



4,800 - 17,500 SF

AVAILABLE FOR SUBLEASE

TERM THROUGH 10/31/2033



 **CUSHMAN &
WAKEFIELD**

7201 METRO BLVD | EDINA

THE CHANCE TO WOW YOUR EMPLOYEES & GUESTS

Helping you build a culture of connection by offering a beautiful, functional and enjoyable space for your employees to gather with one another. Emphasizing purpose and belonging can lead to greater loyalty and involvement from your employees and will ultimately lead to a happier and more productive workforce.



EXPANSIVE VIEWS WITH
ABUNDANT NATURAL LIGHT



PREMIER, CLASS A
FINISHES



CREATIVE THIRD SPACES THAT
ENHANCE COLLABORATION



HAPPIER, MORE ENGAGED
EMPLOYEES







OUTDOOR GATHERING
SPACE WITH FIRE PIT &
PATIO BAR



LARGE TRAINING ROOM
EQUIPPED WITH THE
LATEST TECHNOLOGY



EXECUTIVE PARKING
+ EV CHARGING
AVAILABLE



FITNESS STUDIO W/
STATE-OF-THE-ART EQUIPMENT
& LOCKER ROOMS



BIKE
STORAGE

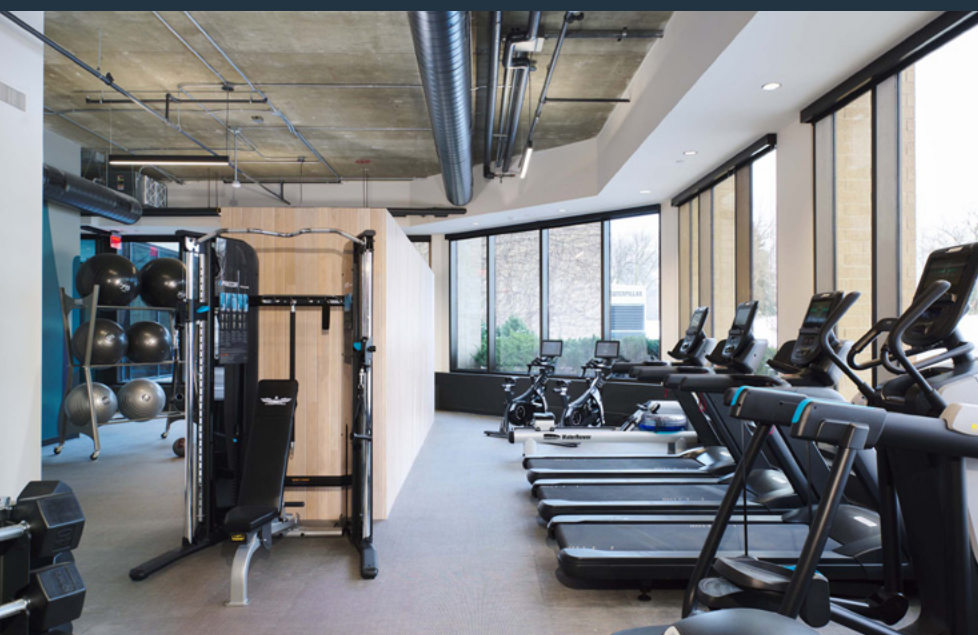


HANDS-FREE
TECHNOLOGY AT KEY
TOUCHPOINTS



PROPERTY HIGHLIGHTS

This premier Class A office property in Edina offers a comprehensive suite of best-in-class amenities designed to support tenant success and comfort. The building features a spacious outdoor patio for informal meetings and relaxation, a large training room ideal for corporate events and professional development, and heated executive parking for year-round convenience. Sustainability and convenience are further enhanced with EV charging stations and secured bike storage. Health and wellness needs are met with a fully-equipped fitness room complete with lockers and showers. With unmatched amenities and a prime location, this building stands out as the ultimate suburban office destination.







Edina
COFFEE ROASTERS

WELL-APPOINTED

Centrally located in the heart of Edina, This site offers tremendous access to outdoor recreation areas, popular social destinations and retail amenities just minutes away. And with easy access to Hwy 100 and the regional bike trails your commute will never be a problem.



