

FOR LEASE | OFFICE & WAREHOUSE

Edina Business Center

5500 Lincoln Drive, Edina, MN 55436



Edina Business Center is a high-quality office and warehouse building with direct access and visibility to Highway 169. Space opportunities range from small offices to office / warehouse combinations with either dock or drive-in loading.

Property Features

- Ample parking
- Additional improvement allowance available
- Common break room and restrooms
- Easy access to Highways 169 & 212 and Crosstown 62
- Located on Nine Mile Creek bicycle trail
- 2,500 square feet spaces available



2026 - Estimated Operating Expenses PSF

CAM	Taxes	Total
5.93	3.61	9.54

Contact Us

ERIC DUEHOLM

Partner

651.621.2550

eric@terracegroupllc.com

BEN BRUNO

Brokerage Services

651.621.2563

ben@terracegroupllc.com

Full Property Information at:
edinabusiness.com

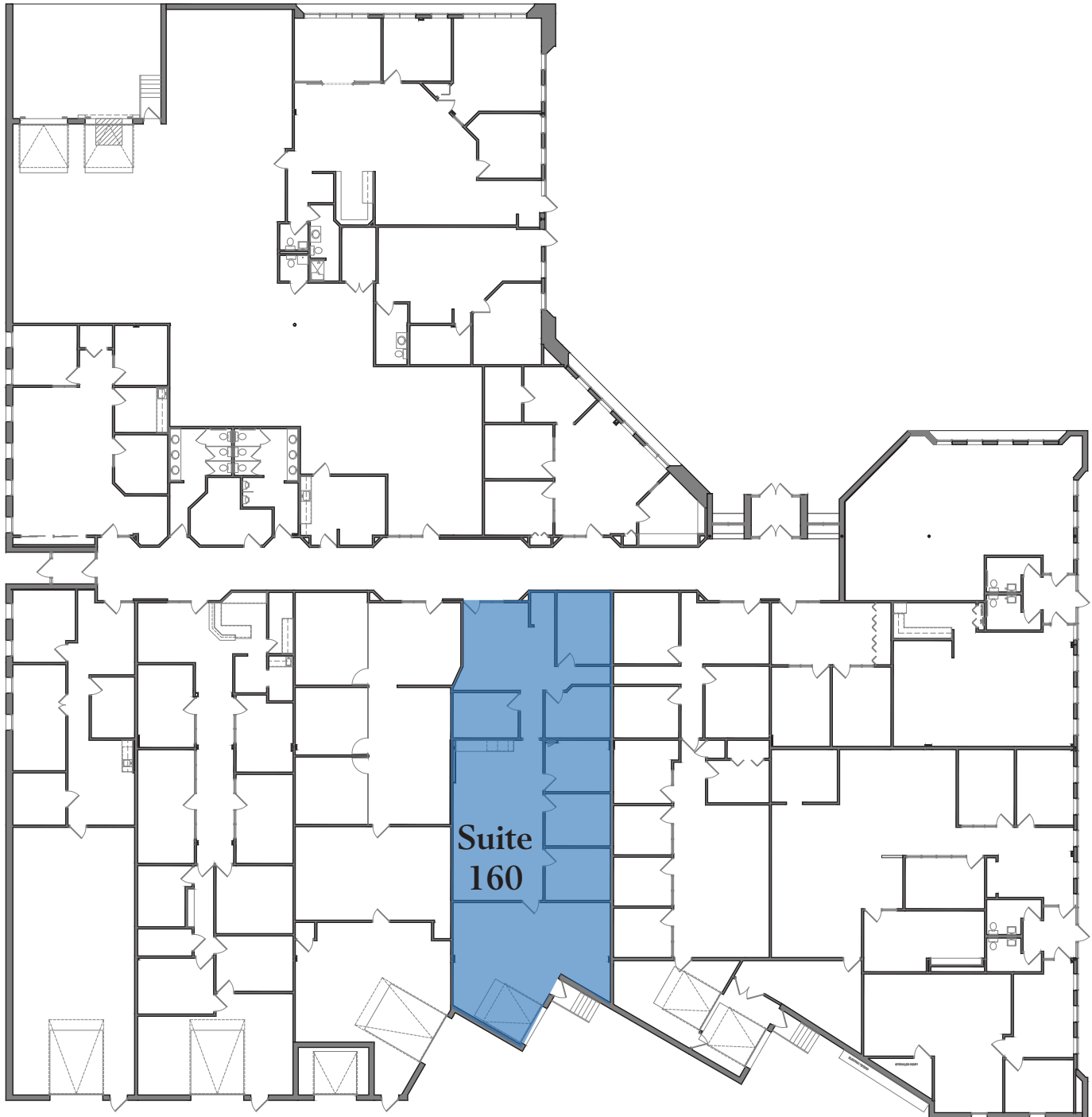
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Building Floor Plan



