

For Sale Office Building

New to the Market!

7201-7205 Ohms Lane

Edina, MN. 55439



For Sale—Professional two-story well-maintained office building. Nestled within the heart of Edina’s OCC Financial Plaza 14 building office park. Conveniently located to Highway 100. Owner/User, 1031 Exchange, Investor!

Property Highlights:

- Acreage/1 parcel: .54 Acres (23,435SF)
- Zoning (Commercial): Office
- Beautiful park setting with outdoor patio overlooking Nine Mile Creek
- Location: Off Highway 100/70th Street
- Surrounded by industrial, office, residential
- Nearby restaurants, coffee, hotels, bus line
- Sale Price: Make inquiry

Building Features:

- Building Size: 13,800SF
- Year Built: 1983
- Number of Floors: Two (2), 6,900SF floor plans
- Occupancy: 80%, Available, 669RSF (8/1/23), 1,323RSF (Fall 2023), 2,142RSF (Available today)
- Surface Parking: 28 (2.02/1000 parking ratio)



Immediate Sale/Occupancy

For more information contact:

Lisa L. Diehl, CCIM, CPM
(612) 508-6410 Direct

Lisa.Diehl@CloseTheDiehl.com



DIEHL & PARTNERS

Real Estate Brokerage, Consulting & Development

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Site Information

Total Acreage (1 Parcel): .54 Acres (23,435SF)
Zoning (Commercial): Office
Location: 2 blocks west of Highway 100 & 70th Street

Building Information

Building Size: 13,800SF (12,278SF approximate rentable)
1.12 R/U
Number of Floors: Two (2), 6,900SF floor plans
Year Built: 1983
Construction: Masonry/Steel
Building Condition: Well-maintained property & building
Renovation: Recent lobby and common area updates
Surface Parking: 28 spaces, along with shared parking
Electric Power: 208/120 three phase
Elevator: Two (2) story, updated and code compliant
HVAC: Six (6) five (5) ton roof top gas-forced Bryant units
6 units replaced in 2021
Roof: 14 years, excellent condition
Fully adhered Firestone 90 Mill EPDM
Security System: Potential to be installed
Signage: Prominent building monument signage
One Corporate Center Financial Plaza office park signage
Utilities: Additional information can be provided.



Rent/2023 CAM/Taxes

Rent: Make inquiry
2023 CAM/Taxes: \$12.80psf

Hennepin County

1 Property Parcel: #09-116-21-24-0027

2023 Property Taxes

\$46,005.58 (First Half Paid)

Investment Opportunity

Potential investment for an owner/user, investor, 1031 Exchange opportunities

Sale Pricing

Make an inquiry and request a confidentiality agreement

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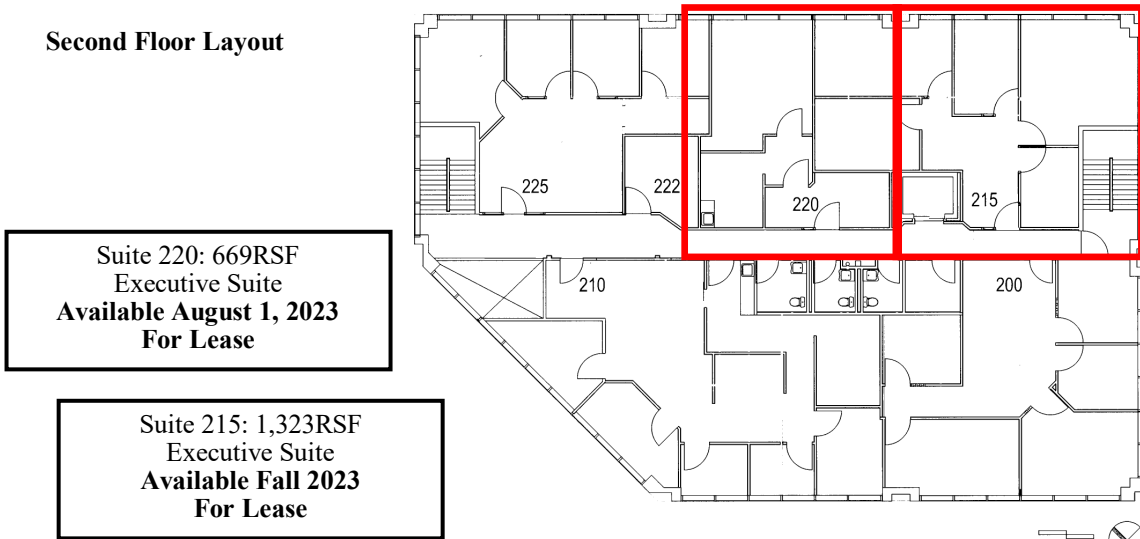
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First Floor Layout



Suite 150/165: 2,142RSF
Available For Lease
(Excluding Restrooms)

Second Floor Layout



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First Floor Lobby



First Floor Lobby Atrium



First Floor Hallway



Two Level Elevator



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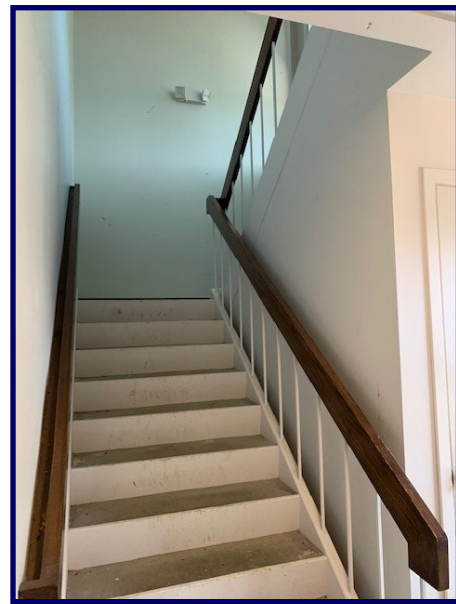
Second Floor Hallway



Atrium from Second Floor



First Floor Hallway



Lobby Stairway

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