

FOR LEASE | OFFICE

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
- 979 - 4,600 square feet available



2025 - Estimated Operating Expenses PSF

CAM	Taxes	Total
5.68	3.25	8.93

Contact Us

ERIC DUEHOLM

Partner



651.621.2550

eric@terracegroupllc.com

BEN BRUNO

Brokerage Services



651.621.2563

ben@terracegroupllc.com

TONY ROSSATO

Brokerage Services



651.621.2507

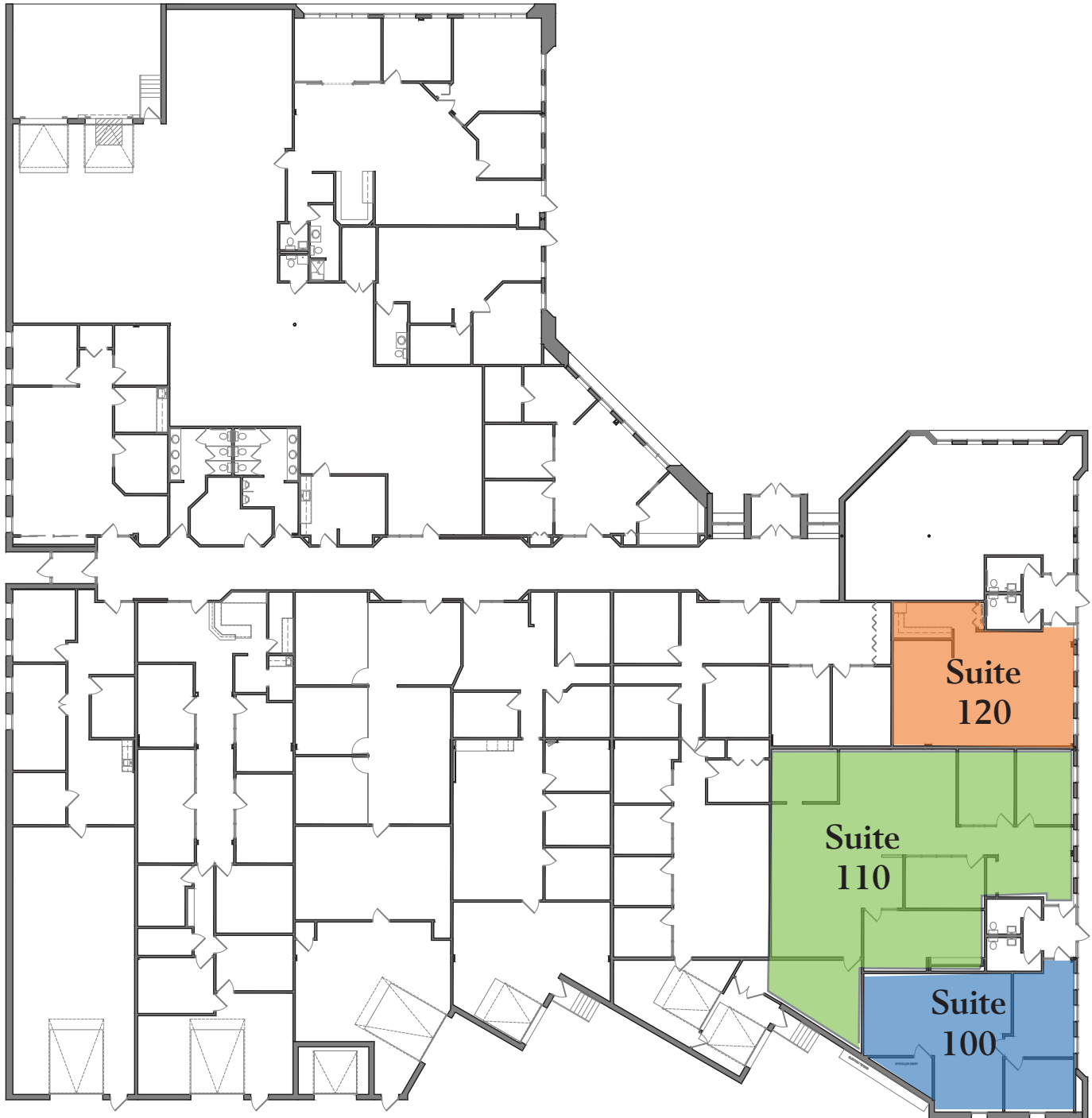
tony@terracegroupllc.com

Full Property Information at:
edinabusiness.com

FOR LEASE | OFFICE
Edina Business Center
5500 Lincoln Drive, Edina, MN 55436



