

AVAILABLE FOR LEASE

45,447 SF

MEDICAL OFFICE BUILDING

Stand-alone, purpose-built healthcare facility at premier Twin Cities address



MedCraft
Healthcare Real Estate

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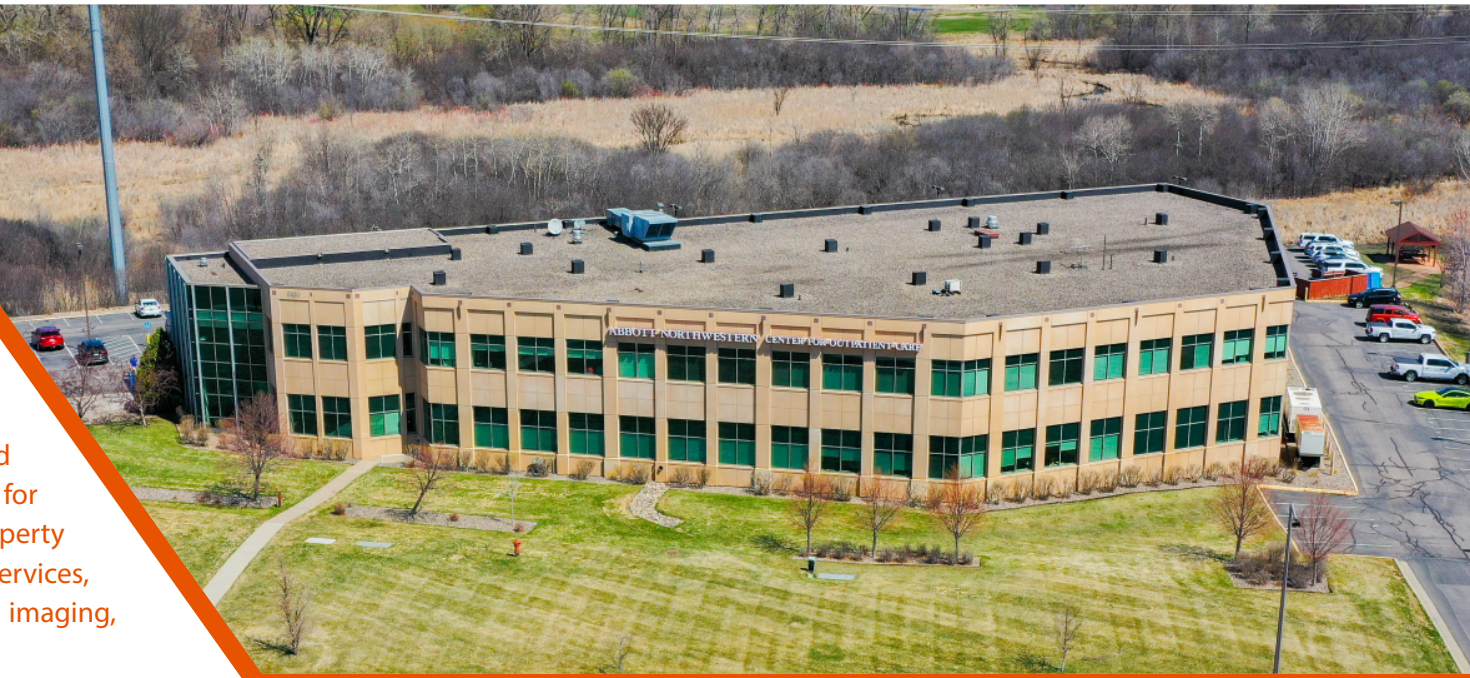
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8100 W 78th Street, Edina, MN

ABOUT THE PROPERTY

Situated at the prominent intersection of Highway 169 and I-494 in Edina, this 45,447-square-foot facility offers health systems, large practices, and ambulatory care providers exceptional visibility, accessibility, and existing clinical infrastructure. Available for long-term lease or acquisition, the property is designed to support a wide range of services, including primary care, specialty care, imaging, therapy, and ambulatory surgery.



- ◇ Prominent Visibility with Signage Opportunity
- ◇ Clinical Infrastructure Designed for Healthcare Delivery
- ◇ Opportunities for Customized Clinical Buildouts
- ◇ Patient-Friendly Access, Navigation and Abundant Parking

This is a rare opportunity for a single user to establish a fully integrated healthcare destination in a highly visible market location. With the scale to consolidate services under one roof and the flexibility to customize the environment to align with your brand and care model, the property positions your organization to expand access, strengthen market presence, and deliver a seamless patient experience.



