

# FOR LEASE

## EDINA TECH

5151 Edina Industrial Blvd | Edina, MN 55439

5151

### LEASING INFORMATION

**Sam Maguire**

612.231.7644

samm@modern-CRE.com

**David Wiegatz**

952.929.2020

davidw@modern-CRE.com

M·C

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SERVICES

### A MODERN APPROACH TO COMMERCIAL REAL ESTATE

#### Corporate Address

5151 Edina Industrial Blvd., Suite 400

Edina, MN 55439

(952)929-2020

[www.modern-CRE.com](http://www.modern-CRE.com)

# FOR LEASE

## EDINA TECH

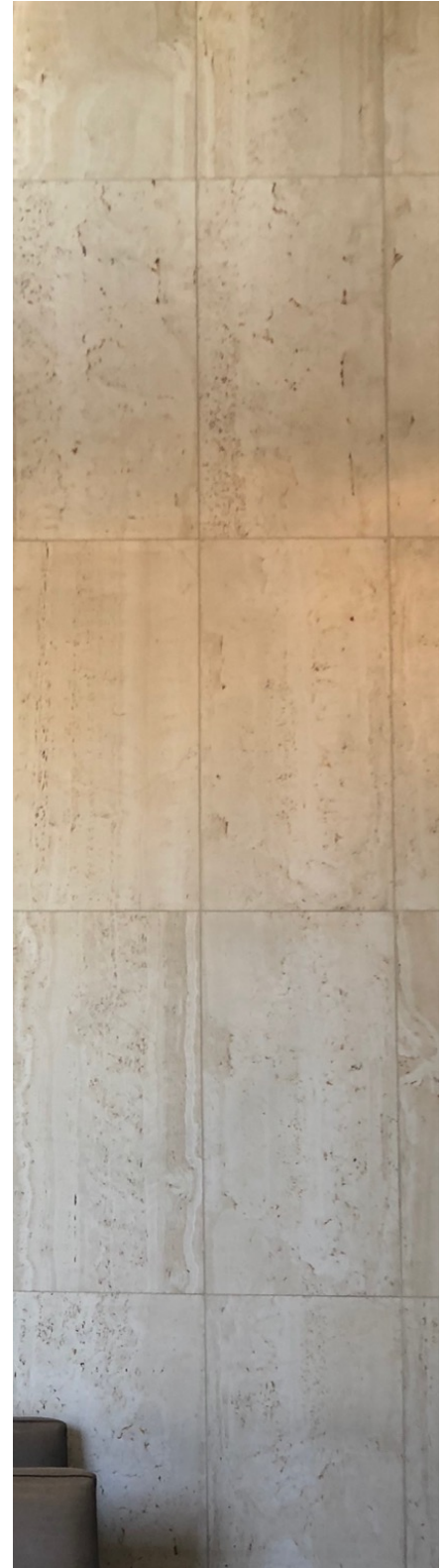
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### PROPERTY HIGHLIGHTS

- Ideal Edina location at Highway 100 & I-494
- Conveniently located to freeways and MSP Airport
- Excellent visibility
- New Ownership that has completed many updates including revamp of floor common areas and modern suites.
- Abundance of area amenities offered in Southdale & France commercial district
- Modern lobby with high ceilings and natural light
- Great glass lines with city views
- Building shared conference room
- Secured underground tempered parking available
- Secured storage units available
- **Location + Image + Economics = Best Value**

### PROPERTY OVERVIEW

BUILDING SIZE	59,481 SF
YEAR BUILT	1981 (major refresh performed 2018 & 2021)
LAND AREA	2.63 acres (114,651 SF)
NUMBER OF FLOORS	6
BUILDING CLASS	B+
NET RENTAL RATE	\$15.50 – \$16.25 PSF
2026 OP EX + RE TAX	\$11.63 PSF
PARKING	206 spaces total: 3.5/1,000 Tempered underground parking available
BUILDING NOTES	New ownership has invested significantly to modernize building including HVAC systems and common areas. Aggressive lease rates, full improvement packages and responsive, on-site ownership and management.



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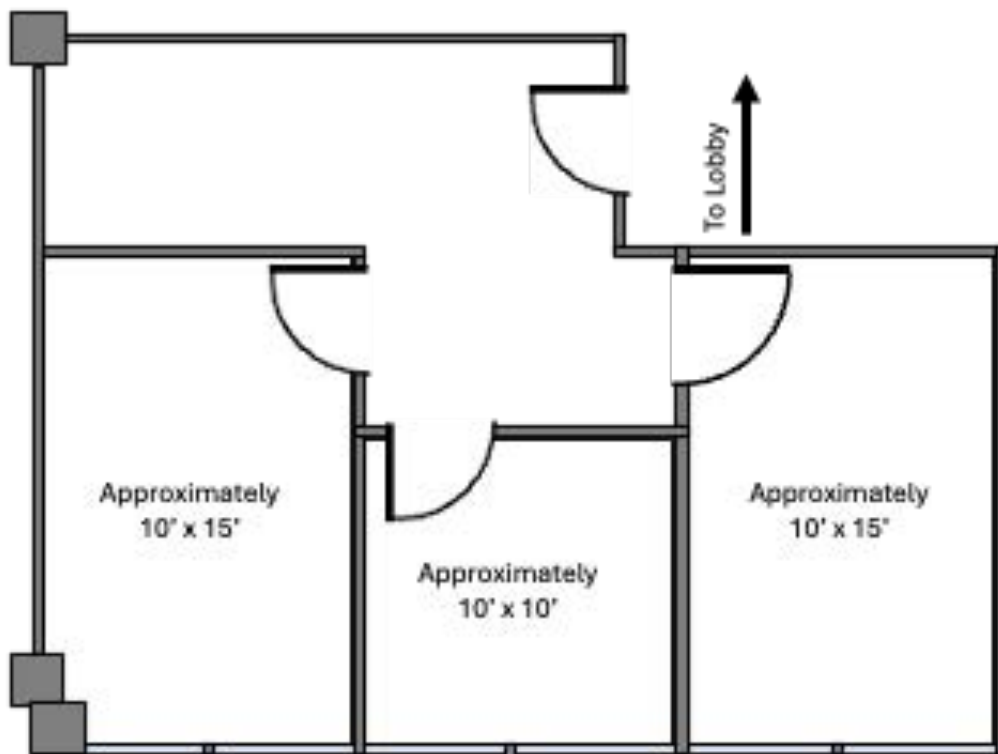
# AVAILABILITIES