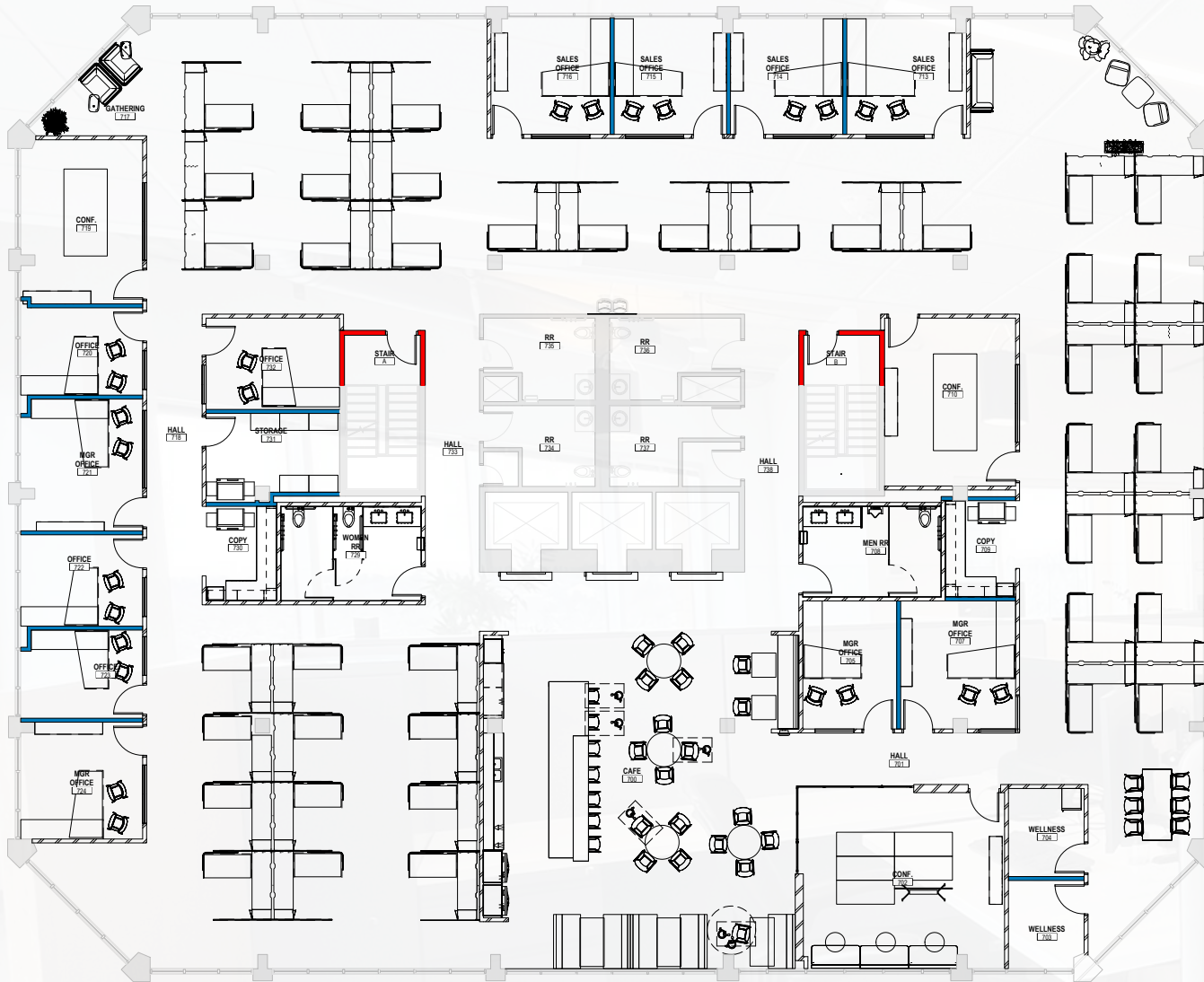
CONNECTED TO REGIONAL
BIKE TRAIL



WELL APPOINTED
IN EDINA



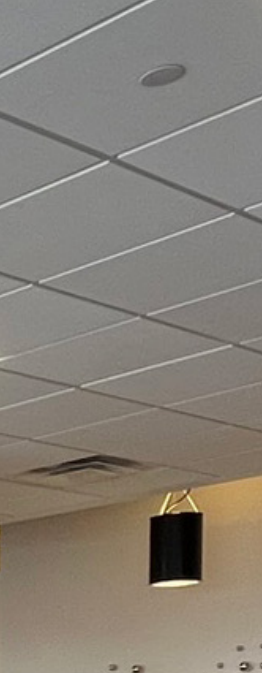
OVER 50 RESTAURANTS
& RETAIL SHOPS
WITHIN MINUTES



7TH FLOOR

12,754 SF

WORKSTATIONS	62	BREAKROOM	1
PRIVATE OFFICE	12	PRINT/COPY	2
WELLNESS ROOM	2	WELLNESS ROOM	2
CONFERENCE	3	INFORMAL HUDDLE	3



SUBLEASE DETAILS

TOTAL BUILDING

100,000 SF

SUBLEASE AVAILABLE

*Will sublease floors individually

7TH FLOOR: 12,754 SF

8TH FLOOR: 4,887 SF

TOTAL: 17,641 SF*

FURNITURE

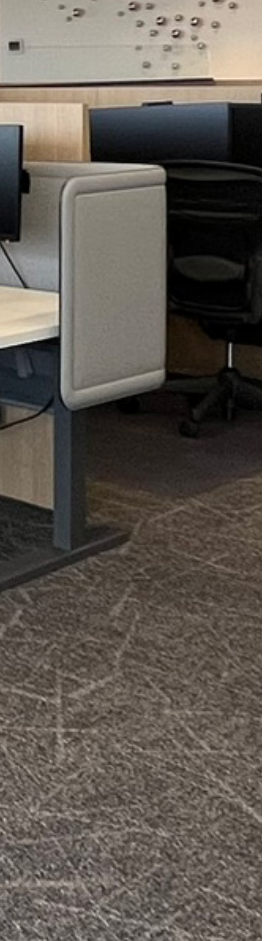
Available

GROSS RATE

Negotiable

TERM

10/31/2033







8TH FLOOR

4,887 SF

WORKSTATIONS	14
PRIVATE OFFICE	5
PRINT/COPY	1
CONFERENCE	2



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SUBLEASE



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EDINA



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