



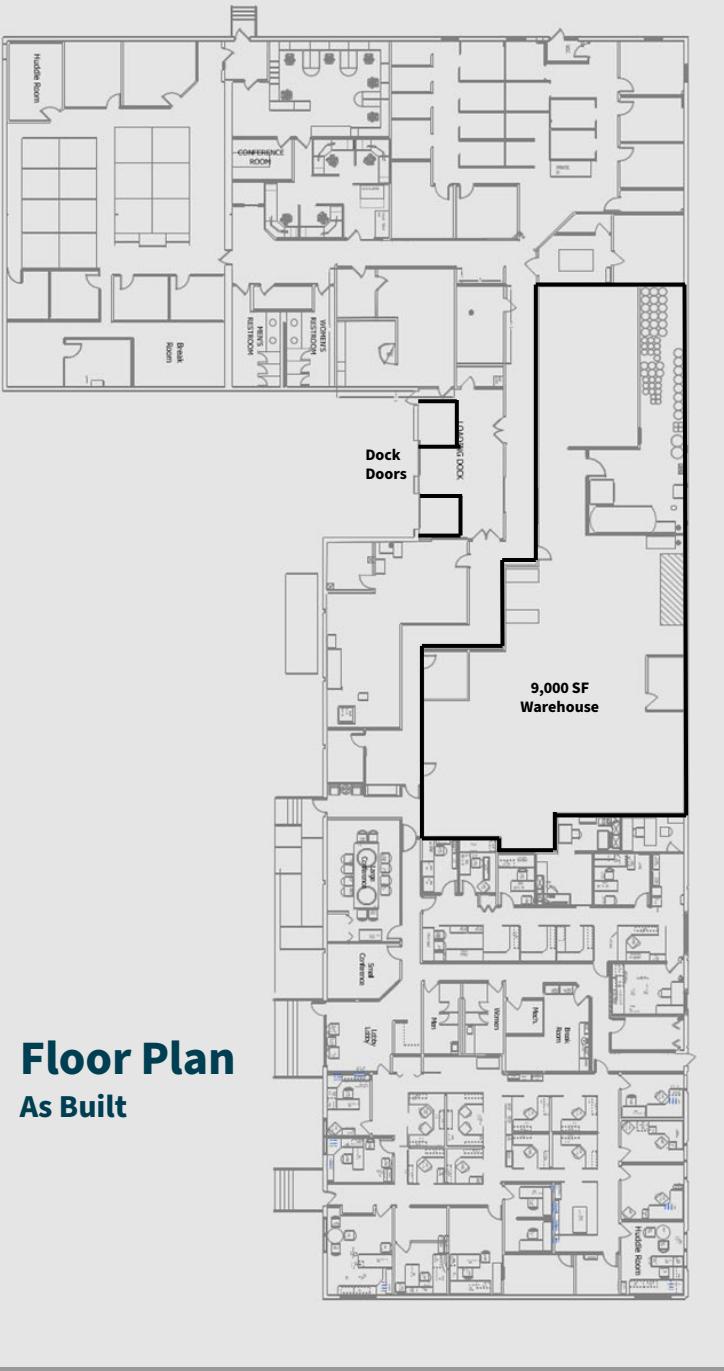
For sale or lease

4200 76th Street W
Edina, MN 55435

Office/Flex
27,495 SF Available

HYDE
DEVELOPMENT

 JLL



**Floor Plan
As Built**

For Lease/Sale

The 4200 W 76th building is in the heart of Edina along the France Avenue Corridor. Currently featuring approximately 70% office finish, the building is warehouse space and can be expanded, or it could be fully converted to medical office space or similar use. The 4200 building is situated at I-494 and France Ave, within a stone throw of Edina's many nearby amenities.