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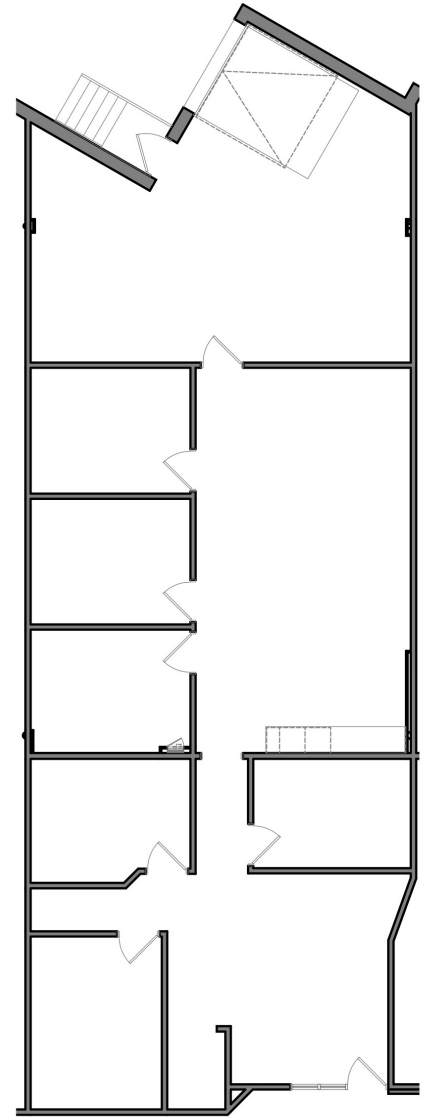
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Available Suite

SUITE 160

- 2,606 total square feet
- Private offices
- Small warehouse with dock door
- Estimated initial monthly gross rent \$3,991



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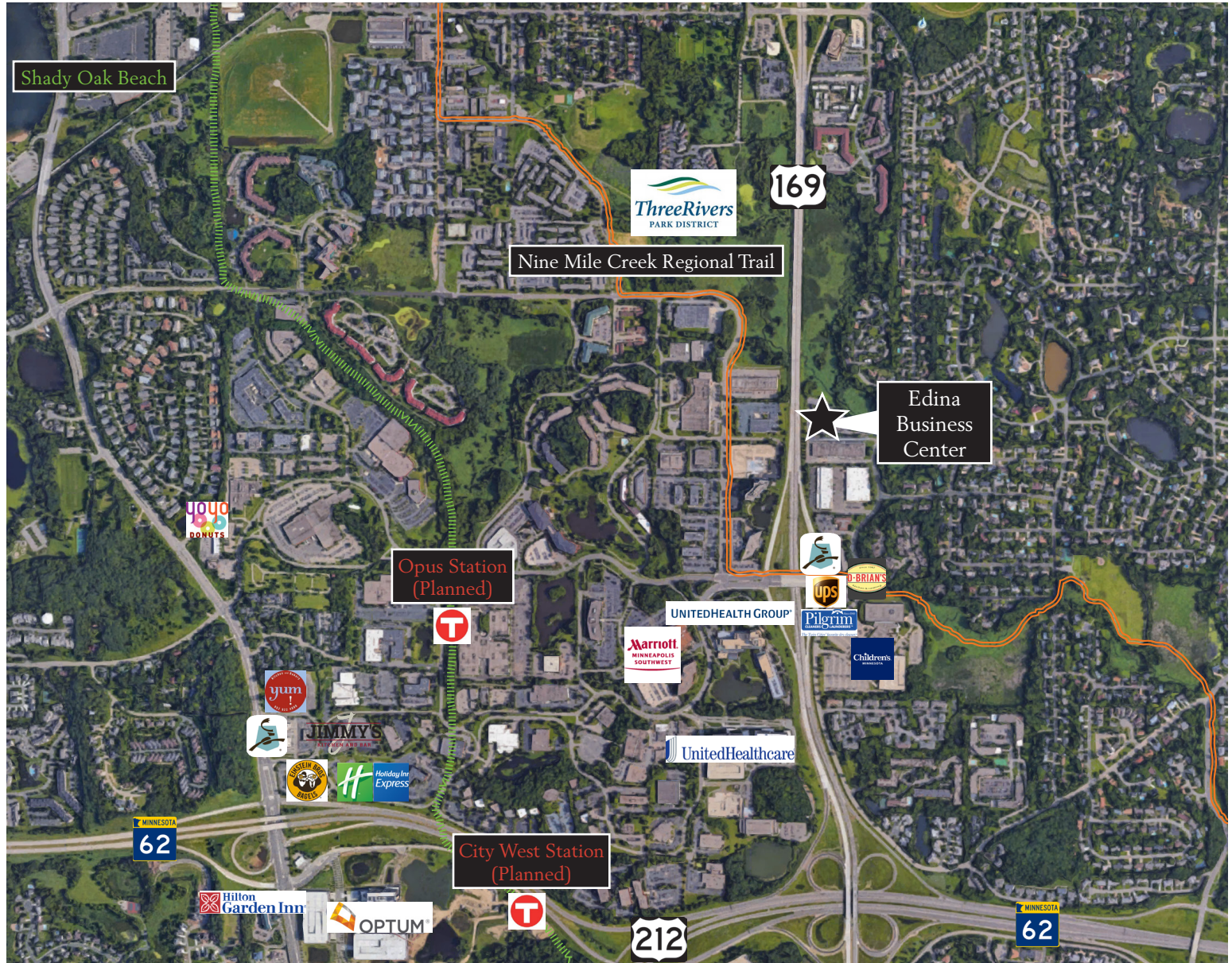
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Amenity Map



