

FOR LEASE

Edina Commons

5600-5628 Lincoln Drive Edina, MN 55436

FORREST KALK

763.706.7901

forrest@cre-fund.com



PROPERTY DESCRIPTION

Functional office/flex space with a mix of office and industrial warehouse space, suitable for service-oriented users.

PROPERTY HIGHLIGHTS

- Flexible open floor plans
- High ceilings in warehouse
- Convenient on-site parking
- Proximity to major transportation routes
- Close to dining and shopping options

OFFERING SUMMARY

Lease Rate:	\$7.50 - \$11.50 SF/yr (NNN)
Available SF:	496 - 23,613 SF
Building Size:	78,513 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	1,253	4,985
Total Population	574	2,650	10,220
Average HH Income	\$188,337	\$141,620	\$127,188

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Functional office/flex space with a mix of office and industrial warehouse space, suitable for service-oriented users.

LOCATION DESCRIPTION

Located in the heart of Edina's premier office corridor, Edina Commons offers excellent visibility and immediate access to Highway 62 and I-494. The property is adjacent to the Opus Business Park and minutes from the Marriott Minneapolis Southwest, Ridgedale Center, and a wide range of dining and retail amenities. This highly accessible South Minneapolis location provides tenants with a prestigious address and strong connectivity to downtown Minneapolis and the airport.

SITE DESCRIPTION

Edina Commons is a well-maintained, multi-tenant office and flex property offering a versatile mix of traditional office and warehouse-integrated suites. The building is designed to accommodate a wide range of users, from professional services to light industrial and service-oriented businesses. Tenants benefit from ample parking, flexible suite configurations, and a professional, well-managed environment.

POWER DESCRIPTION

400-amp, 277/480-volt, three-phase four-wire alternating current (AC)

Lease Rate	\$7.50 - 18.15 SF/YR
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LOCATION INFORMATION

Building Name	Edina Commons
Street Address	5600-5628 Lincoln Drive
City, State, Zip	Edina, MN 55436
County	Hennepin

BUILDING INFORMATION

Building Size	78,513 SF
Number of Dock High Doors	6
Number of Drive in Bays	1
Ceiling Height	19 ft
Number of Floors	2
Year Built	1973
Column Space	30 ft

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	Planned Industrial District (PID)
Amenities	Integrated warehouse space within select suites Drive-in / overhead doors for easy loading Clear heights suitable for storage, light assembly, or distribution Ability to balance office vs. warehouse footprint as needed Ideal for service users, contractors, and small distributors

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	170

LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	496 - 23,613 SF	Lease Rate:	\$7.50 - \$18.15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5624	Available	23,613 SF	NNN	\$7.50 SF/yr	This suite can be converted into suites as small as 8,000 square feet, or can be expanded to up to 33,854 square feet. Flexible office space with two conference rooms, 8 offices, and open floor plan or showroom as well. Four bathrooms and a kitchenette in the break room. Three dock doors with an option for after-hours deliveries.
Suite 5656	Available	5,395 SF	NNN	\$9.00 SF/yr	Suite 5656 features a clean, efficient office layout with a mix of private offices and open workspace. Abundant natural light and a practical floor plan make it ideal for a variety of professional users. A great plug-and-play option in a highly accessible Edina location.
Suite 270	Available	1,936 SF	NNN	\$8.50 SF/yr	Suite 270 offers a functional and cost-effective office layout with a combination of perimeter offices and open work area. The suite provides flexibility for a range of users seeking an efficient footprint.
Suite 299	Available	496 SF	Gross	\$750 per month	This second-floor office suite offers 495 square feet and includes an in-suite sink.
Suite 101	Available	1,055 SF	NNN	\$10.50 SF/yr	First floor Corner Office Space for Lease in Edina
Suite 5600-B	Available	1,741 SF	NNN	\$10.50 SF/yr	Newly renovated office space featuring four private offices, a flexible room that could serve as a conference room, modern finishes, and a clean, professional layout. The space is move-in ready and well suited for a variety of office users.