Building Information



Size
27,495 SF Total / 2 Acres
18,495 SF Office
+/- 9,000 SF Warehouse



Power
800 amp, 3-phase
40 watt & 20-watt roof
Mounted solar panels



Year Built
1969
Renovated 2016



Parking
86
surface spaces



Loading
Two (2) dock doors (1 with leveler)



Clear Height
12'



Sale/Lease Rate
Negotiable



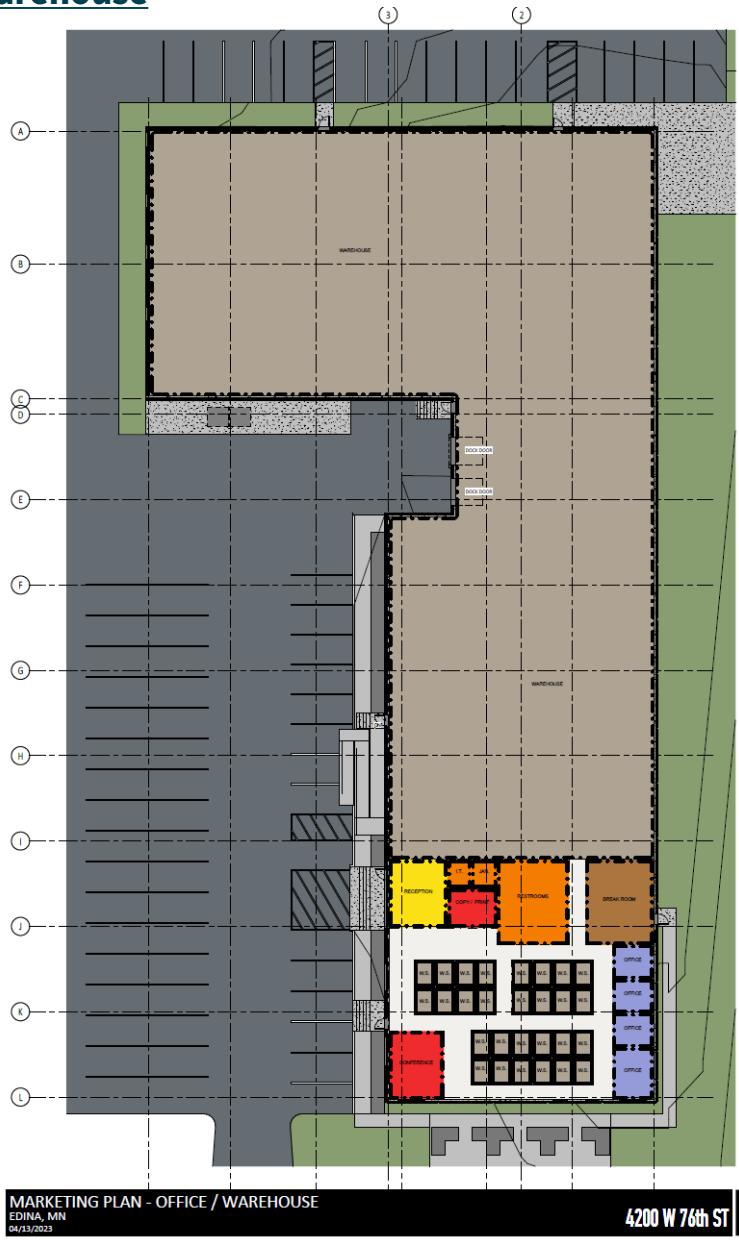
2025 CAM/Tax
\$6.20 PSF

Property Features

- Nicely built out office and warehouse space available for lease
- 100% sprinklered
- Features 40-watt and 20-watt roof mounted solar panels
- Immediate access to I-494, France Ave, and Hwy 100 & Hwy 62
- Options to convert the space to Medical Office or to expand the current Warehouse space
- Potential for affordable housing redevelopment

