

FOR LEASE
7701 YORK AVENUE SOUTH
EDINA, MN

YORK
PLACE
OFFICE



**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

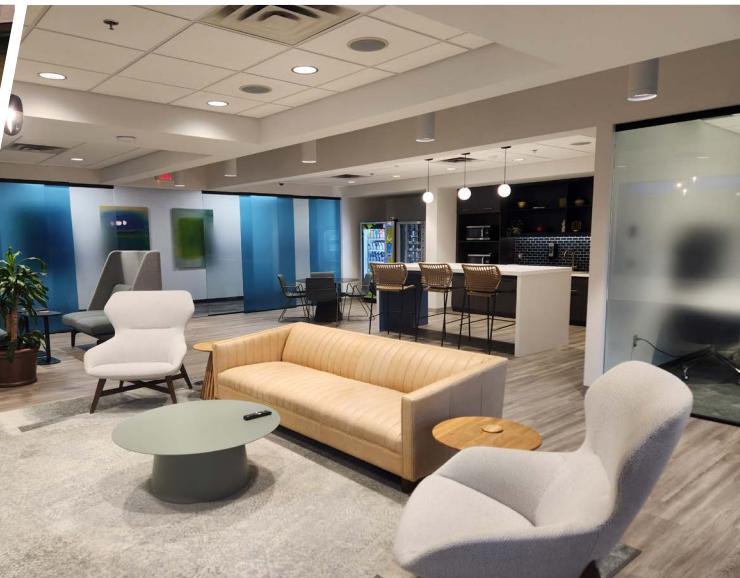
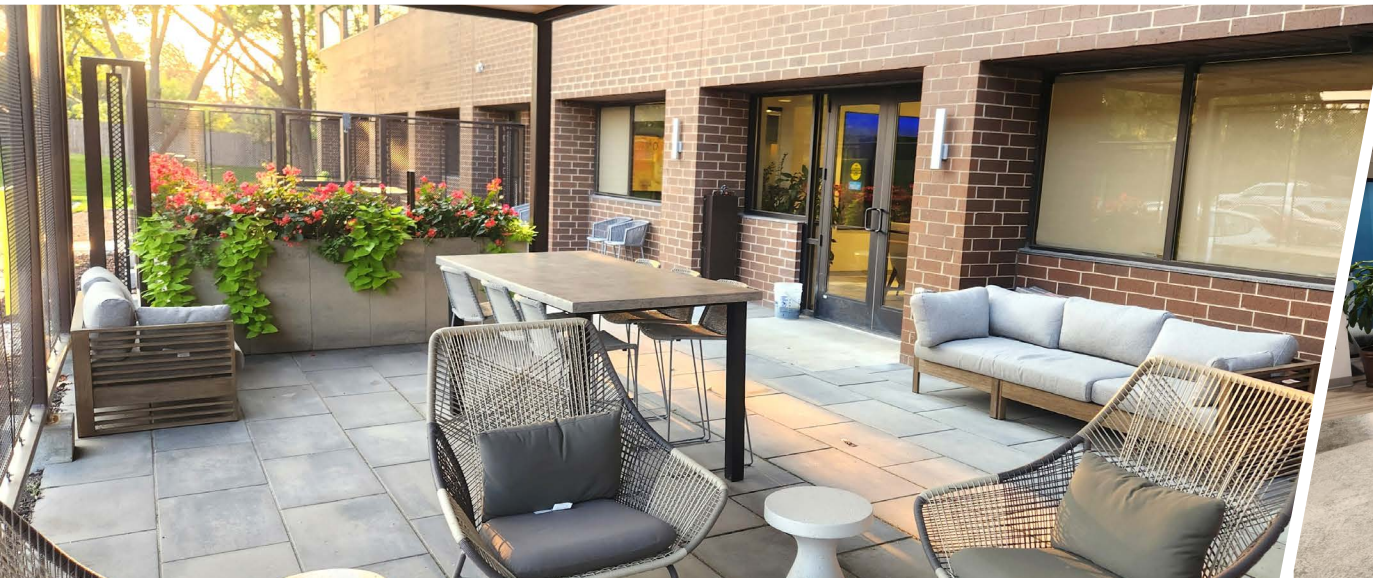
SPACE AVAILABLE:

Suite 100	1,973 SF
Suite 130	2,031 SF
Suite 250.....	9,903 SF
Suite 360	1,405 - 3,686 SF

PARKING: Underground and surface parking

LEASE RATE: \$14.50 PSF

**2024 ESTIMATED TAX &
OPER. EXP.** \$13.64 PSF





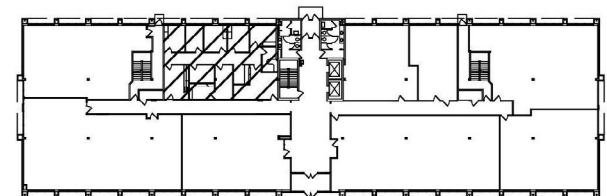
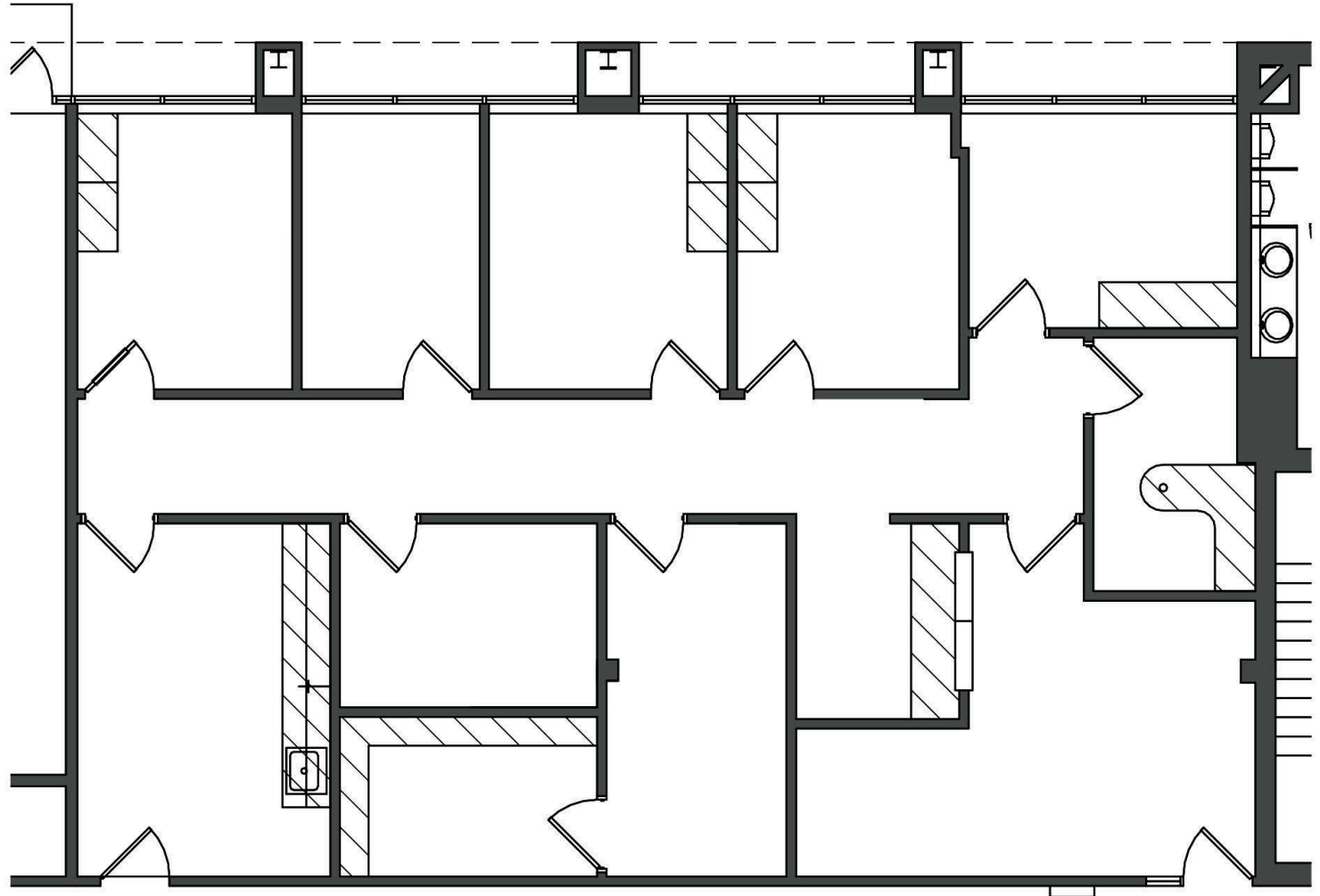
AVAILABILITIES