Building Floor Plan



ERIC DUEHOLM
Partner
651.621.2550
eric@terracegroupllc.com

BEN BRUNO
Brokerage Services
651.621.2563
ben@terracegroupllc.com

TONY ROSSATO
Brokerage Services
651.621.2507
tony@terracegroupllc.com

Full Property Information at:
edinabusiness.com

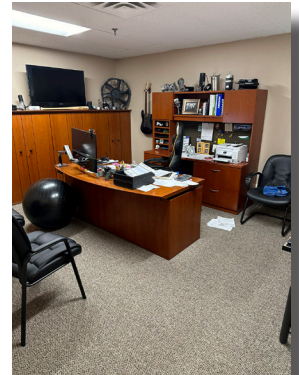
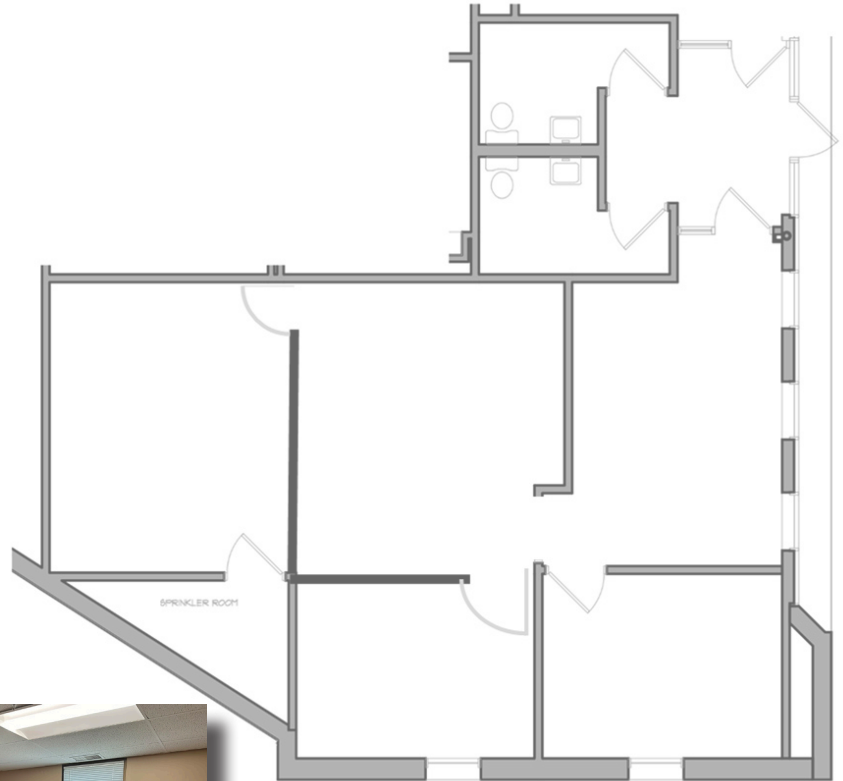
FOR LEASE | OFFICE
Edina Business Center
5500 Lincoln Drive, Edina, MN 55436



Available Suite

SUITE 100

- 1,122 total square feet
- Private entrance
- Estimated initial monthly gross rent \$1,950
- Can be combined with suites 110 and 120



