

# FOR LEASE

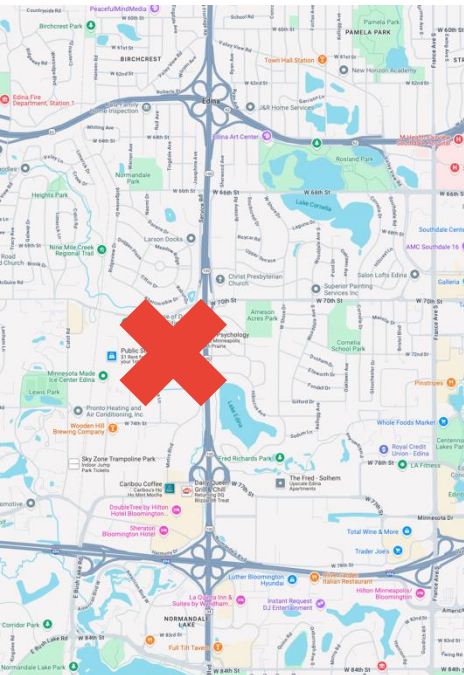
## 7250 Metro Blvd Edina, MN



### Edina – Small Office, starting at \$600 per month GROSS

Easy access to Hwy 100 between 62 & 494

**Full Service Gross** price includes all occupancy expenses (except for Wifi & tenant's Insurance.)



#### **Building Notes -**

Uses – Office,  
Lease Type - Gross  
Tenant Pays - Tenant's Insurance & Wifi  
Parking - 5/1,000 sf  
Bldg Size - 18,000 sf

#### **Space Available:**

- **Office** – Single Office -to- 1,500 sf
- Great Windows
- Fresh Paint and Lighting
- Full Kitchenette
- Move In Ready - **4/1/2025**

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2216 Central Ave NE  
Minneapolis, MN 55418



# Available Space



Office Suites	Size (SF)	Notes	Private Offices	Rent	B. Ops
210	550	Up to 3 people	BTS	\$950	\$0
220	550	Up to 3 people	BTS	\$950	\$0
230	700	Up to 5 people	One	\$1,500	\$0
240	625	Up to 4 people	BTS	\$1,300	\$0
250	Single Rm	1 Person		\$600	\$0
260	Single Rm	1 Person		\$750	\$0
270	Single Rm	1 Person		\$600	\$0
280	Single Rm	1 Person		\$800	\$0



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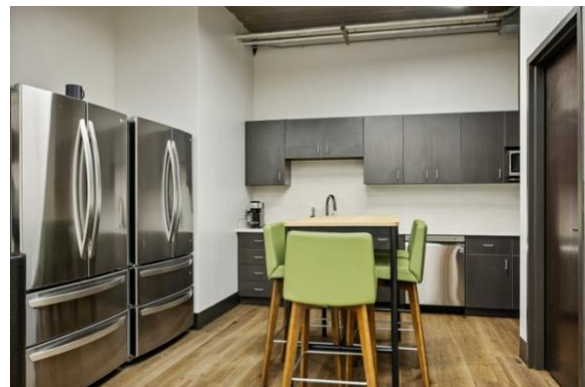
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# Lease Structure

	Net Lease	This Building
Base Rent	\$15 psf	Fixed Pmt
Property Taxes	Billed to tenant	Fixed Pmt
Building Insurance	Billed to tenant	Fixed Pmt
Building Ops -HVAC -R & M -Grounds -Snow Removal -Cleaning	Billed to tenant	Fixed Pmt
Utilities	Billed to tenant	Fixed Pmt
Total	Usually \$26 psf	See above



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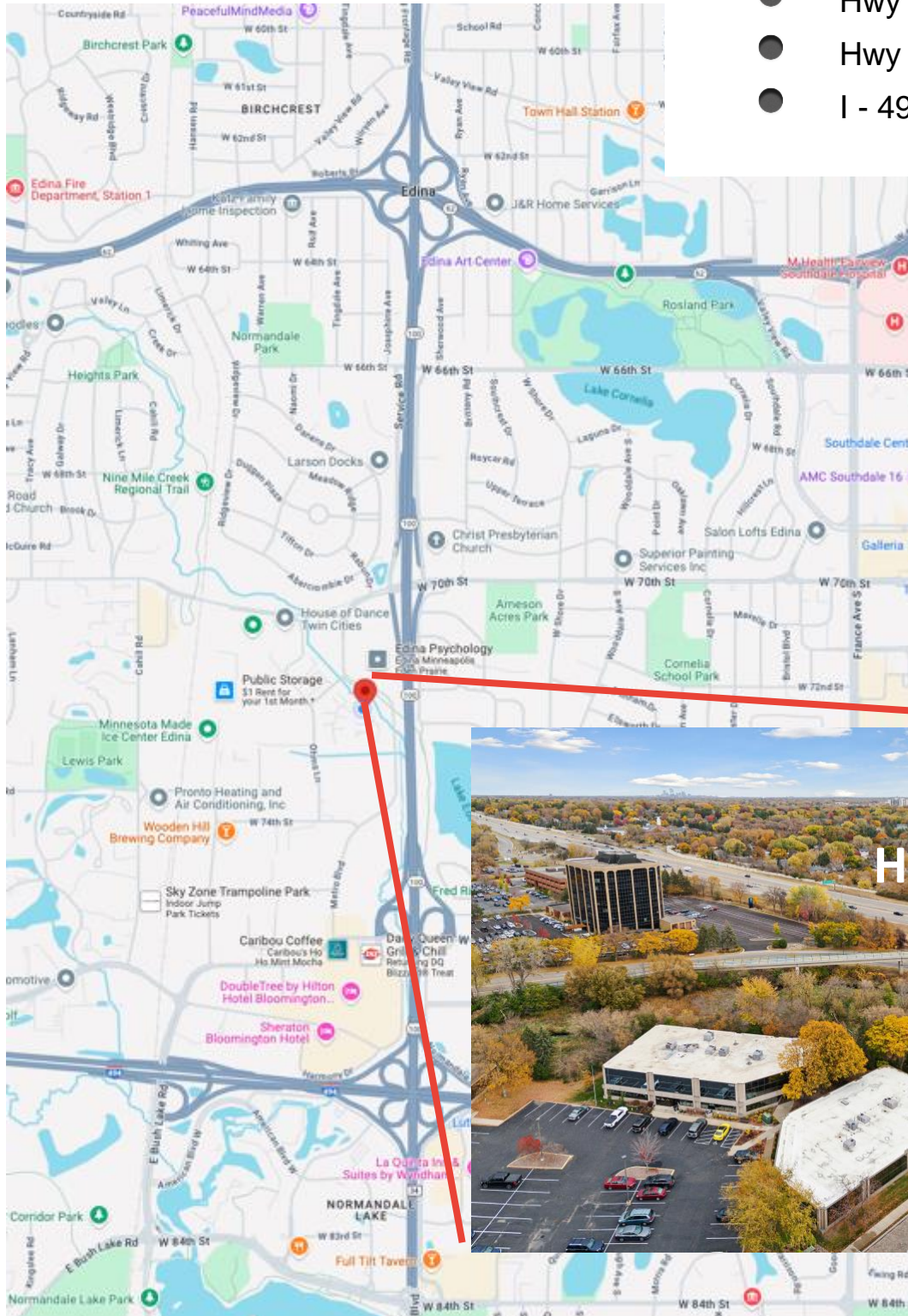
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# Site Plan

Quick Access From:

- Hwy 100
- Hwy 62
- I - 494



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