Suite Number	Square Footage
100	1,973 (available 60 days)
130	2,031
250	9,903
360	1,405 - 3,686



FLOOR
PLAN

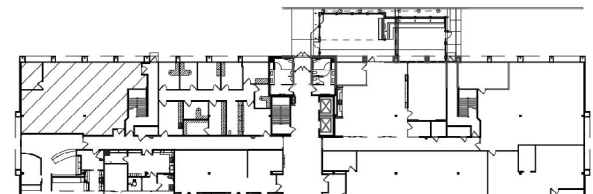
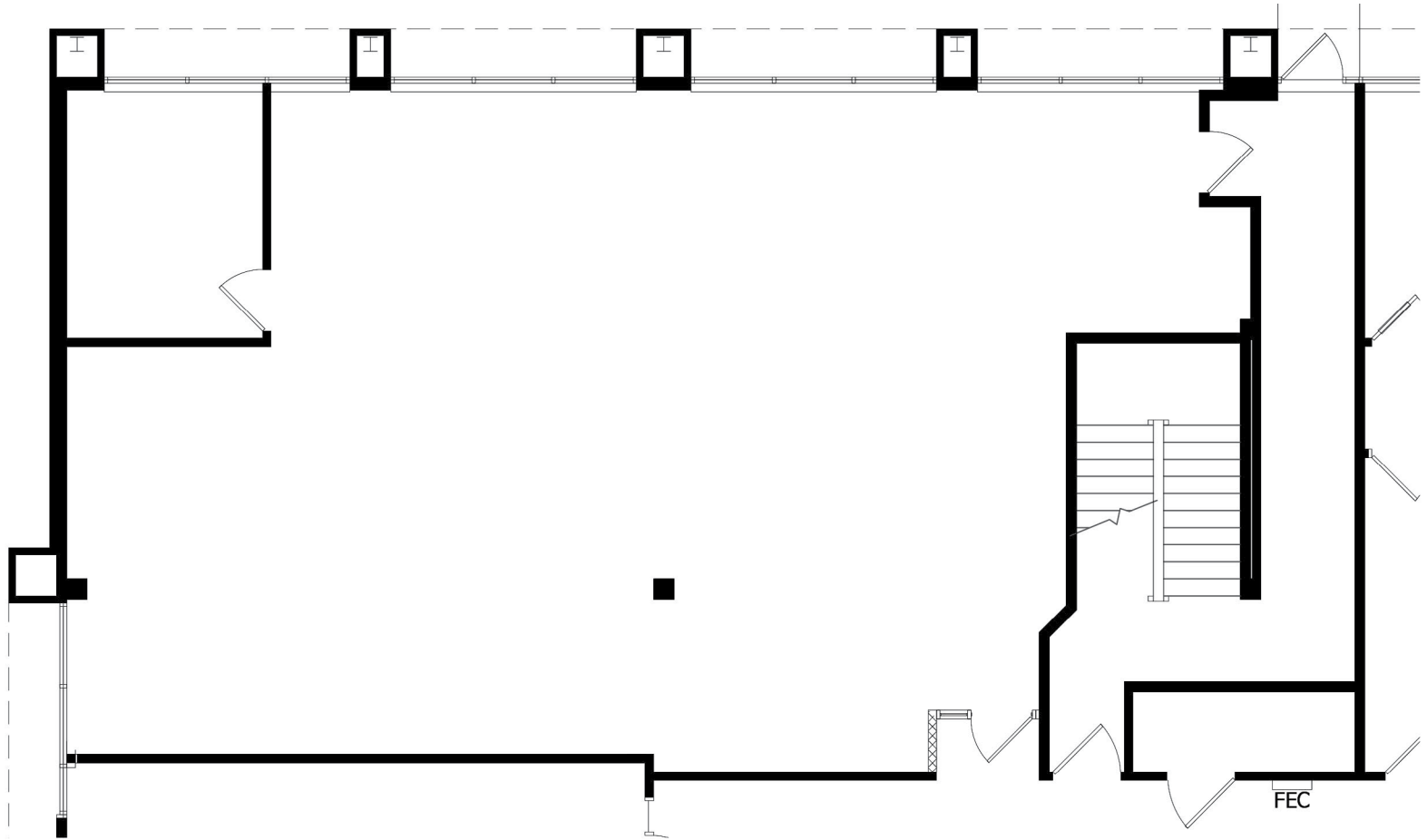
SUITE 100 - 1,973 SF
(AVAILABLE 60 DAYS)