ERIC DUEHOLM
Partner
651.621.2550
eric@terracegroupllc.com

BEN BRUNO
Brokerage Services
651.621.2563
ben@terracegroupllc.com

TONY ROSSATO
Brokerage Services
651.621.2507
tony@terracegroupllc.com

Full Property Information at:
edinabusiness.com

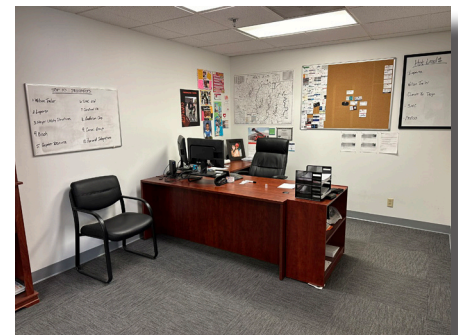
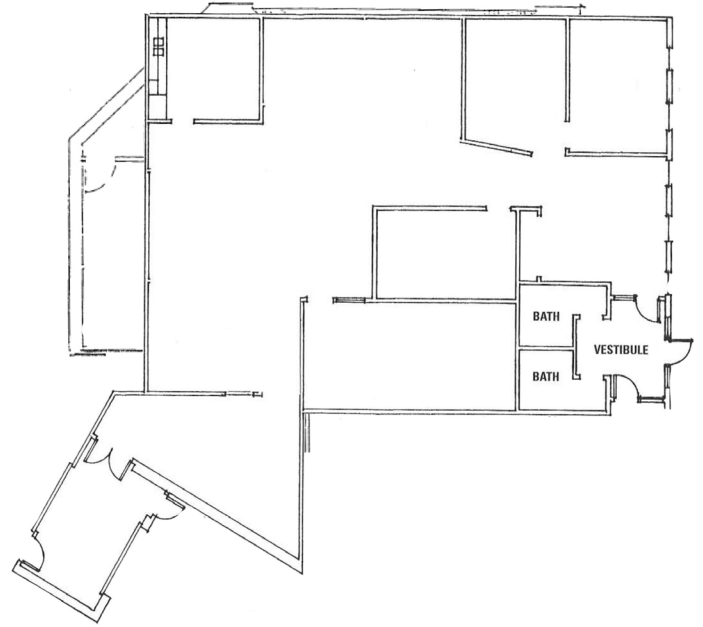
FOR LEASE | OFFICE
Edina Business Center
5500 Lincoln Drive, Edina, MN 55436



Available Suite

SUITE 110

- 2,500 total square feet
- 3 private offices
- Kitchenette
- Dock door
- Small warehouse - can be expanded
- Estimated initial monthly gross rent \$4,250
- Can be combined with suite 100 and 120



ERIC DUEHOLM
Partner
651.621.2550
eric@terracegroupllc.com

BEN BRUNO
Brokerage Services
651.621.2563
ben@terracegroupllc.com

TONY ROSSATO
Brokerage Services
651.621.2507
tony@terracegroupllc.com

Full Property Information at:
edinabusiness.com

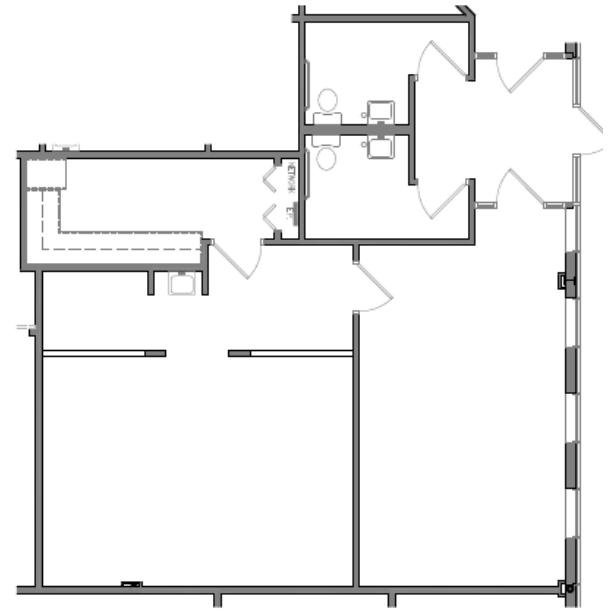
FOR LEASE | OFFICE
Edina Business Center
5500 Lincoln Drive, Edina, MN 55436



Available Suite

SUITE 120

- 979 total square feet
- 1 private office
- Reception Area
- Estimated initial monthly gross rent \$1,695 (higher for salon spa)
- Can be combined with suites 100 and 110