Property Details

Total Building Size:	45,447 Square Feet
Number of Stories:	2 Floors
Available Space:	Full Building
Parking Ratio:	2.11/1,000 SF
Land:	10.40 Acre
Zoning:	POD-2
Year Built:	2002
Occupancy:	Available Q3 2027
Transaction Type:	Lease or Sale



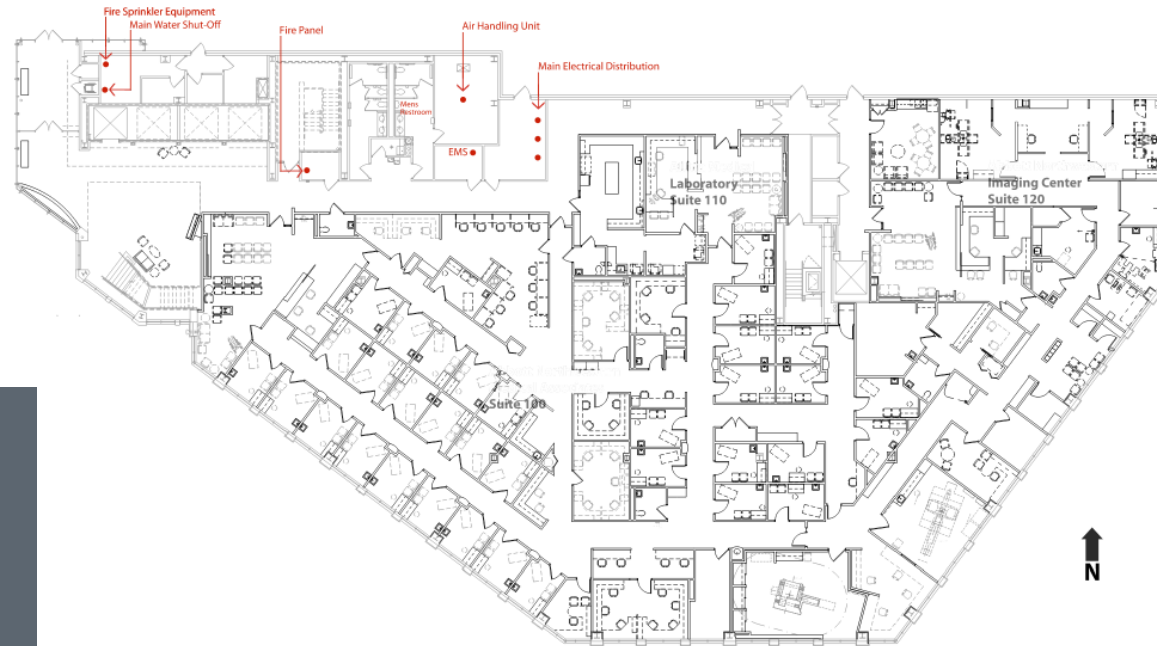
Suited for Health Systems & Providers

- ✓ Health System Outpatient Campus
- ✓ Multispecialty Clinic
- ✓ Primary Care Network
- ✓ Ambulatory Surgery Center
- ✓ Imaging & Radiology
- ✓ Orthopedics & Sports Medicine
- ✓ Oncology/Infusion Center
- ✓ Behavioral Health
- ✓ Women's Health
- ✓ Physical & Occupational Therapy
- ✓ Cardiology