Key Plan - 1st Floor

FLOOR
PLAN

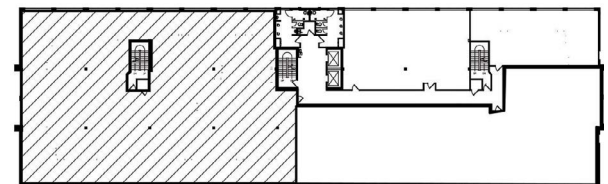
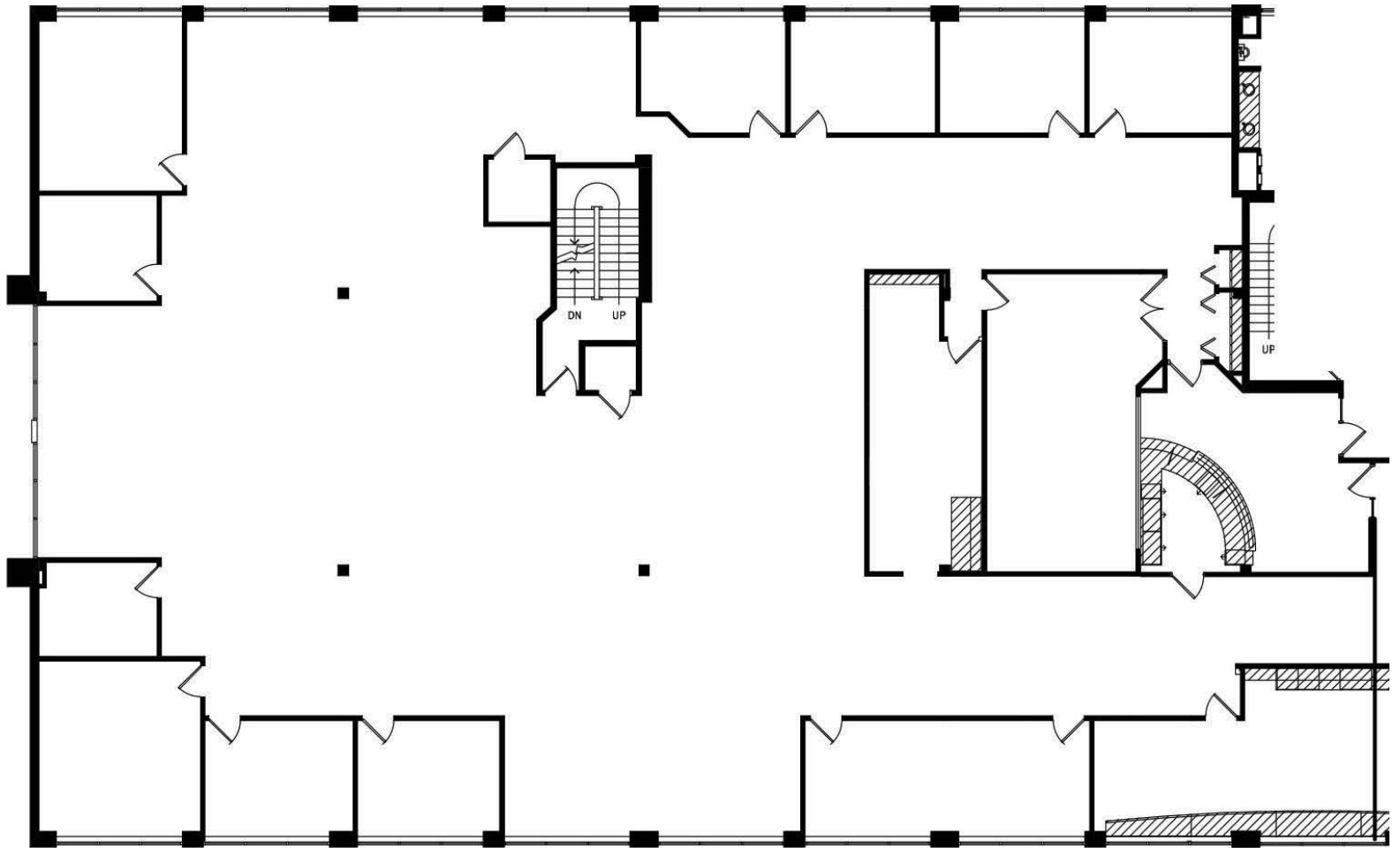
SUITE 130 - 2,031 SF



