

**FOR LEASE | OFFICE & WAREHOUSE**

## **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
- 2,500 & 2,600 square foot spaces available



2026 - Estimated Operating Expenses

PSF CAM	Taxes	Total
5.93	3.61	9.54

### **Contact Us**

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Partner



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**BEN BRUNO**

Brokerage Services



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**TONY ROSSATO**

Brokerage Services



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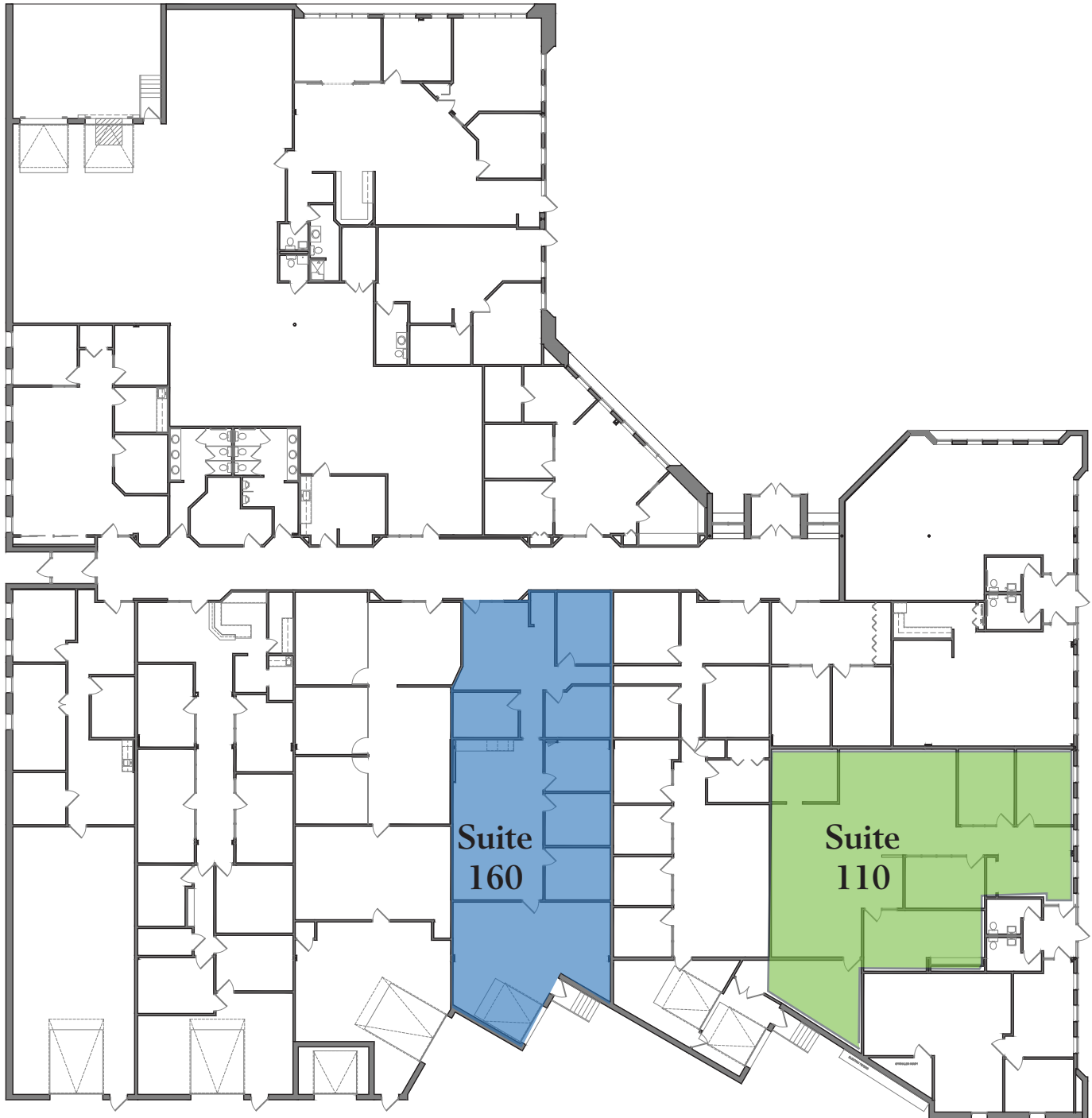
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**Full Property Information at:**  
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## Building Floor Plan