SUITES AVAILABLE

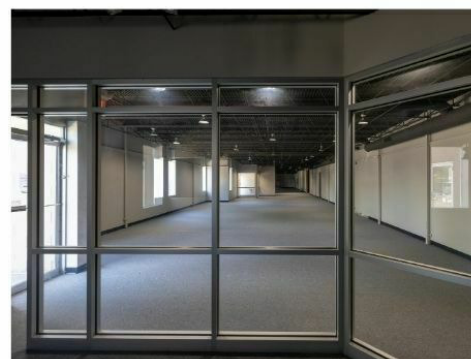
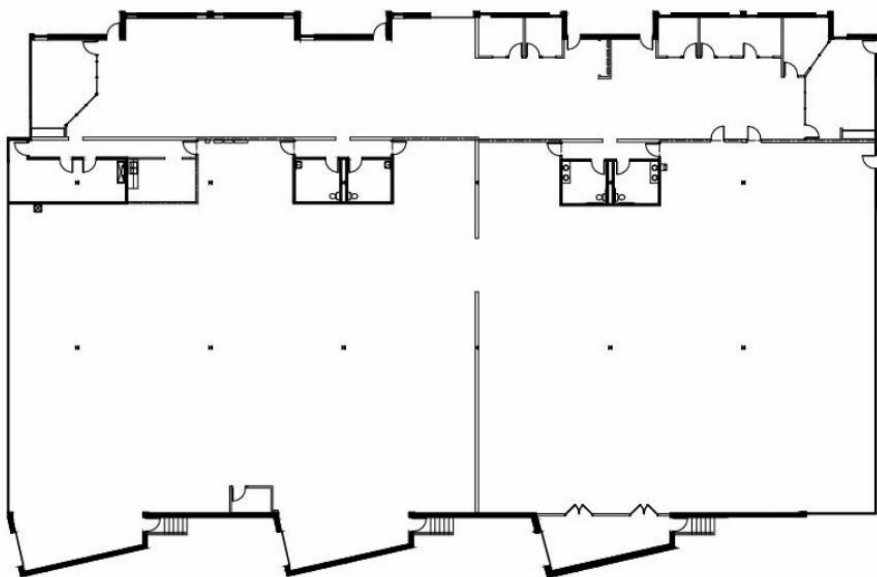
5624 - First Floor - Flex Space

6,521 SF - Office

17,113 SF - Warehouse

UNIT INFORMATION

Unit Size	23,634 SF
Number of Offices	8
Clear Height	19'
Dock Doors	3
Lease Rate	\$7.50 PSF NNN



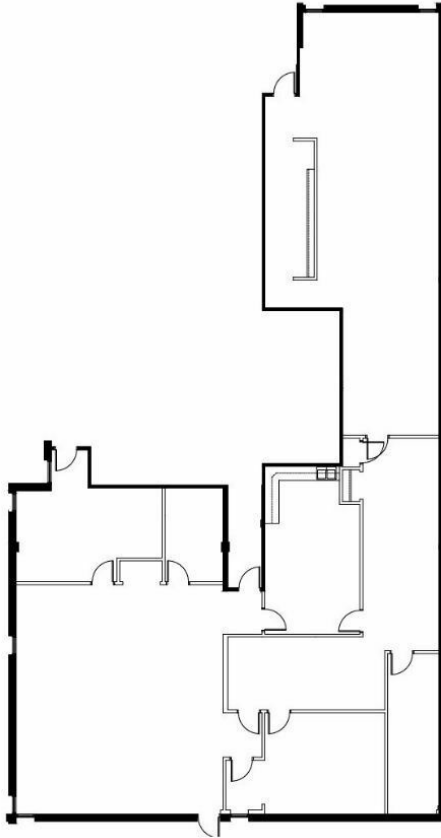
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SUITES AVAILABLE

5656 - First Floor Office



UNIT INFORMATION

Unit Size	5,395 SF
Space Use	Office, Training, Daycare
Kitchenette	YES
Private Bathrooms	3
Lease Rate	\$9.00 PSF NNN

