

FOR LEASE | OFFICE WAREHOUSE

Edina Commerce Center

5250 West 74th Street, Edina, MN 55439



Edina Commerce Center is a well located property near multiple major arteries, numerous retail amenities, trails and parks. Edina Commerce Center offers a combination of dock and drive-in loading and various office configurations. Up to 6,693 square feet available.

Property Features

- 66,445 SF building with great access
- 12' clear height
- \$6.35 PSF estimated Tax & CAM (2026)
- Suite 5262 - 2,084 square feet available
- Suite 12 - 2,710 square feet available
- Suite 13 - 6,693 square feet available, divisible to 3,400 square feet
- Suite 5280 - 3,547 square feet available

Contact Us

ERIC DUEHOLM
Partner

651.621.2550
eric@terracegroupllc.com

BEN BRUNO
Brokerage Services

651.621.2563
ben@terracegroupllc.com



Coax available through Comcast

Full Property Information at:
edinacommerce.com

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Amenity Map



Destinations

Downtown Minneapolis...
Downtown St. Paul...
MSP International Airport...
West End, St. Louis Park...

Drive Time

18 minutes
27 minutes
14 minutes
14 minutes

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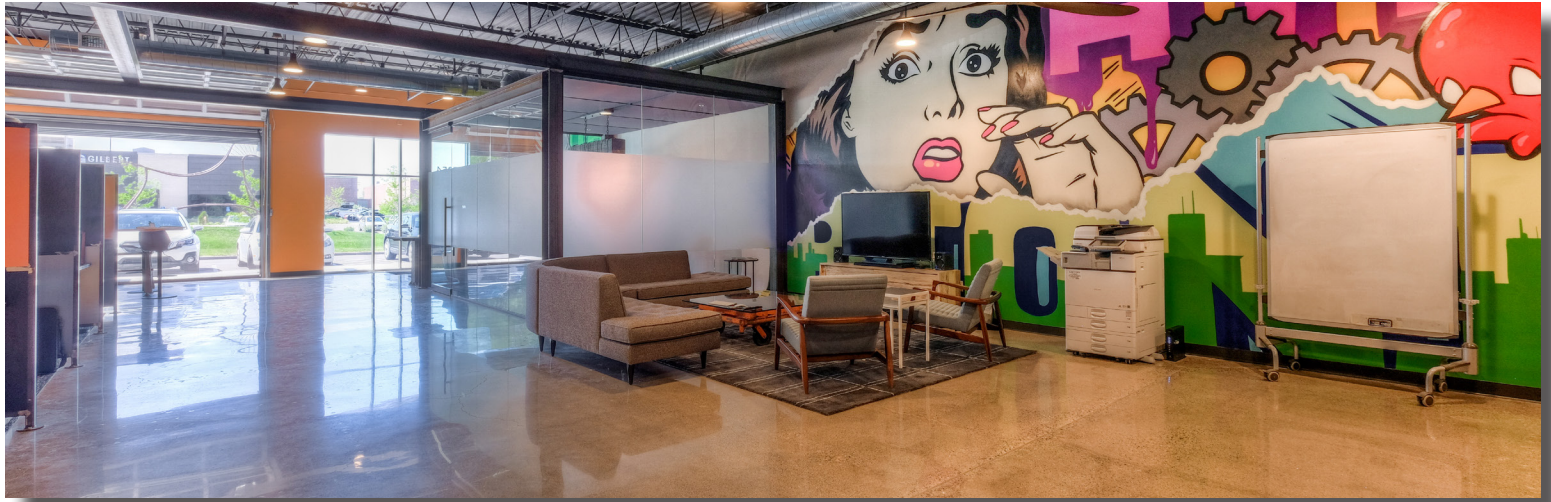