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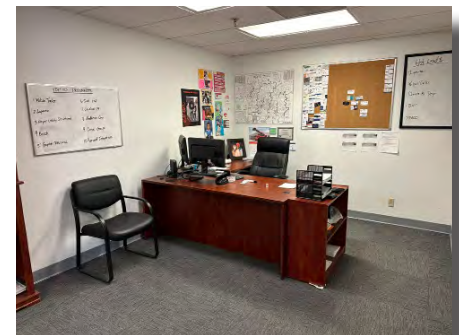
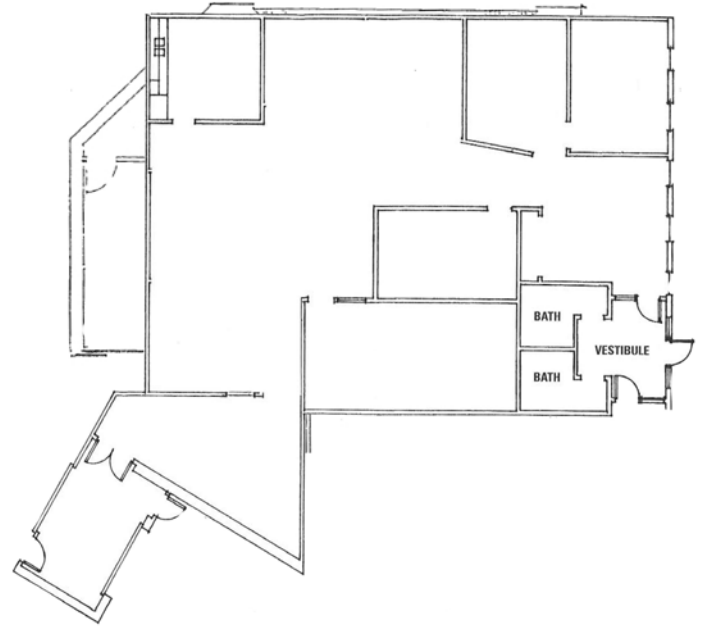
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## Available Suite

### SUITE 110

- 2,500 total square feet
- 3 private offices
- Large conference room
- Kitchenette
- Dock door
- Small warehouse - can be expanded
- Estimated initial monthly gross rent \$4,288



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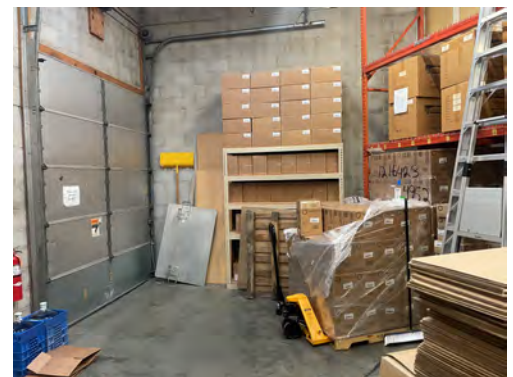
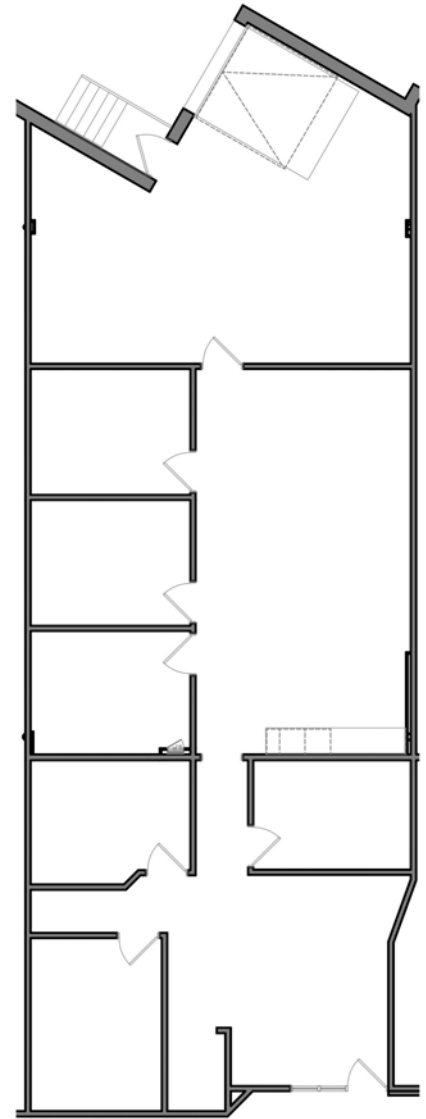
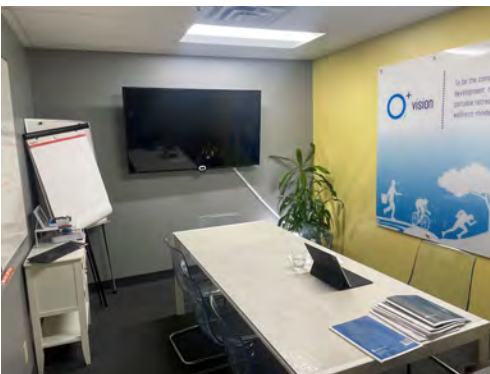
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## Available Suite