## EDINA TECH

5151 Edina Industrial Blvd | Edina, MN 55439

1st FLOOR – Suite 110  
Available 5/1/2026

Suite Number	Size Available
110	636 SF



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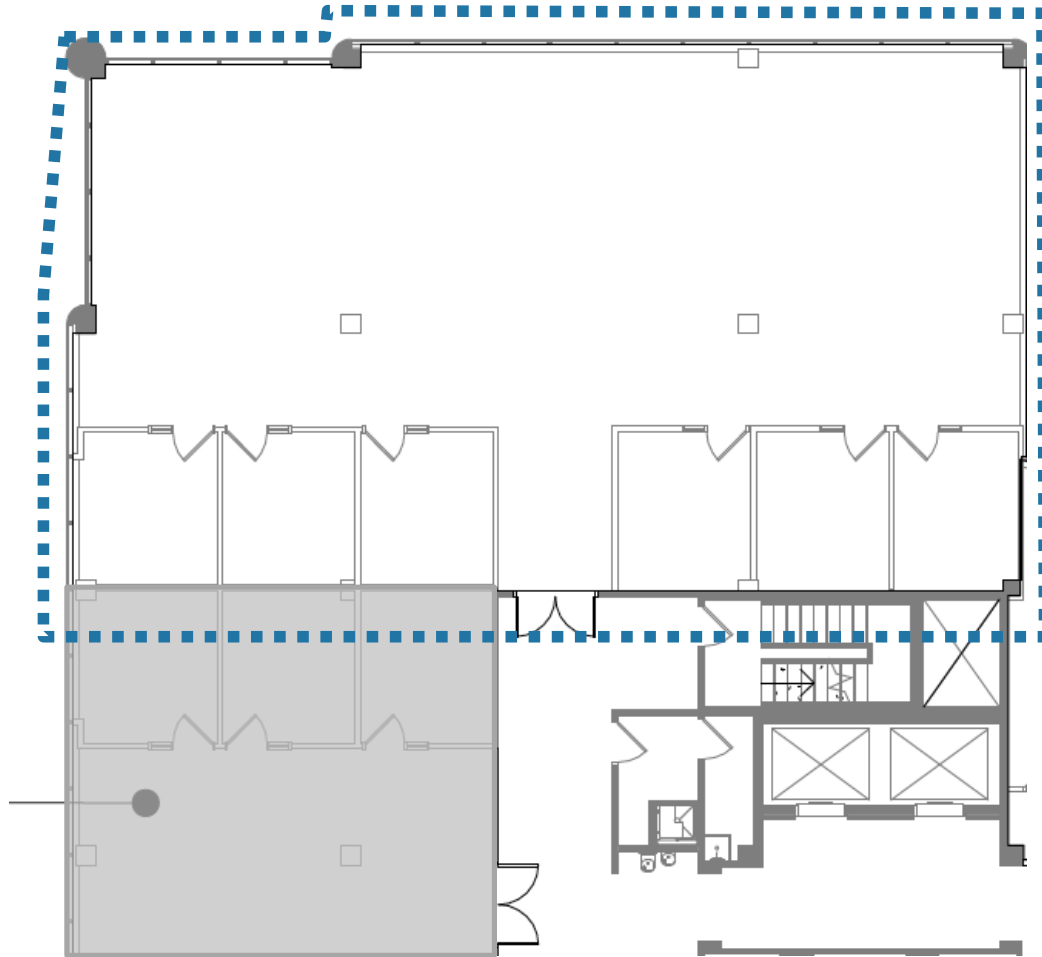
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# AVAILABILITIES

## EDINA TECH

5151 Edina Industrial Blvd | Edina, MN 55439

3<sup>rd</sup> Floor - Suite 375 – 3,906 SF



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# AMENITIES

## EDINA TECH

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## HIGHLY ACCESSIBLE LOCATION

- Located in Edina at the intersection of Hwy 100/494
- Easy access to expansive Edina/Metro Transit bus routes
- Less than 10 minutes from MSP Airports
- Immediate access to 750+ hotel rooms within 5 minute drive
- Numerous schools and day care facilities within 5 minute drive
- Strong Edina, Inner ring location with great mix of small businesses, tech, industrial, healthcare, and numerous fortune 500 companies

## ABUNDANCE OF AREA AMENITIES

**Shopping:** Southdale, Galleria, Target,

**Grocery:** Whole Foods, Lunds & Byerlys,

**Restaurants:** Crave, Cov, Kincaid's, Ciao Bella, Wooden Hill Brewery

**Fast Casual:** Starbucks, Caribou, Jimmy John's, Burger King, Hangry Joes, Taco Libre, Subway, Dairy Queen, Atomic Wings, Jersey Mikes, MyBurger, Red's Savoy

**Fitness:** Snap Fitness, F45, Lifetime, LA Fitness

**Outdoor/Recreation:** Dedicated bike, walk, run path options connecting to Edina Parks, Normandale Lakes, & Hyland Hills



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