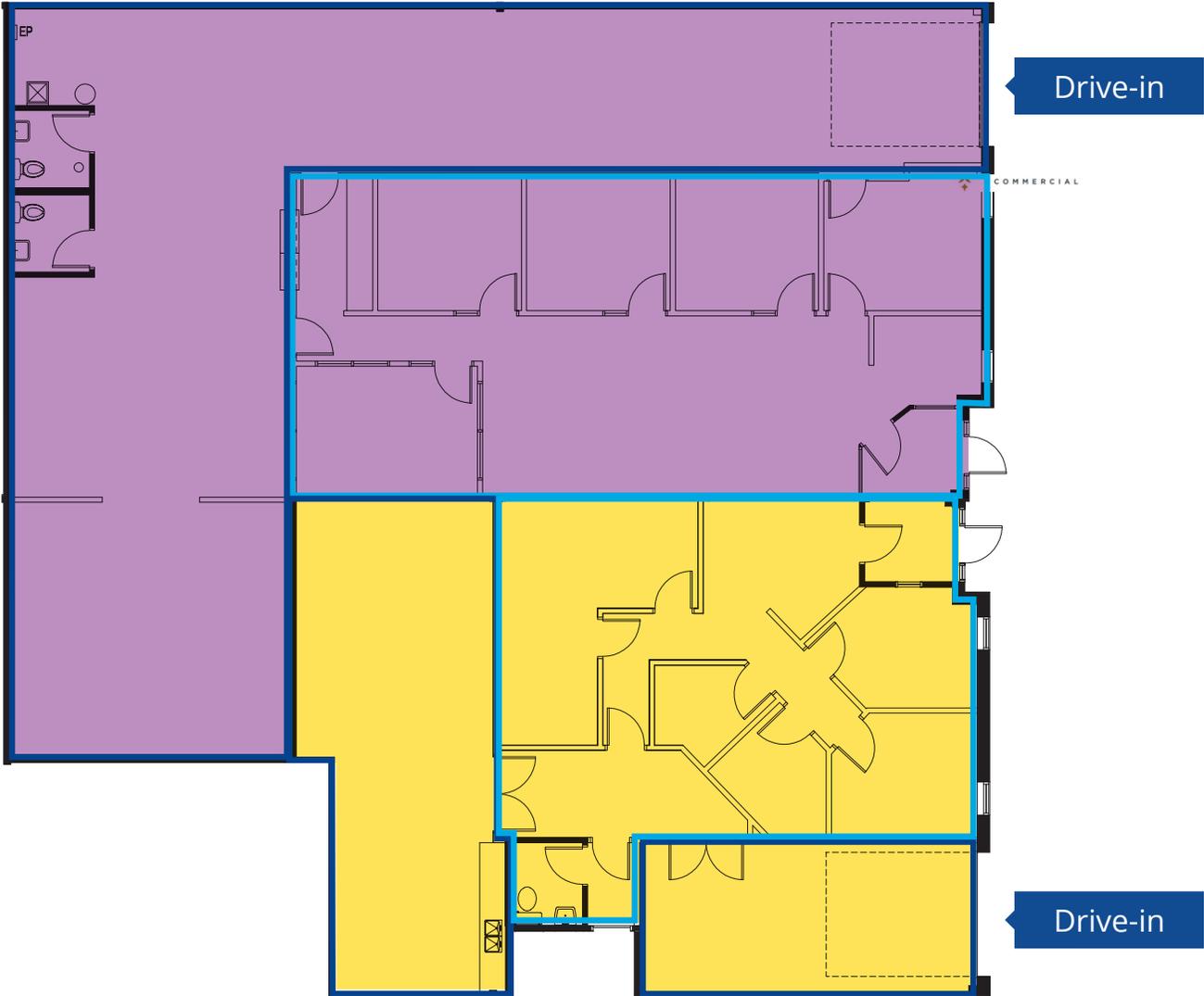
2,208 SF Warehouse

Ability to combine suites

Suite 6407
2,154 SF Total

1,180 SF Office

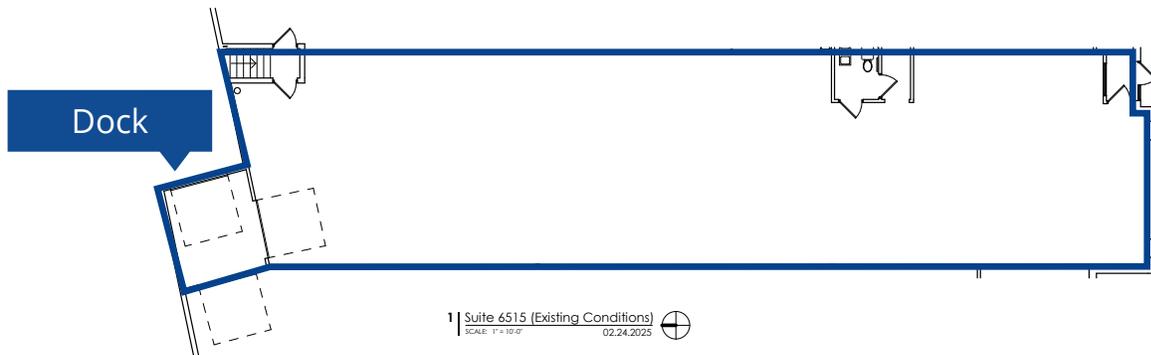
974 SF Warehouse



Floor Plans

Suite 6515
3,696 SF Total

 3,696 SF Warehouse



1 | Suite 6515 (Existing Conditions) 
SCALE: 1" = 10'-0" 02.24.2025





Contact

Image Landsat / Copernicus

Corbin Chapman

Vice President
+1 952 374 5811
corbin.chapman@colliers.com

Joe Owen CCIM, SIOR

Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

George Brekke

Associate
+1 952 225 7888
george.brekke@colliers.com

Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.