Key Plan - 1st Floor

FLOOR
PLAN

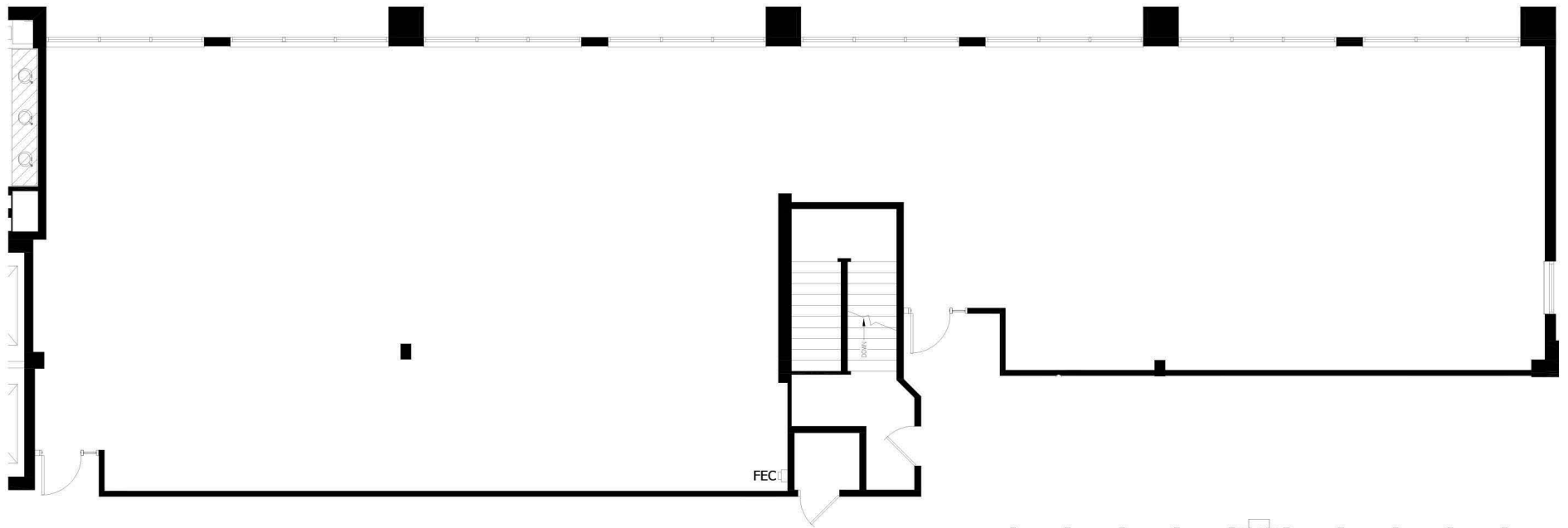
SUITE 250 - 9,903 SF



Key Plan - 1st Floor

FLOOR
PLAN

SUITE 360 - 1,405 - 3,686 SF



Key Plan - 1st Floor

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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



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

cushmanwakefield.com

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