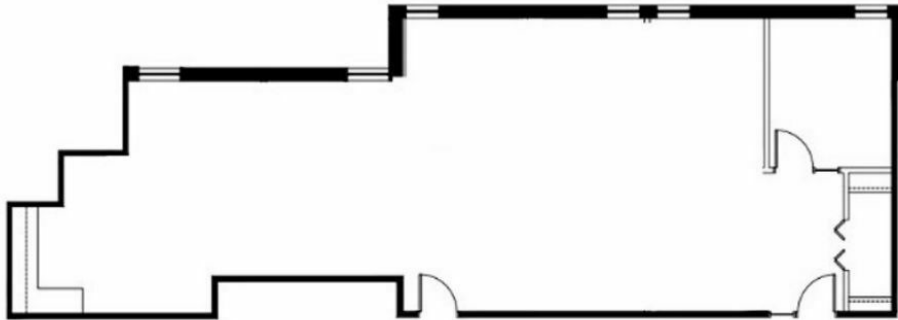


SUITES AVAILABLE

270 - Second Floor Office

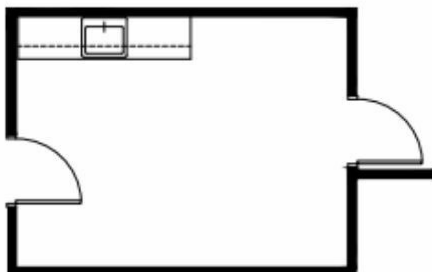
UNIT INFORMATION

Unit Size	1,936 SF
Offices	1
Open Concept	YES
Date Available	October 1 st , 2026
Lease Rate	\$8.50 PSF NNN



SUITES AVAILABLE

299 - Second Floor Office

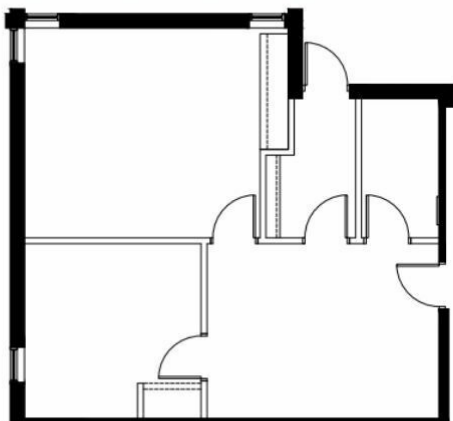


UNIT INFORMATION

Unit Size	495 SF
Offices	1
Sink	YES
Date Available	Immediately
Lease Rate	\$750 / month

SUITES AVAILABLE

101 - First Floor Office



UNIT INFORMATION

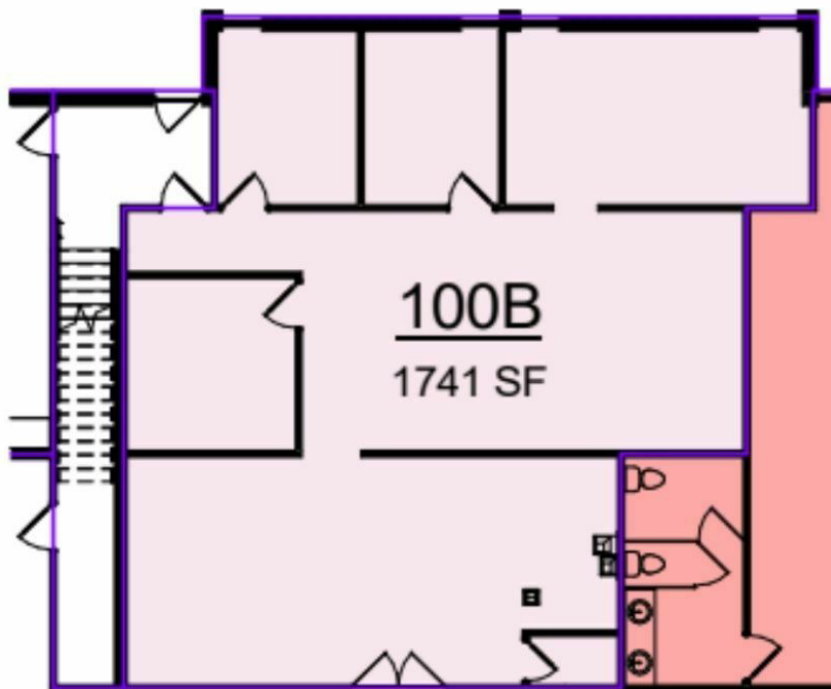
Unit Size	1,055 SF
Offices	2
Private Entrance	YES
Date Available	30-60 day notice
Lease Rate	\$10.50 PSF NNN