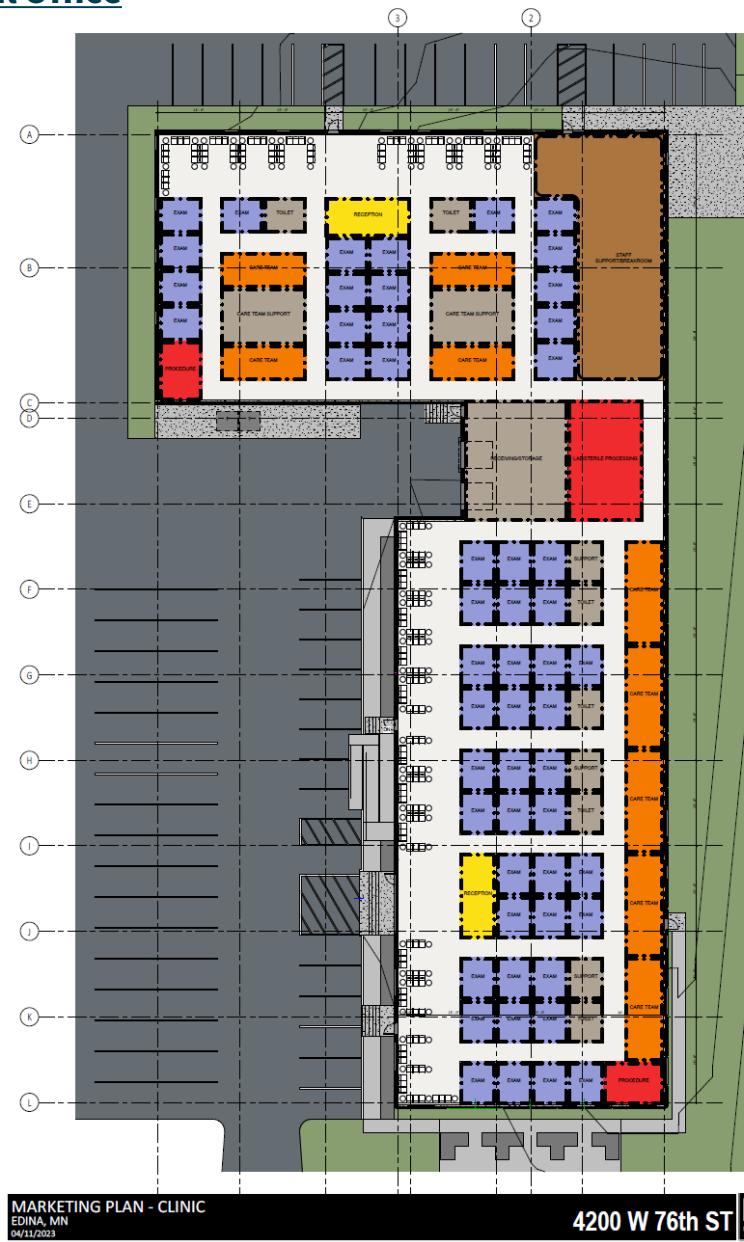
CONCEPT I

Office/Warehouse



CONCEPT II

Medical Office



Area Amenities

Edina, MN

Restaurants

- ① Shake Shack
- ② Tavern on France
- ③ Lakeshore Grill
- ④ Starbucks
- ⑤ Ruby Tuesdays
- ⑥ Piada Italian Street Food
- ⑦ Giordano's
- ⑧ Patrick's Bakery & Cafe
- ⑨ The Cheesecake Factory
- ⑩ Pizza Hut
- ⑪ Good Earth
- ⑫ Big Bowl
- ⑬ People's Organic
- ⑭ COV Edina
- ⑮ Crave
- ⑯ Pittsburg Blue
- ⑰ McCormick & Schmicks
- ⑱ The Original Pancake House
- ⑲ P.F. Chang's
- ⑳ Panera Bread
- ㉑ Pinstripes
- ㉒ QCumbers
- ㉓ Starbucks
- ㉔ Jason's Deli
- ㉕ Tavern 23
- ㉖ Fuddruckers
- ㉗ Perkins
- ㉘ Olive Garden
- ㉙ Ciao Bella
- ㉚ Cowboy Jack's
- ㉛ Osaka
- ㉜ Chick-fil-A
- ㉝ Caribou
- ㉞ Starbucks
- ㉟ McDonalds
- ㉟ Red Robin
- ㉟ Red Lobster

