



# For Sale/Lease

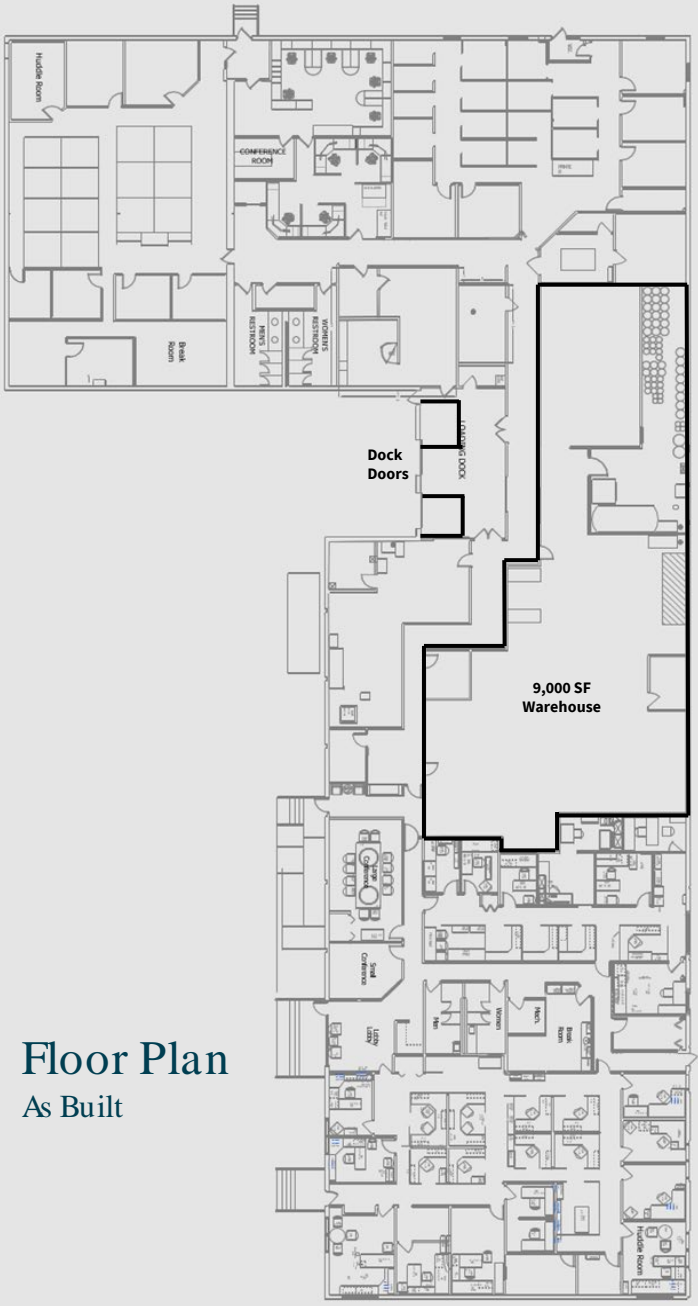
Office/Flex  
27,495 RSF Available

4200 76<sup>th</sup> Street W  
Edina, MN 55435

# For Lease/Sale

The 4200 W 76<sup>th</sup> building is in the heart of Edina along the France Avenue Corridor. Currently featuring approximately 70% office finish, the building is warehouse space and can be expanded, or it could be fully converted to medical office space or similar use. The 4200 building is situated at I-494 and France Ave, within a stone throw of Edina's many nearby amenities.