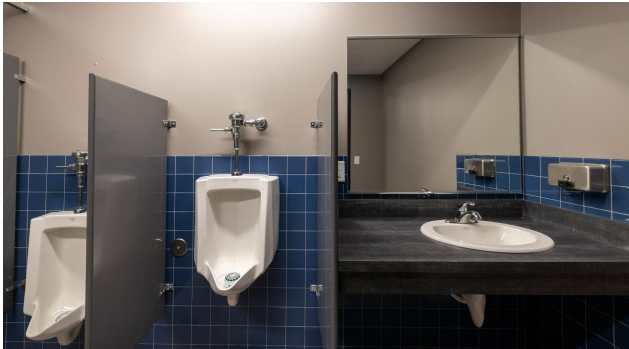
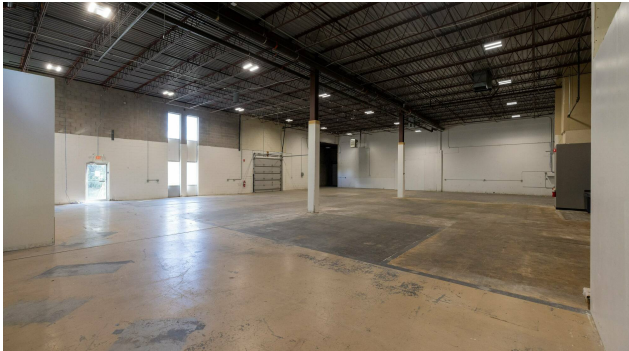
SUITES AVAILABLE

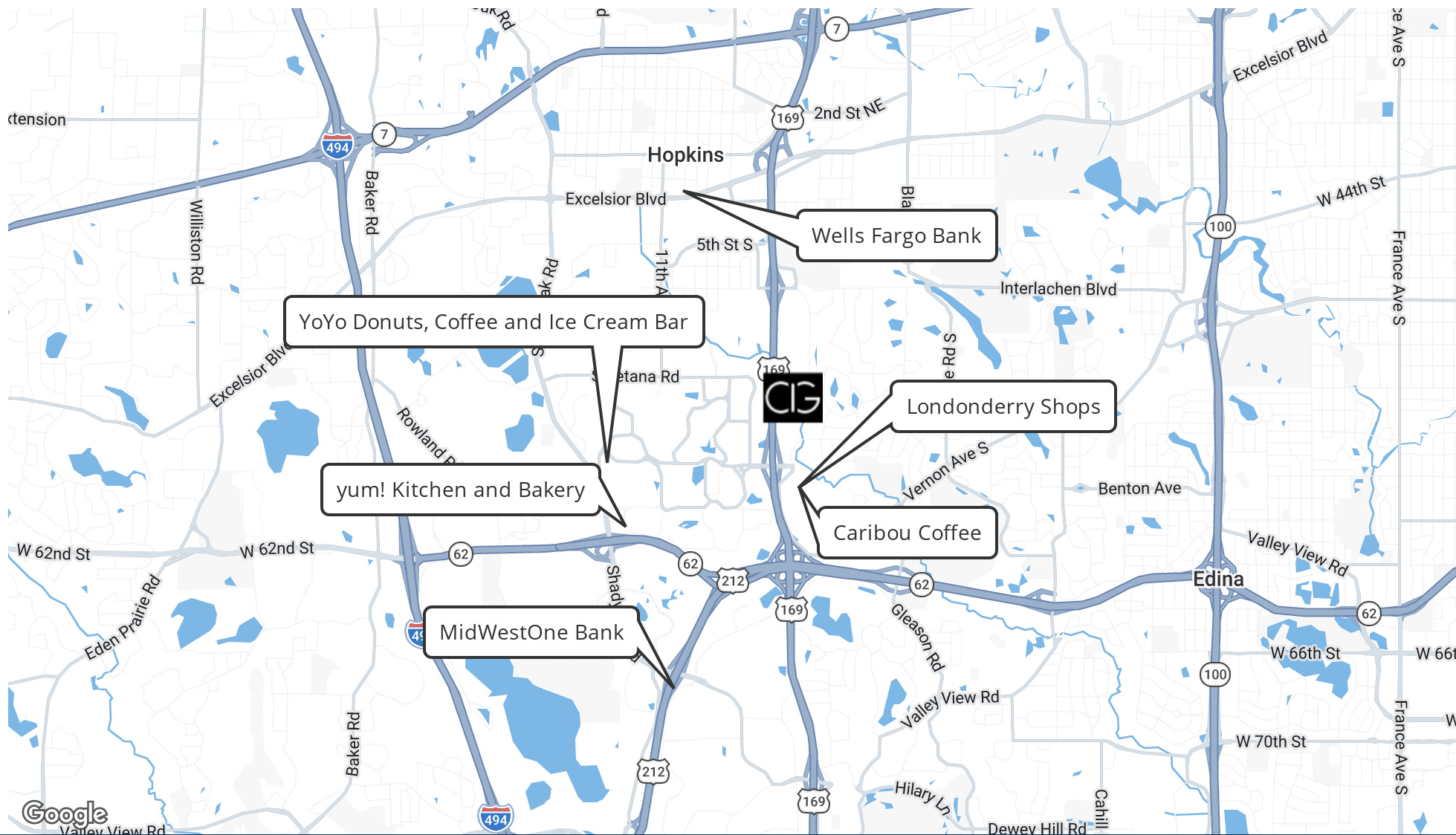
5600 B - First Floor - Office
1,741 SF - Office