Retail/Convenience

- ① Macy's
- ② Sephora
- ③ Cub Foods
- ④ Apple
- ⑤ Restoration Hardware
- ⑥ Pottery Barn
- ⑦ Williams-Sonoma
- ⑧ Crate and Barrel
- ⑨ Target
- ⑩ Lunds & Byerly's
- ⑪ The Container Store
- ⑫ West Elm
- ⑬ Whole Foods
- ⑭ Office Depot
- ⑮ Marshall's
- ⑯ Total Wine
- ⑰ Trader Joe's
- ⑱ Walgreens
- ⑲ Kohl's
- ㉐ DICK'S Sporting Goods
- ㉑ Bed, Bath & Beyond

Hotels

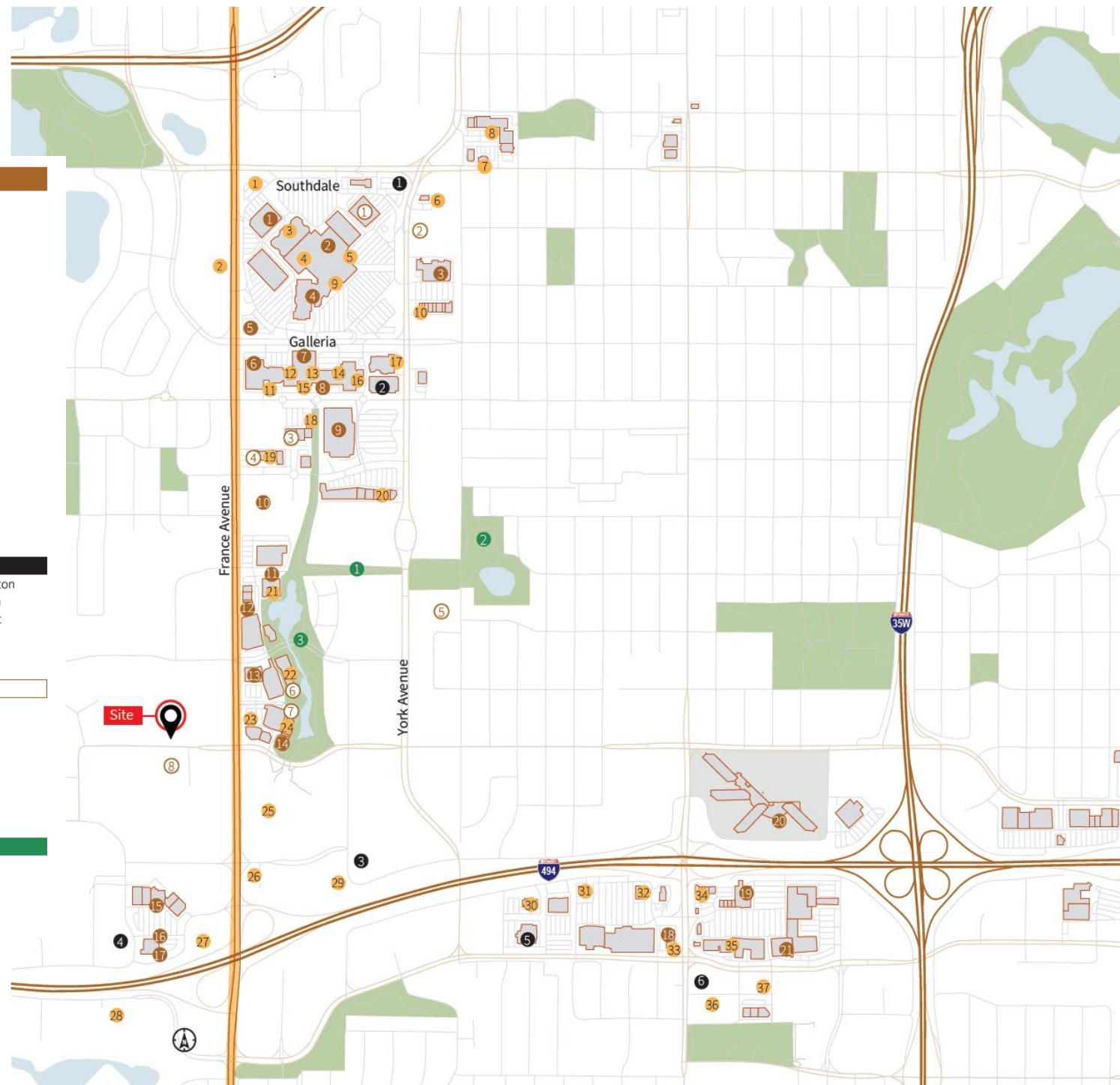
- ① Homewood Suites by Hilton
- ② The Westin Edina Galleria
- ③ Residence Inn by Marriott
- ④ Holiday Inn Express
- ⑤ Embassy Suites by Hilton
- ⑥ Home2 Suites by Hilton