### SUITE 160

- 2,606 total square feet
- Private offices
- Small warehouse with dock door
- Estimated initial monthly gross rent \$3,991



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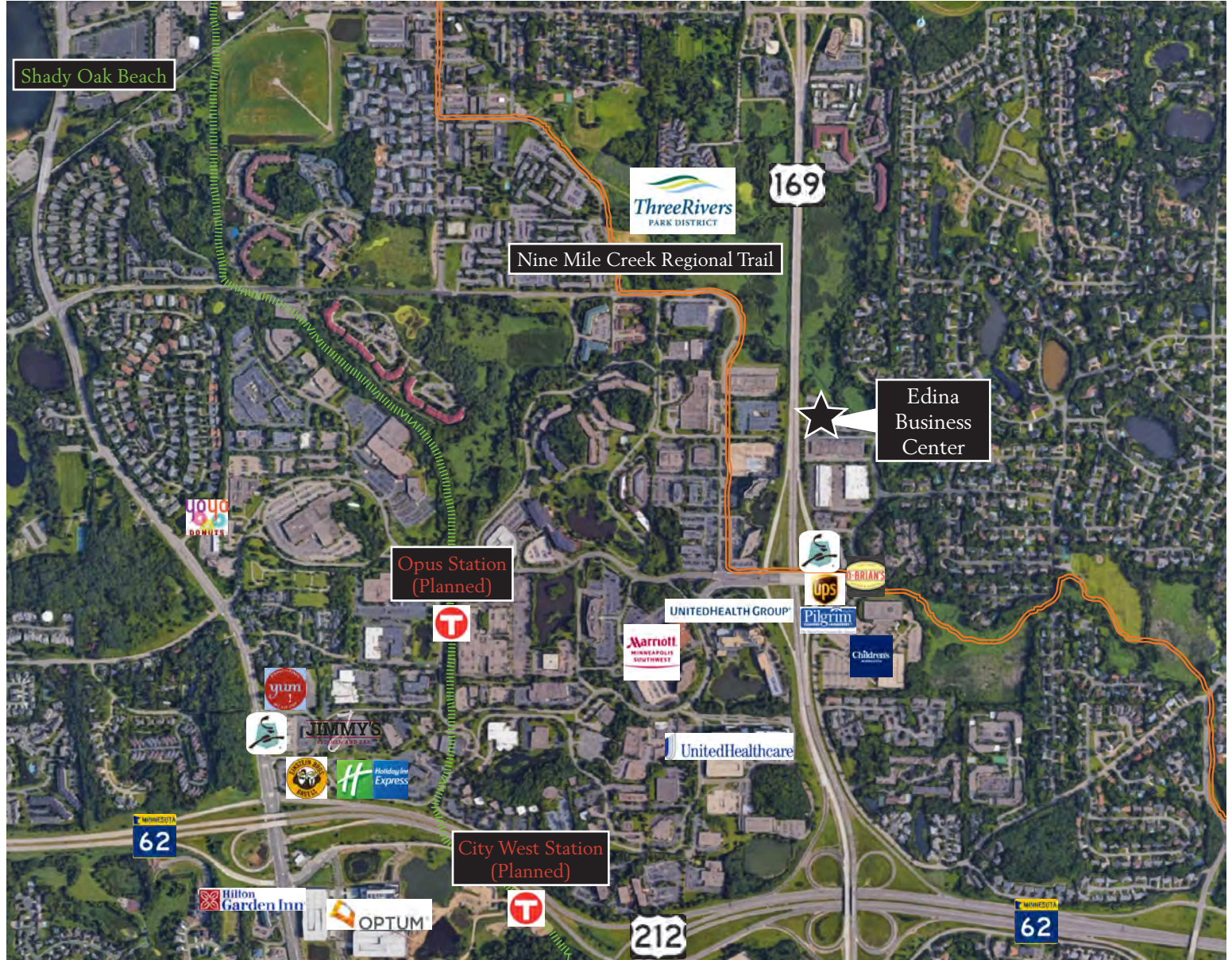
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## Amenity Map