UNIT INFORMATION

Unit Size	1,741 SF
Number of Offices	4
Clear Height	9'
Lease Rate	\$10.25 PSF NNN
Break Room	Yes



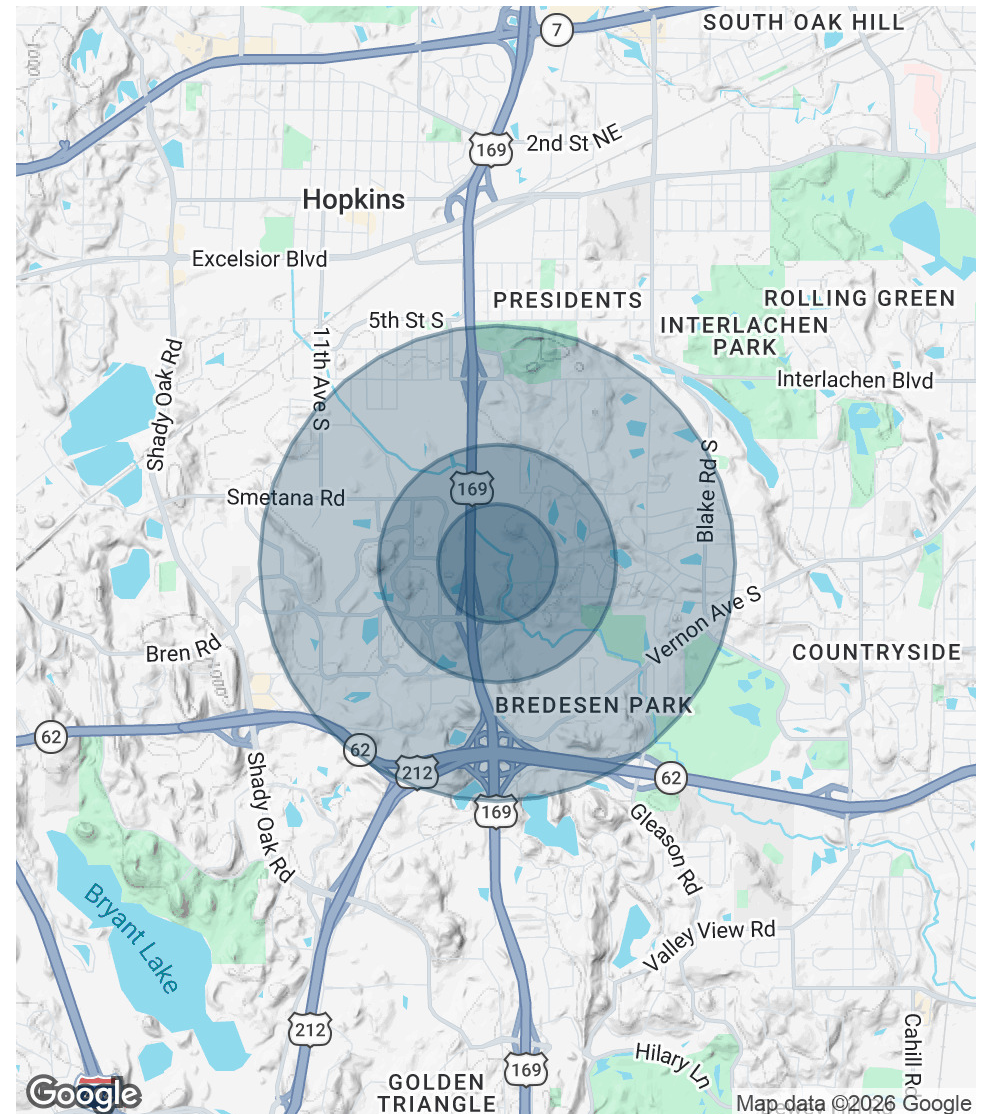




POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	574	2,650	10,220
Average Age	41.7	41.3	41.5
Average Age (Male)	48.3	45.0	43.3
Average Age (Female)	41.8	40.2	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	1,253	4,985
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$188,337	\$141,620	\$127,188
Average House Value	\$701,800	\$521,404	\$485,654

2023 American Community Survey (ACS)



COMMERCIAL INVESTORS GROUP

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