



FOR LEASE

ValleyWood Center  
4420 Valley View Rd | Edina, MN 55424



### LEASING INFORMATION

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**Edina Realty®**

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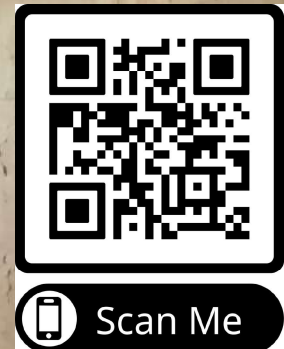
VALLEYWOOD CENTER  
4420 Valley View Rd, Edina, MN 55424

## PROPERTY HIGHLIGHTS

- 3,800 sq. ft. move-in-ready commercial suite in Edina's prestigious Valley Wood Center.
- Fully renovated in 2020 with a custom-designed, high end modern layout.
- Monthly base rent: All-inclusive - Negotiable
- Lease term: Long term lease with 18 month notice
- Interior features: Expansive, window-lined workspace, private offices, reception, kitchenette, client lounge, laundry, ADA restroom, elevator.
- Two main-level access points for easy entry and customer flow.
- Prime corner location at Valley View Road & Wooddale Avenue, high visibility.
- Excellent access to Highways 62 and 100; adjacent to Southdale Mall for built-in traffic.
- Ample parking with 89 surface spaces.
- Ideal for boutique retail, upscale dining, real estate, dental offices, medical suites, professional offices, and wellness practices.

## PROPERTY OVERVIEW

YEAR BUILT:	1960
LAND AREA:	.96 Acres
NUMBER OF FLOORS:	2
BUILDING CLASS:	B
GROSS MONTHLY:	All inclusive - Negotiable
PARKING:	89 spaces (shared)
SQUARE FOOTAGE TOTAL:	3,800 approx.
BUILDING NOTES:	On-site ownership and management



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# FLOOR PLANS

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## Main Floor – Suites #301 & #302

Suite Numbers	Total SF
301 & 302	3,800



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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