Health & Fitness

- ① Life Time Edina
- ② Alchemy 365
- ③ Orangetheory Fitness
- ④ Pure Barre
- ⑤ Southdale YMCA
- ⑥ CorePower Yoga
- ⑦ The Bar Method
- ⑧ LA Fitness

Green Space

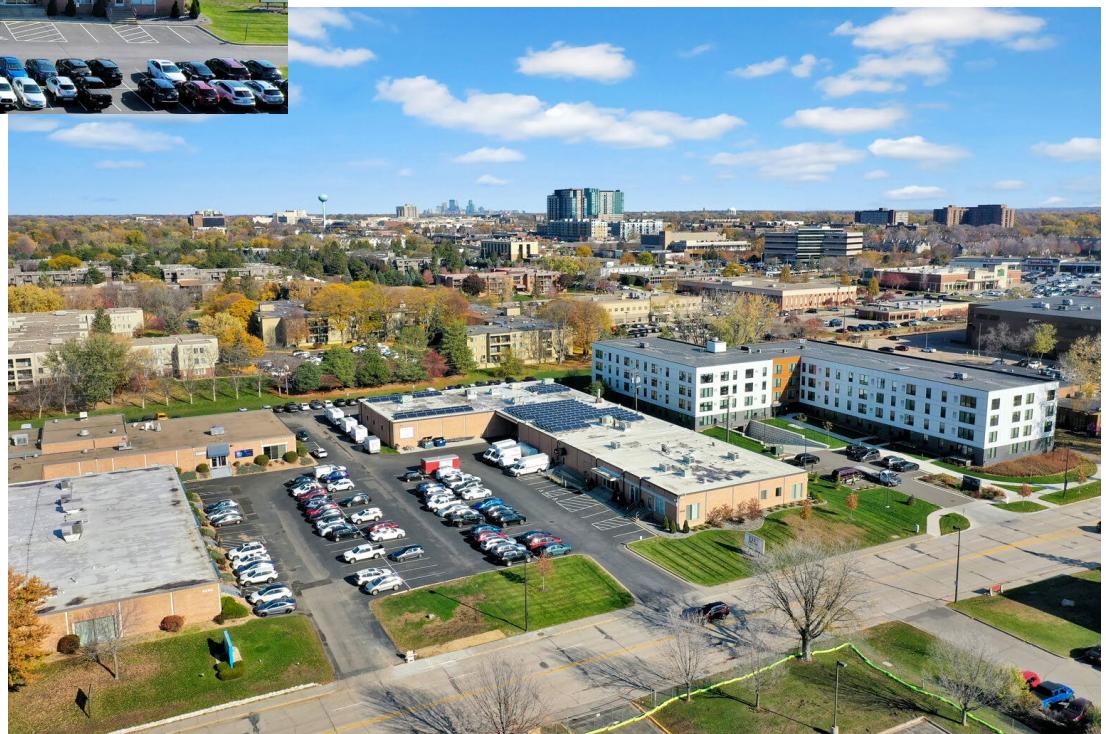
- ① Edina Promenade
- ② Adams Hill Park
- ③ Centennial Lakes Park