## Building Information



Floor Plan  
As Built



### Size

27,495 SF Total  
18,495 SF Office  
+/- 9,000 SF Warehouse



### Power

800 amp, 3-phase  
40 watt & 20-watt roof  
Mounted solar panels



### Year Built

1969  
Renovated 2016



### Parking

86  
surface spaces



### Loading

Two (2) dock doors (1 with leveler)



### Clear Height

12'



### Lease/Sale Rate

Negotiable



### CAM/Tax (2023)

\$3.95 PSF

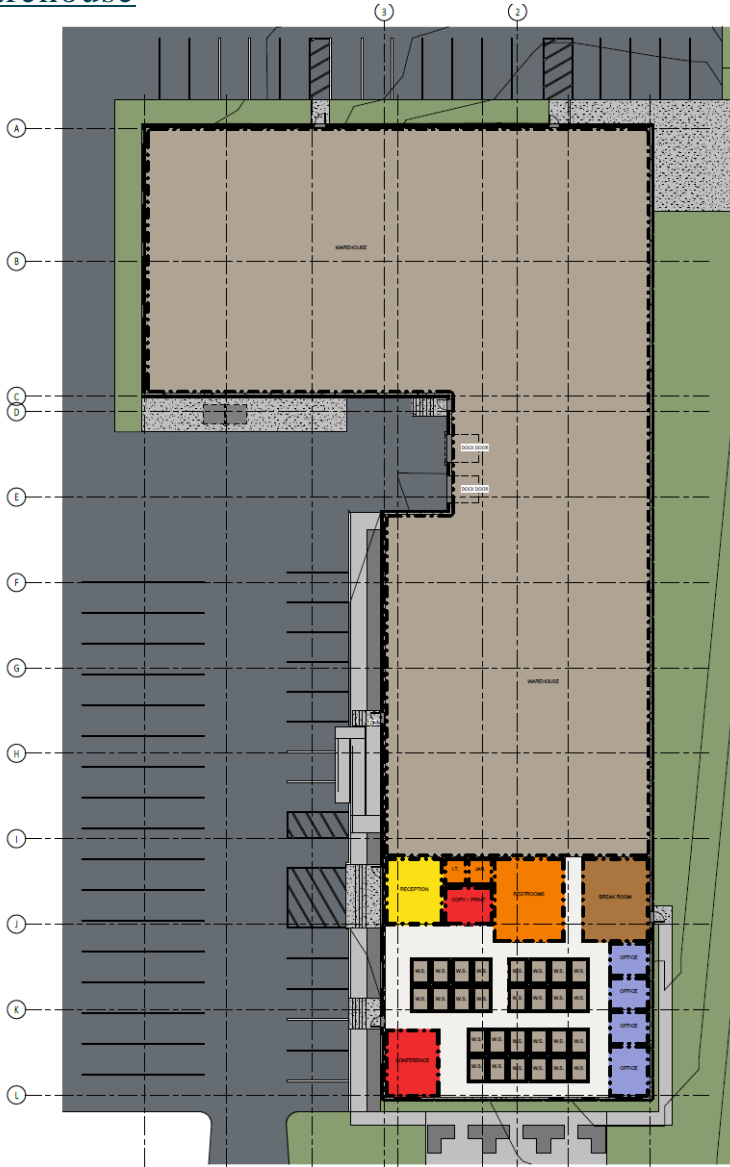
## Property Features

- Nicely built out office and warehouse space available for lease
- 100% sprinklered
- Features 40-watt and 20-watt roof mounted solar panels
- Immediate access to I-494, France Ave, and Hwy 100 & Hwy 62
- Options to convert the space to Medical Office or to expand the current Warehouse space
- Potential for affordable housing redevelopment



