



Premier  
Location

# York Business Center

3209 West 76th Street, Edina, MN 55435

# About York Business Center

The two-story 19,741 square feet building is located on the intersection of York Ave S and 76th Street in Edina. York Business Center provides easy access to numerous restaurants, hotel, retail, fitness and service amenities throughout the area.



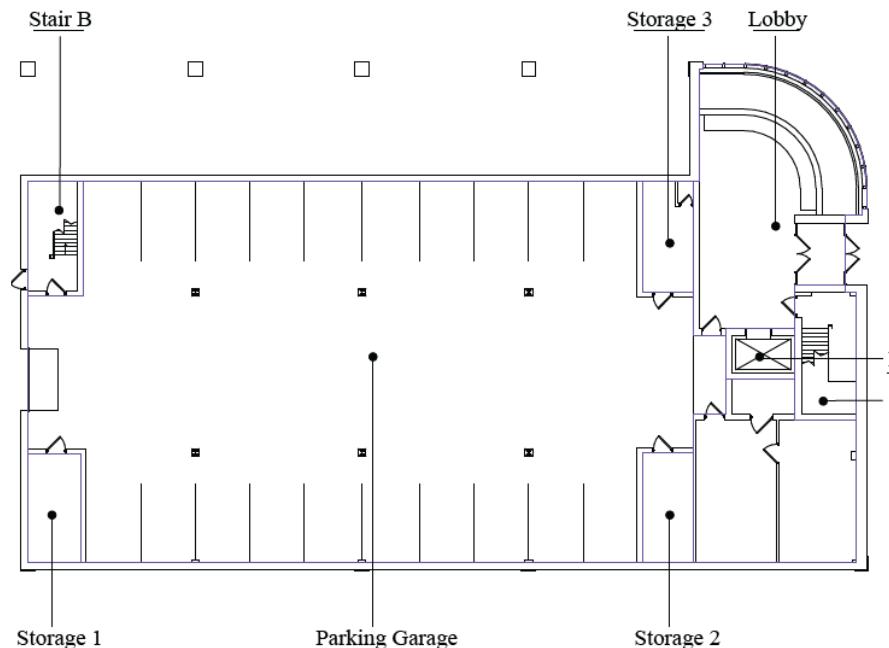
# Property Details

<b>Year Built</b>	1981
<b>Rentable Area</b>	19,741 SF
<b>Number of Stories</b>	3
<b>Parking</b>	4.96/ 1,000 SF
<b>Site Area</b>	1.48 Acres
<b>Zoning</b>	POD- 1 Planned Office District
<b>Building Amenities</b>	Indoor Parking Garage, Two (2) Conference Rooms, Energy Star Rated, Elevator