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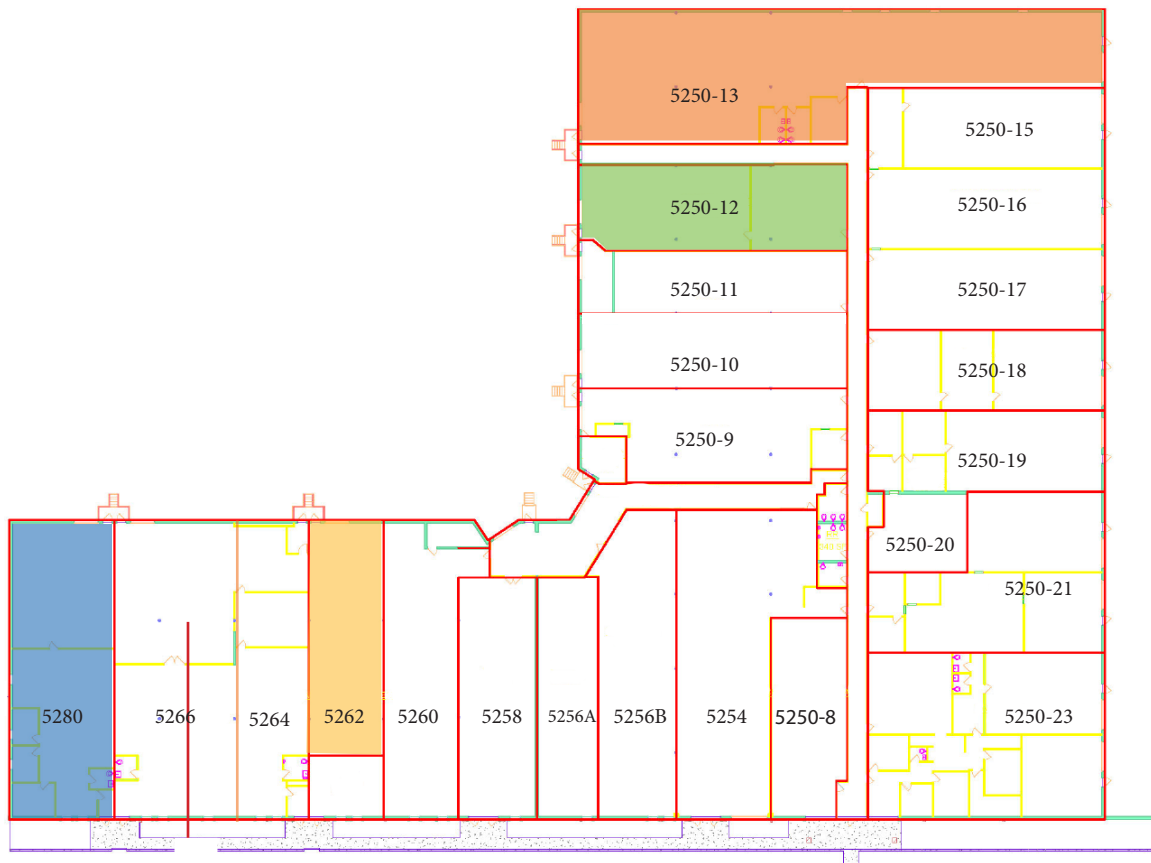
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Available Suites



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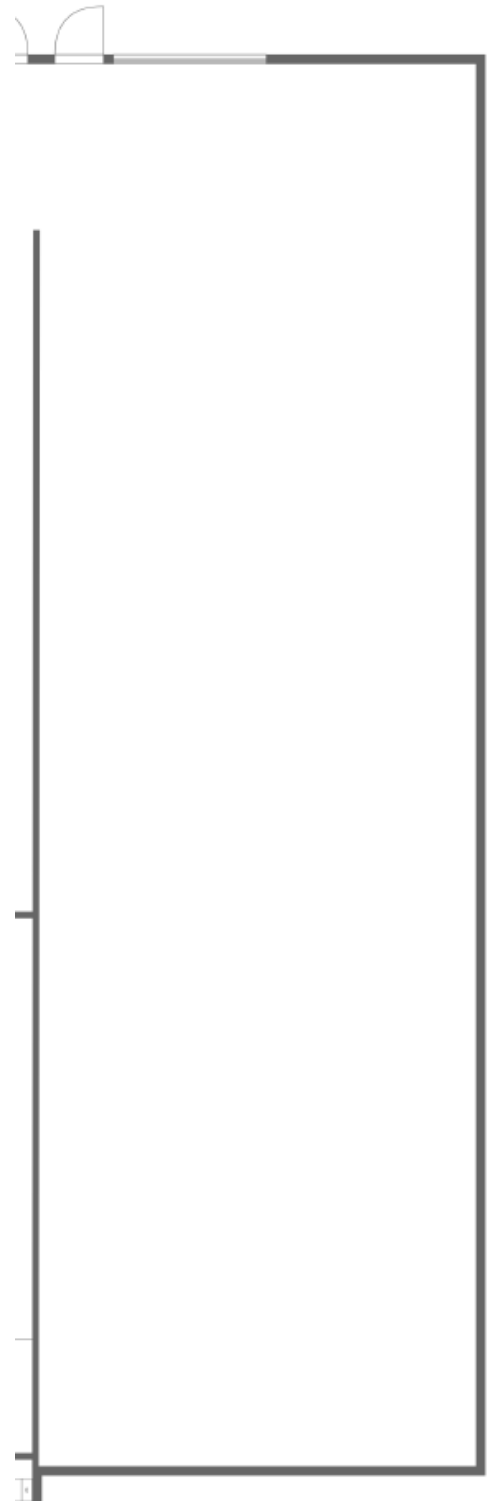
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Suite 5262

- 2,084 square feet
- Warehouse space
- Dock door
- Estimated as-is monthly gross rent of \$2,319