# CONCEPT I

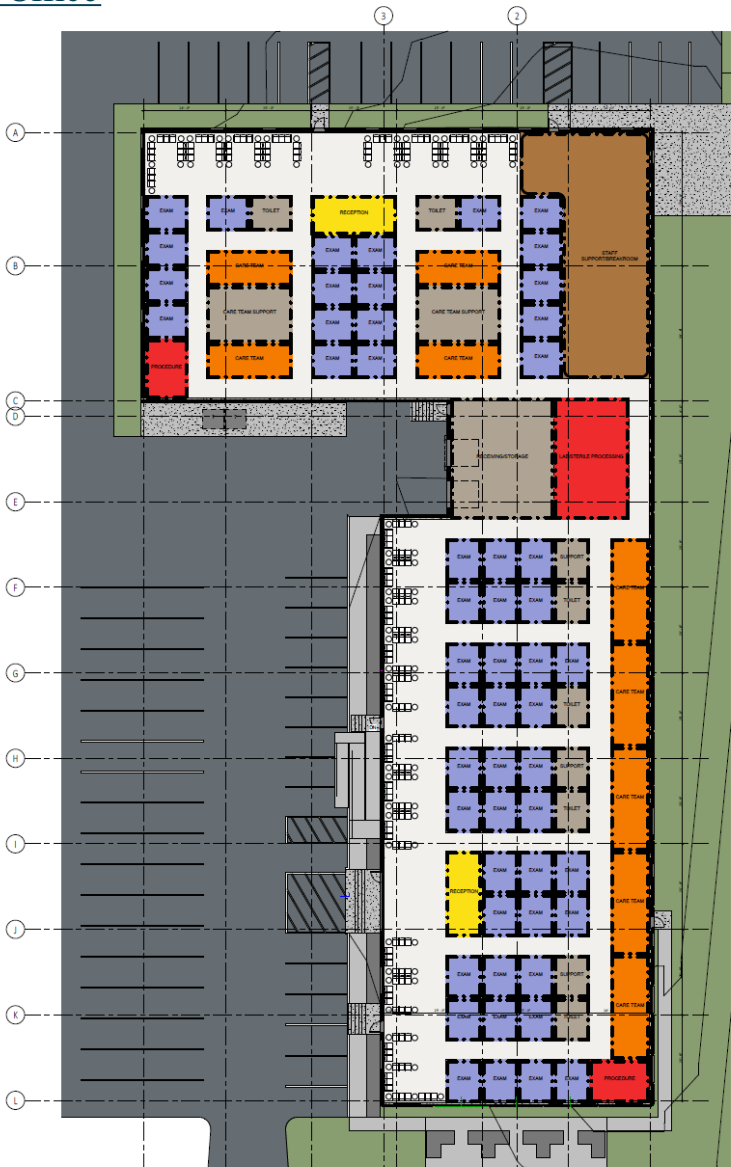
Office/Warehouse



MARKETING PLAN - OFFICE / WAREHOUSE  
EDINA, MN  
04/13/2023  
4200 W 76th ST  
MH  
MERRICK HANSEN

# CONCEPT II

Medical Office



MARKETING PLAN - CLINIC  
EDINA, MN  
04/11/2023  
4200 W 76th ST  
MH  
MERRICK HANSEN



# Area Amenities

## Edina, MN

### Restaurants

- 1 Shake Shack
- 2 Tavern on France
- 3 Lakeshore Grill
- 4 Starbucks
- 5 Ruby Tuesdays
- 6 Piada Italian Street Food
- 7 Giordano's
- 8 Patrick's Bakery & Cafe
- 9 The Cheesecake Factory
- 10 Pizza Hut
- 11 Good Earth
- 12 Big Bowl
- 13 People's Organic
- 14 COV Edina
- 15 Crave
- 16 Pittsburg Blue
- 17 McCormick & Schmicks
- 18 The Original Pancake House
- 19 P.F. Chang's
- 20 Panera Bread
- 21 Pinstripes
- 22 QCumbers
- 23 Starbucks
- 24 Jason's Deli
- 25 Tavern 23
- 26 Fuddrucker's
- 27 Perkins
- 28 Olive Garden
- 29 Ciao Bella
- 30 Cowboy Jack's
- 31 Osaka
- 32 Chick-fil-A
- 33 Caribou
- 34 Starbucks
- 35 McDonald's
- 36 Red Robin
- 37 Red Lobster