### 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.*

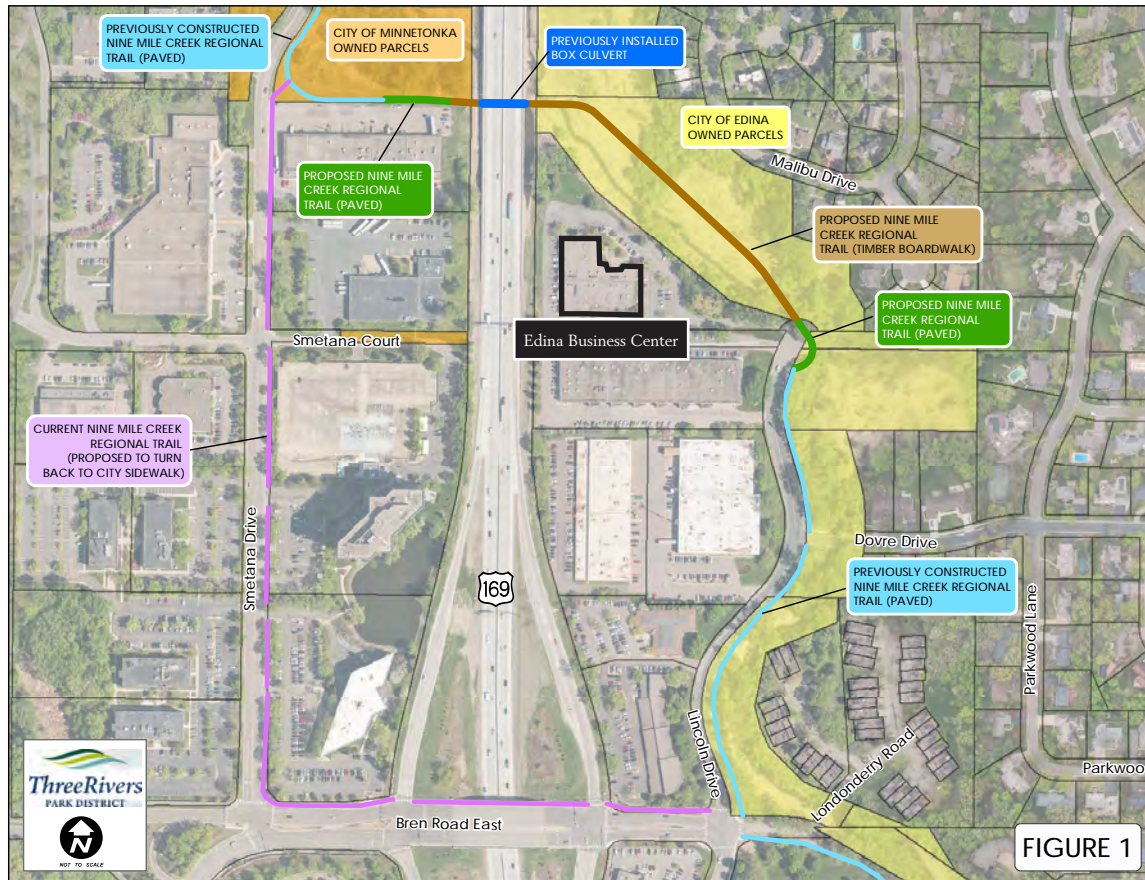
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## ThreeRivers Park District



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.



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