Property Photos

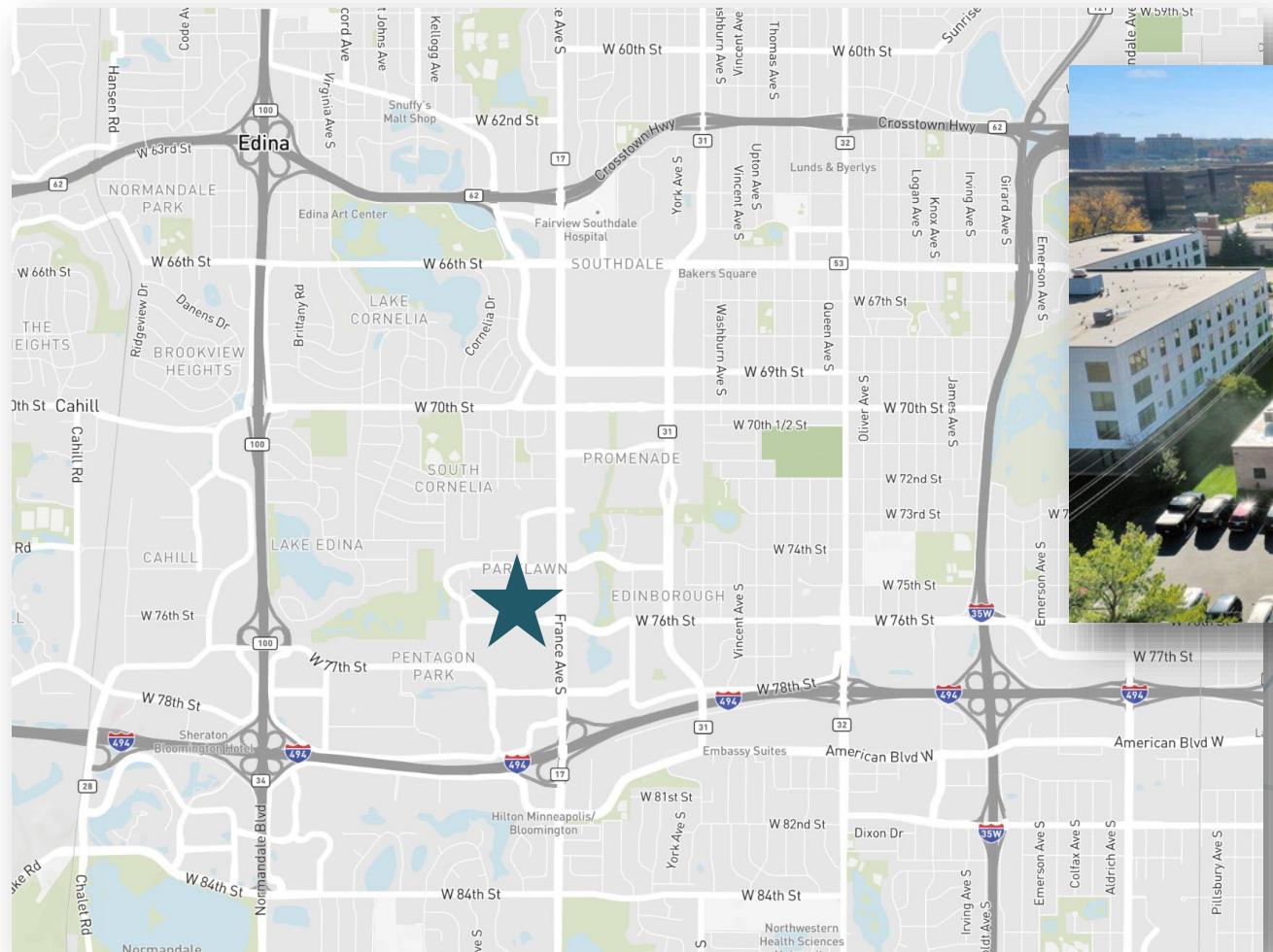


Property Photos



Aerial





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