ERIC DUEHOLM
Partner
651.621.2550
eric@terracegroupllc.com

BEN BRUNO
Brokerage Services
651.621.2563
ben@terracegroupllc.com

TONY ROSSATO
Brokerage Services
651.621.2507
tony@terracegroupllc.com

Full Property Information at:
edinabusiness.com

FOR LEASE | OFFICE
Edina Business Center
5500 Lincoln Drive, Edina, MN 55436



ERIC DUEHOLM
Partner
651.621.2550
eric@terracegrouppllc.com

BEN BRUNO
Brokerage Services
651.621.2563
ben@terracegrouppllc.com

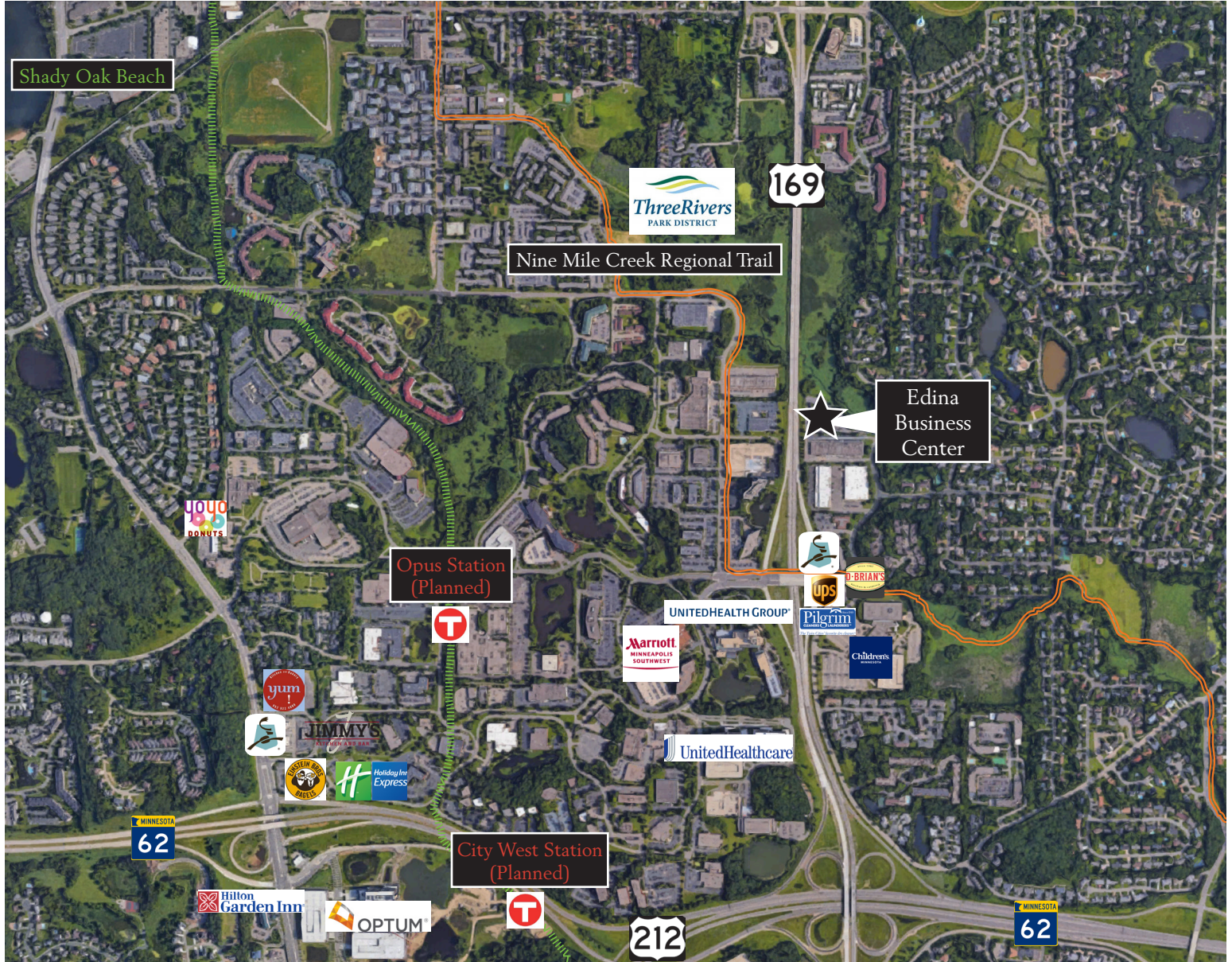
TONY ROSSATO
Brokerage Services
651.621.2507
tony@terracegrouppllc.com

Full Property Information at:
edinabusiness.com

FOR LEASE | OFFICE
Edina Business Center
 5500 Lincoln Drive, Edina, MN 55436



Amenity Map



Destinations

Downtown Minneapolis...	17 minutes
Downtown St. Paul...	25 minutes
MSP International Airport...	16 minutes
West End, St. Louis Park...	12 minutes

Drive Time

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.