### Retail/Convenience

- 1 Macy's
- 2 Sephora
- 3 Cub Foods
- 4 Apple
- 5 Restoration Hardware
- 6 Pottery Barn
- 7 Williams-Sonoma
- 8 Crate and Barrel
- 9 Target
- 10 Lunds & Byerly's
- 11 The Container Store
- 12 West Elm
- 13 Whole Foods
- 14 Office Depot
- 15 Marshall's
- 16 Total Wine
- 17 Trader Joes
- 18 Walgreens
- 19 Kohl's
- 20 DICK'S Sporting Goods
- 21 Bed, Bath & Beyond

### Hotels

- 1 Homewood Suites by Hilton
- 2 The Westin Edina Galleria
- 3 Residence Inn by Marriott
- 4 Holiday Inn Express
- 5 Embassy Suites by Hilton
- 6 Home2 Suites by Hilton

### Health & Fitness

- 1 Life Time Edina
- 2 Alchemy 365
- 3 Orangetheory Fitness
- 4 Pure Barre
- 5 Southdale YMCA
- 6 CorePower Yoga
- 7 The Bar Method
- 8 LA Fitness

### Green Space

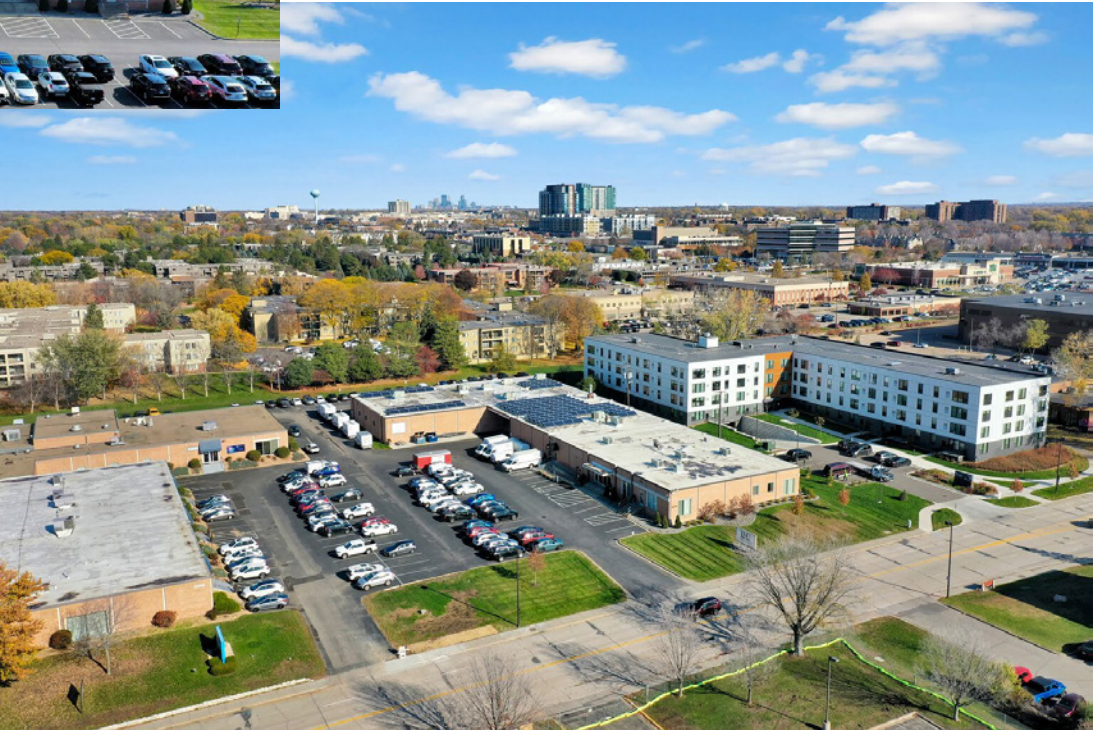
- 1 Edina Promenade
- 2 Adams Hill Park
- 3 Centennial Lakes Park