Destinations

Downtown Minneapolis...
Downtown St. Paul...
MSP International Airport...
West End, St. Louis Park...

Drive Time

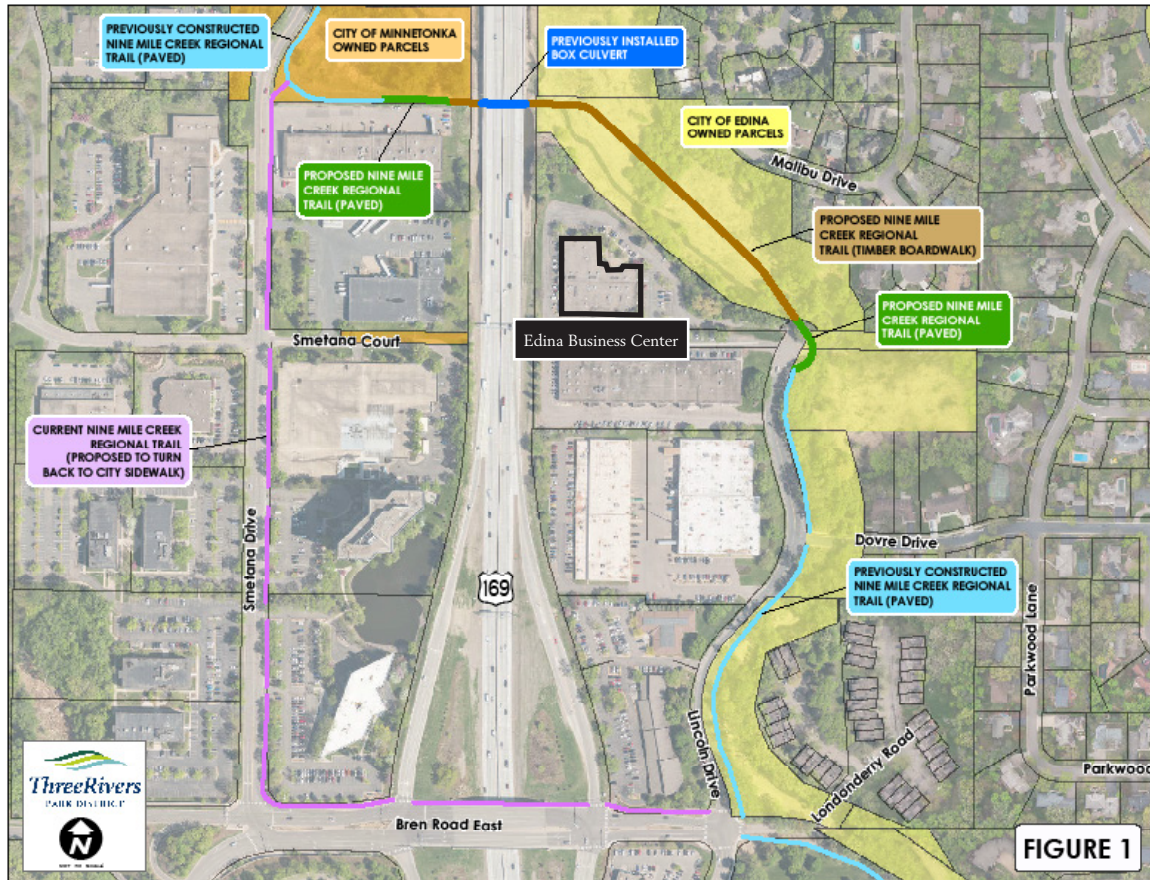
17 minutes
25 minutes
16 minutes
12 minutes

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ThreeRivers Park District



Three Rivers Park District finished its construction of the remaining Nine Mile Creek Regional Trail segment. It includes connecting the existing Nine Mile Creek Regional Trail sections located east and west of Highway 169 to the trail underpass located underneath Highway 169.



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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