



OCC I, II & III

Office Space for Lease

7300, 7401, 7505 Metro Blvd, Edina, MN 55439



Highlights:

- Brand new amenity package
- Flexible space options available
- Convenient access to Hwy. 100 and I-494
- Fitness center, locker rooms with showers, on-site dining, training centers, WIFI lounge
- Move-in ready suites

leasing@hempelcompanies.com

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BRENT JACOBSON
BEN KRSNAK

612.355.2609
612.355.2608


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Updated Amenities : Click or Scan to View 3D Tours



SCAN ME

Fitness Center



SCAN ME

Tenant Lounge



SCAN ME

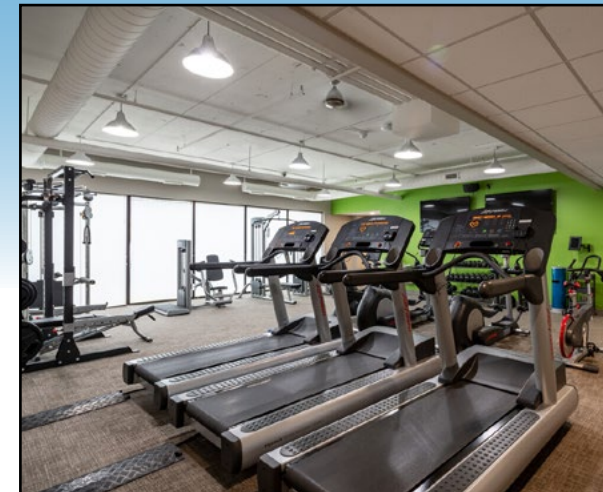
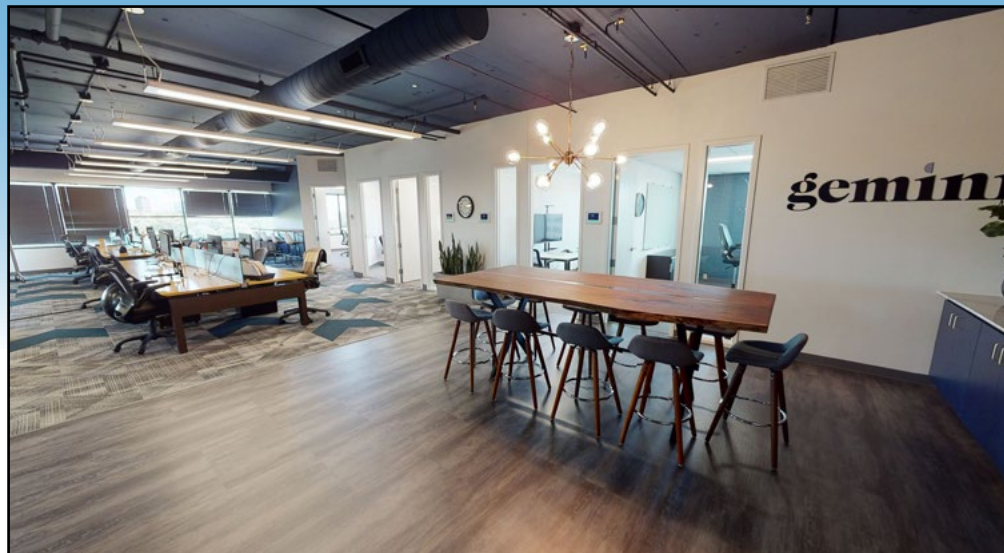
Plaza



SCAN ME

Training Center

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Property Info:

- Space Available: 434 - 21,000 SF
- Net Lease Rate: \$14.00 - \$15.00 SF
- CAM/TAX: \$11.16 - \$12.07 per sf (2022)
- Plentiful surface parking (over 4.0 stalls per 1,000 sf)
- On-site Management



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Recently Built-Out Tenant Space: Click or Scan to View 3D Tours



Suite 270 - 5,165 SF



Gemini Spec Suite



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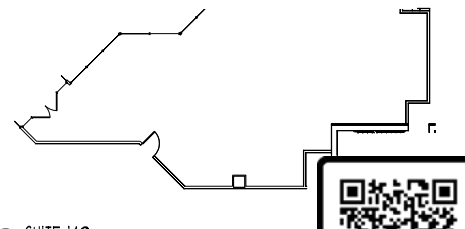
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OCC I - Available Suites/Virtual Tours: Scan to View 3D Tours / Floor Plans