# Property Photos

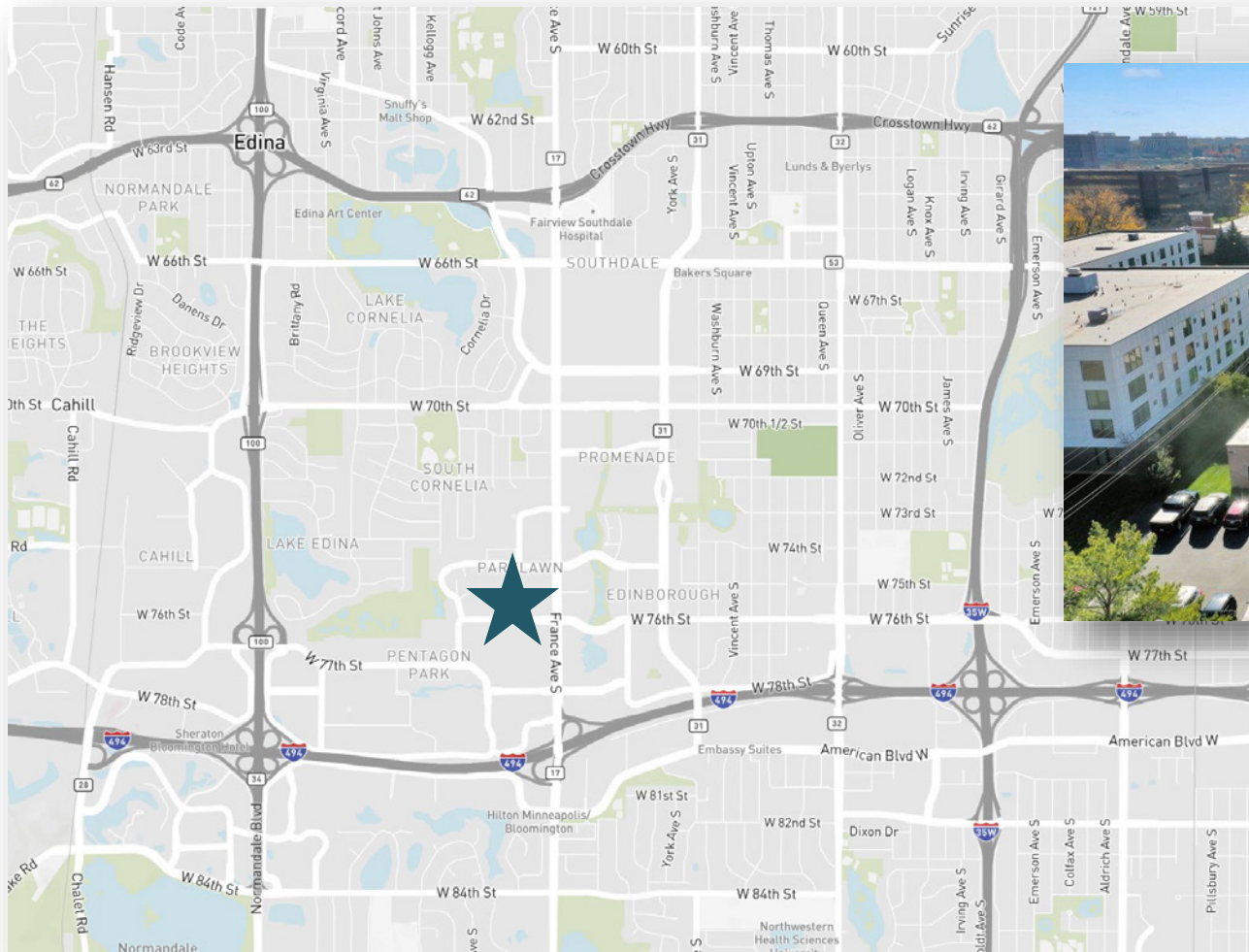


# Property Photos



# Aerial





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