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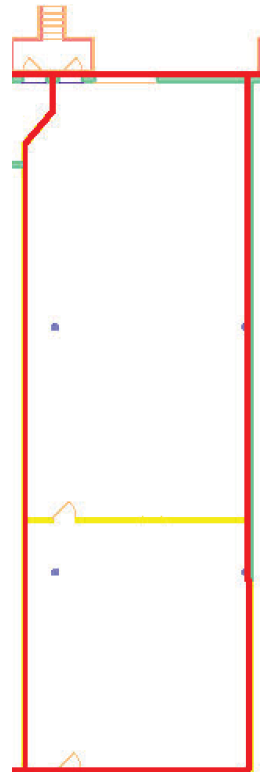
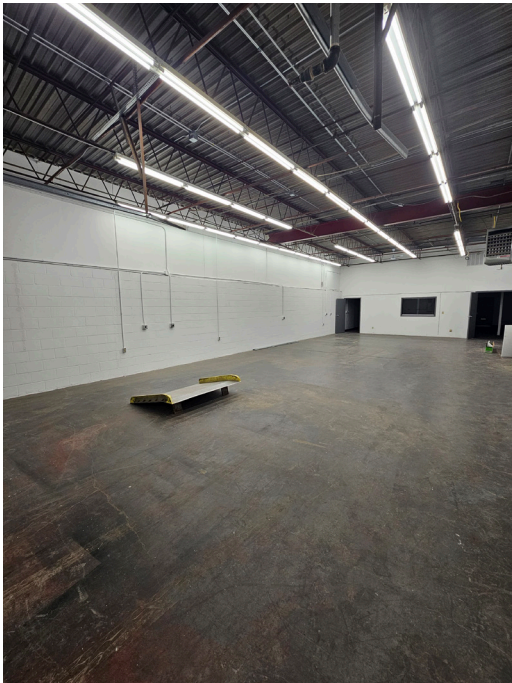
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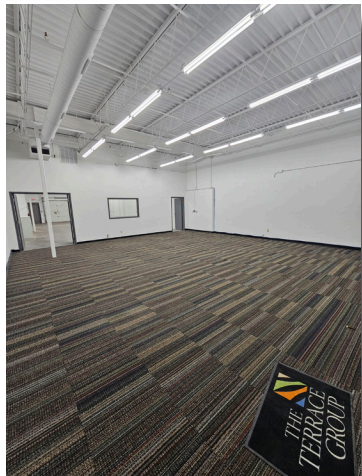
Suite 12

- 2,710 square feet
- Dock door
- Upgraded LED lighting and recently painted throughout
- Estimated monthly gross rent of \$3,307

Video Tour



Hallway



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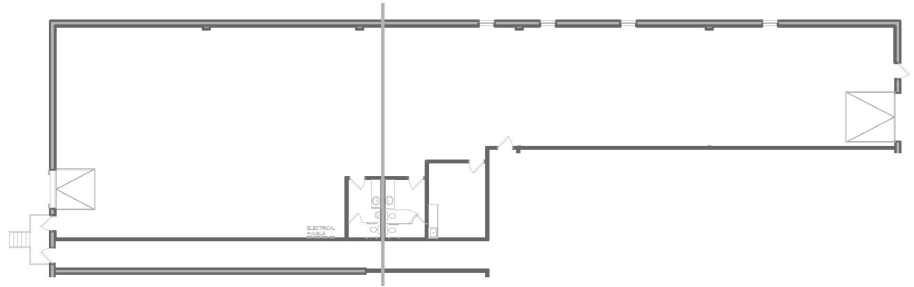
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Suite 13

- 6,693 square feet
- Newly painted white throughout
- New LED lighting throughout
- 1 dock door
- 1 drive-in door
- Private restrooms
- Break room
- End cap with existing windows - could accommodate additional offices
- Estimated initial monthly gross rent of \$7,738
- Divisible to 3,400 square feet



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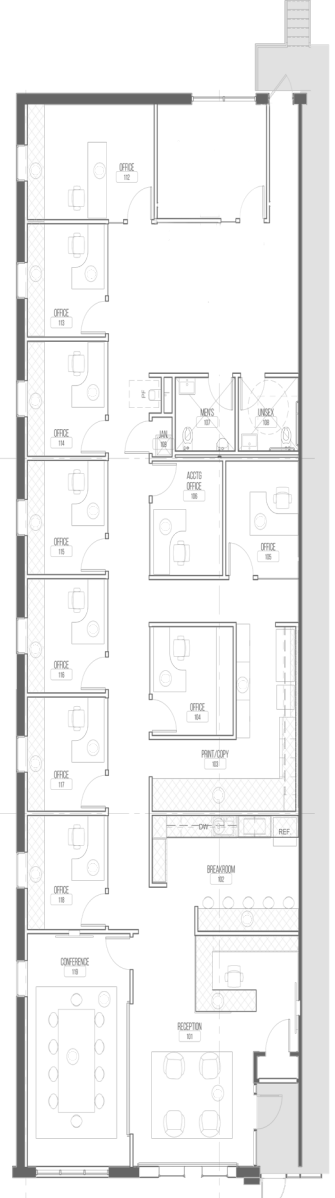
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Suite 5280

- 3,547 square feet
- Class A quality finishes
- Windows on 3 sides
- Glass garage door with screen leading to front patio
- Furniture is available
- Approximately \$7,790 per month gross as is



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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