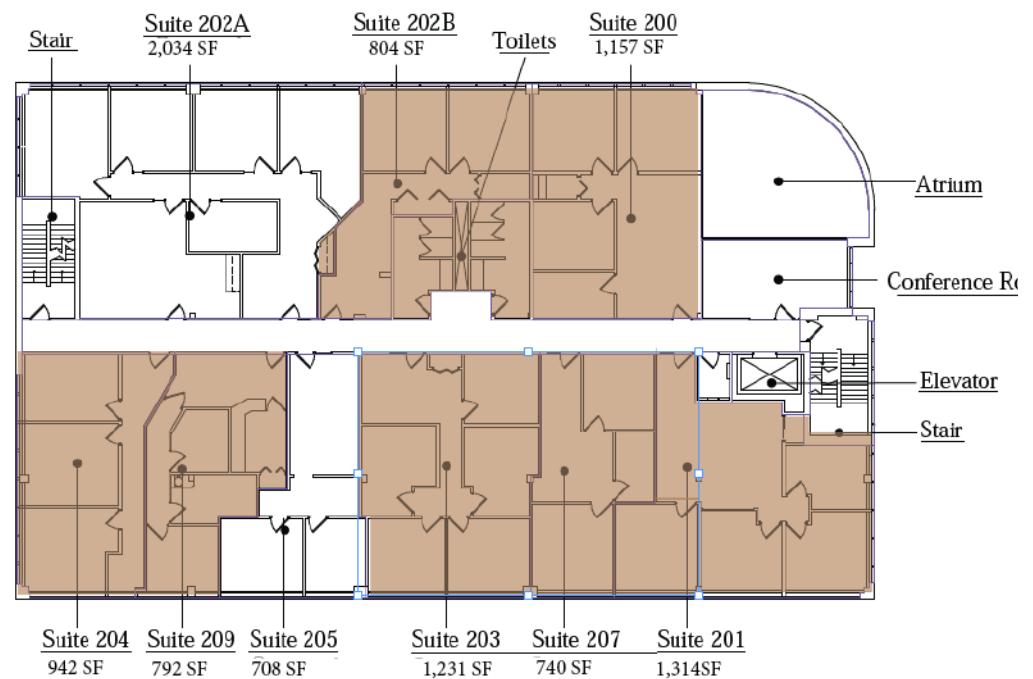


# Existing Floor Plans

**Floor 1**



**Floor 2**



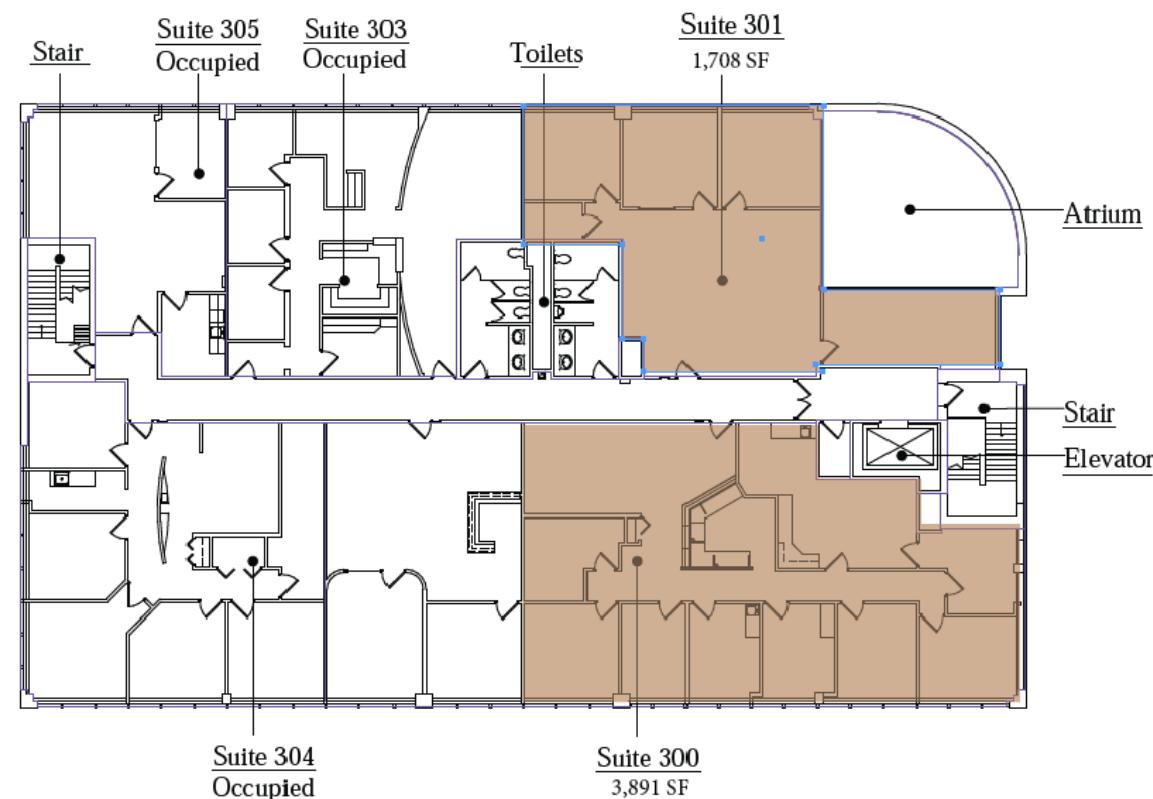
## Lease Opportunity

Total Available - 6,294 SF

 Vacant

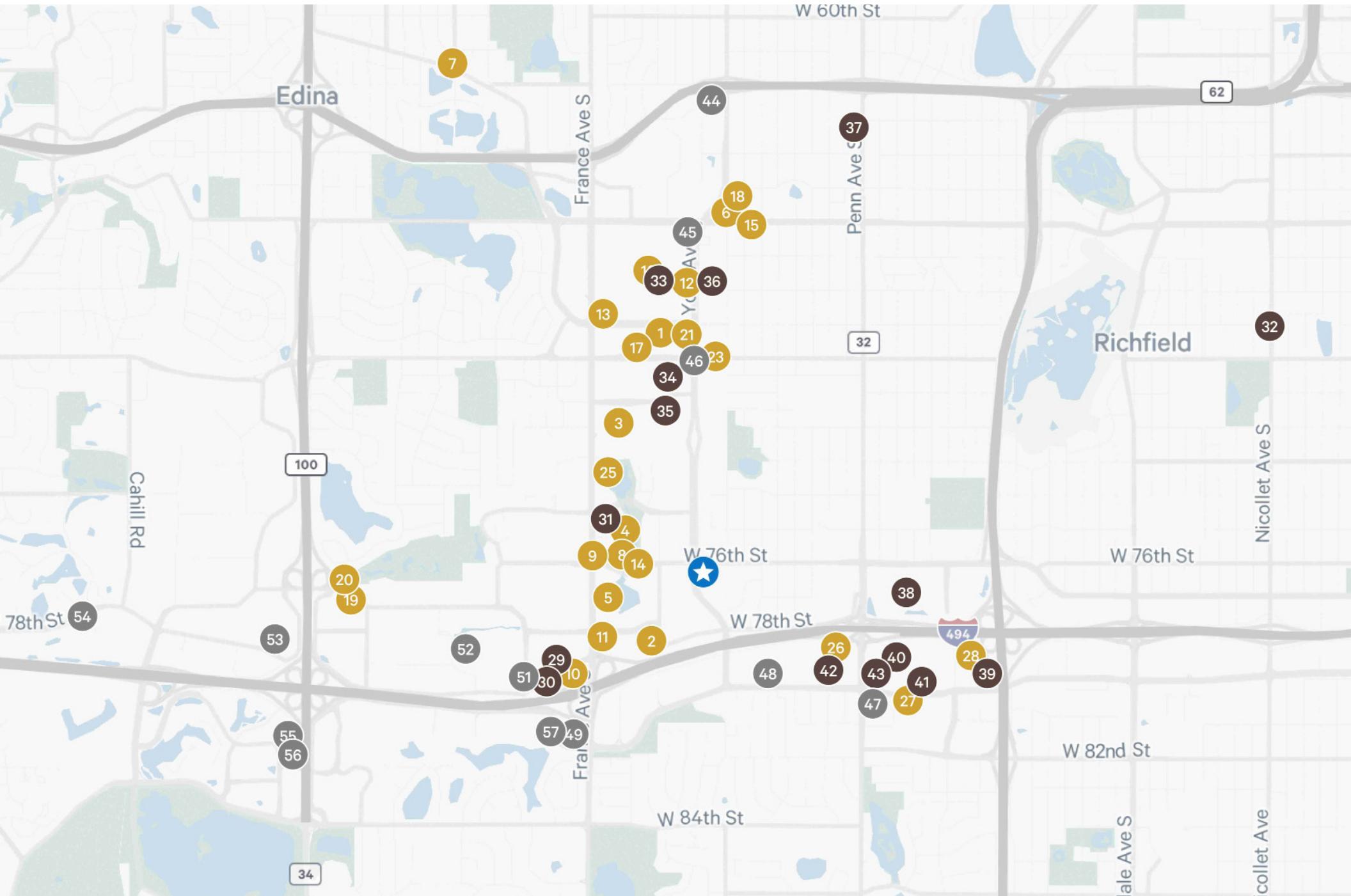
# Existing Floor Plans

## Floor 3





# Amenity Map



# Amenity Map Legend

## Food and Drink

- 1 COV Edina
- 2 Ciao Bella
- 3 Burger Press / Shawarma Cart / Cooper Cheesesteaks
- 4 Q. Cumbers
- 5 Tavern 23
- 6 Dino's Gyros
- 7 Town Hall Station
- 8 Fired Up Pizzeria
- 9 El Camino Gourmet Tacos
- 10 Perkins
- 11 Smack Shack
- 12 Peoples Organic Coffee & Wine Cafe
- 13 RH Rooftop Restaurant at RH Minneapolis
- 14 Master Noodle (Edina)
- 15 Giordano's
- 16 Madina Grill
- 17 Good Earth
- 18 Cafe Zupas
- 19 Atomic Wings
- 20 Red's Savoy Pizza
- 21 McCormick & Schmick's Seafood & Steaks
- 22 Cielito Lindo
- 23 Pittsburgh Blue Steakhouse
- 24 Crescent Kitchen
- 25 Pinstripes
- 26 Chick-fil-A
- 27 Wendy's
- 28 Lucky's 13 Pub

## Retail

- 29 Total Wine & More
- 30 Trader Joe's
- 31 Whole Foods Market
- 32 Galleria Shopping Mall

33 Southdale Center Shopping Mall

34 Target

35 JOANN Fabric and Crafts

36 Cub - Edina Southdale

37 ALDI

38 Best Buy

39 DICK'S Sporting Goods

40 Kohl's

41 Guitar Center

42 Target

43 T.J. Maxx

## Lodging

- 44 Erik's Retreat
- 45 Homewood Suites by Hilton Edina Minneapolis
- 46 The Westin Edina Galleria
- 47 Home2 Suites by Hilton Minneapolis Bloomington
- 48 Embassy Suites by Hilton Bloomington/Minneapolis
- 49 Hilton Minneapolis/Bloomington
- 50 Best Western Bloomington Edina - Minneapolis
- 51 Holiday Inn Express & Suites Bloomington
- 52 Courtyard Edina Bloomington
- 53 DoubleTree by Hilton Hotel Bloomington
- 54 Sheraton Bloomington Hotel
- 55 Renaissance Minneapolis Bloomington Hotel
- 56 Hampton Inn Minneapolis Bloomington West
- 57 Best Western Bloomington Edina - Minneapolis

# York Business Center

## CONTACT US

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**CBRE**

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