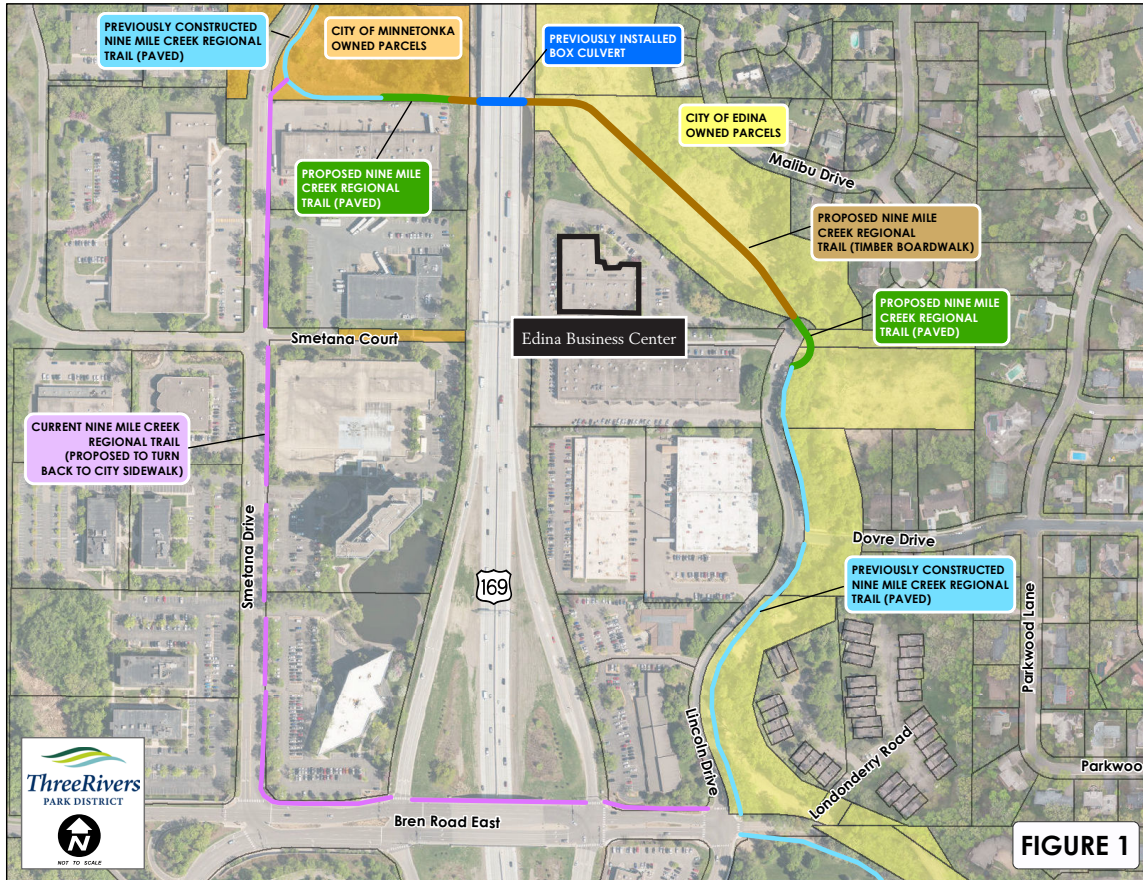
ERIC DUEHOLM
 Partner
 651.621.2550
eric@terracegroupllc.com

BEN BRUNO
 Brokerage Services
 651.621.2563
ben@terracegroupllc.com

TONY ROSSATO
 Brokerage Services
 651.621.2507
tony@terracegroupllc.com

Full Property Information at:
edinabusiness.com

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.



ERIC DUEHOLM
 Partner
 651.621.2550
eric@terracegroupllc.com

BEN BRUNO
 Brokerage Services
 651.621.2563
ben@terracegroupllc.com

TONY ROSSATO
 Brokerage Services
 651.621.2507
tony@terracegroupllc.com

Full Property Information at:
edinabusiness.com