I-494 & Hwy 169 - Edina, MN

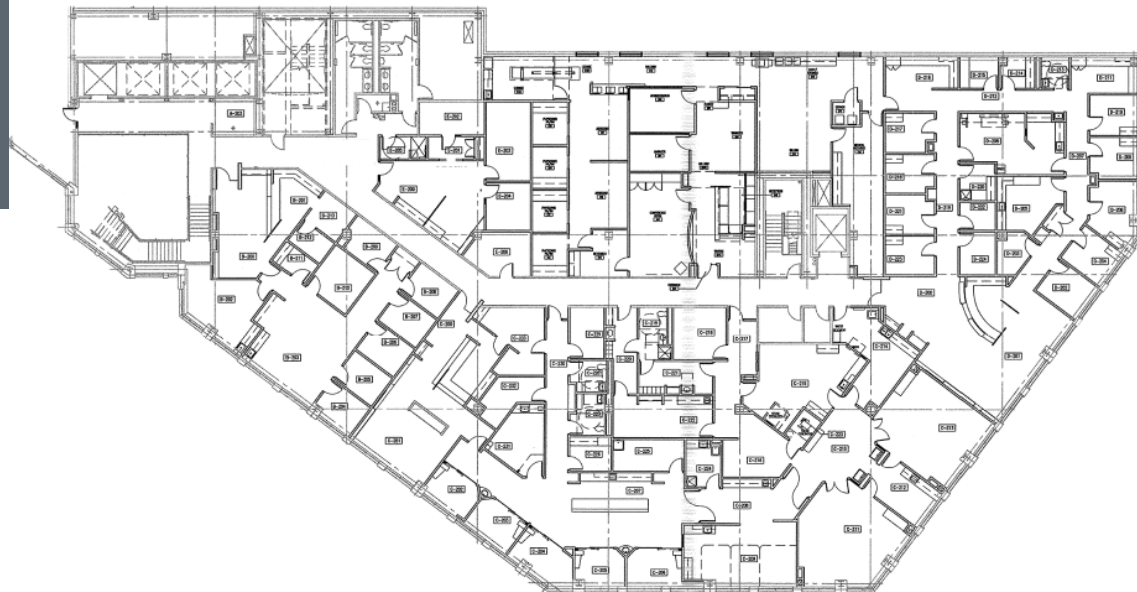
- ✓ Immediate access to the I-494 corridor — one of Minnesota's highest-traffic commercial zones
- ✓ Edina ranked among the wealthiest, highest-insured demographics in the Twin Cities metro
- ✓ 5-mile population catchment exceeding 200,000 residents
- ✓ Proximate to Fairview Southdale Hospital
- ✓ Minutes from Minneapolis–Saint Paul International Airport and Bloomington
- ✓ Dense retail, hospitality, and amenity base surrounding the site

FIRST FLOOR PLAN



This premier medical office building features two floors totaling 45,477 square feet, with each level encompassing approximately 22,723 square feet. The structure has been strategically designed and constructed to support multiple additional floors, offering exceptional long-term flexibility and expansion potential.

SECOND FLOOR PLAN



PREMIER LOCATION

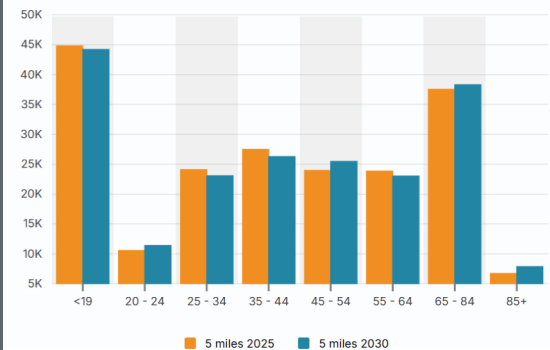
Strategic location with high visibility at the heavily trafficked I-494 and US-169 interchange. With high daily traffic counts and exceptional exposure, the site enhances brand presence while supporting efficient access for patients, staff, and visitors alike—positioning it as a highly strategic location for long-term growth.

- ◇ 2025 MNDOT Traffic Counts - 140,296 Daily Avg I-494
- ◇ 2025 MNDOT Traffic Counts - 62,189 Daily Avg US-169
- ◇ 2025 MNDOT Traffic Counts - 6,959 Daily Avg W 78th St



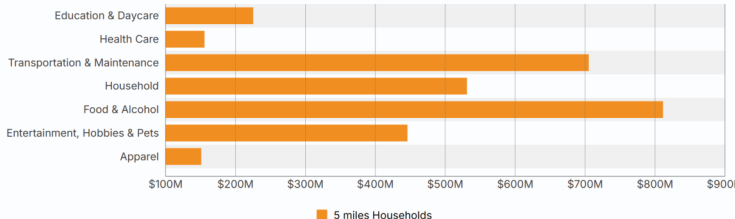
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Population By Age

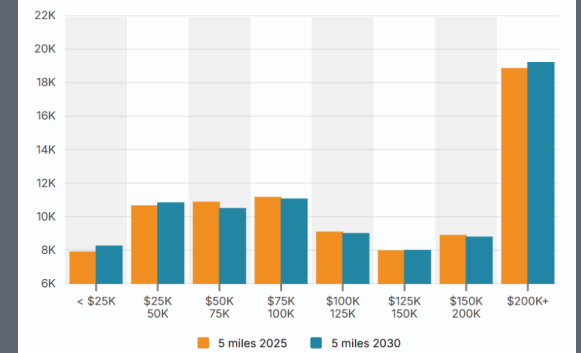


DEMOGRAPHICS

Consumer Spending



Households By Income



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