Suite 140 - 1,881 SF



SCAN ME

[Click to view floor plan](#)

Suite 200 - 3,536 SF



SCAN ME

[Click to view floor plan](#)


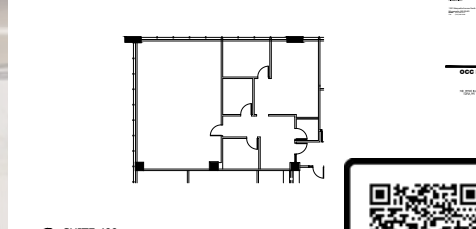
Suite 410 - 1,012 SF



SCAN ME

[Click to view floor plan](#)


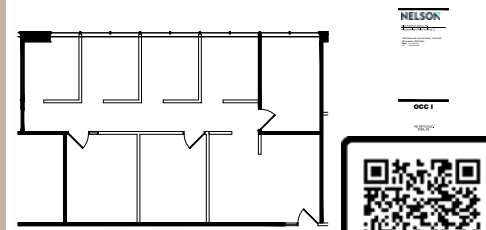
Suite 490 - 2,074 SF



SCAN ME

[Click to view floor plan](#)

Suite 545 - 1,365 SF



SCAN ME

[Click to view floor plan](#)

Suite 560 - 600 SF



SCAN ME

[Click to view floor plan](#)

Suite 625 - 2,674 SF



SCAN ME

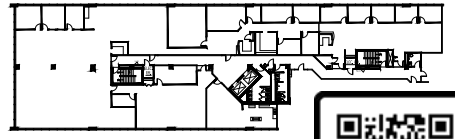
[Click to view floor plan](#)

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OCC II - Available Suites/Virtual Tours:

Scan to View 3D Tours / Floor Plans

Suite 400 - 13,616 SF



HEMP

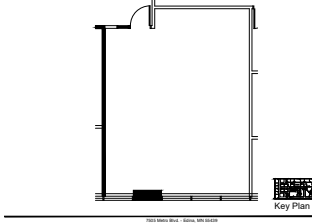


SCAN ME


7505 Metro Blvd - Edina, MN 55429

[Click to view floor plan](#)

Suite 515 - 758 SF



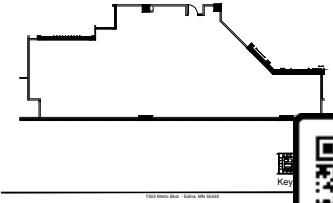
Key Plan




SCAN ME

[Click to view floor plan](#)

Suite 525 - 2,912 SF



Key



SCAN ME

[Click to view floor plan](#)

Suite 600 - 4,274 SF



SCAN ME

[Click to view floor plan](#)

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OCC III - Available Suites/Virtual Tours: Scan to View 3D Tours / Floor Plans

Suite 130 - 862 SF



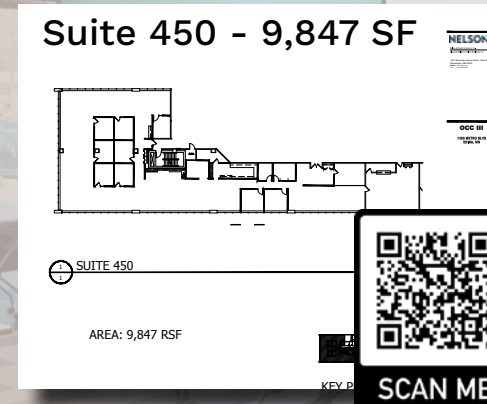
[Click to view floor plan](#)

Suite 206 - 680 SF



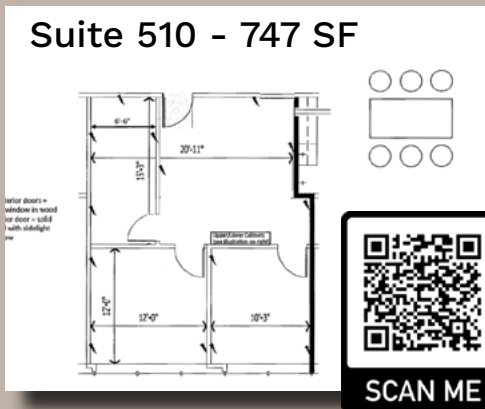
[Click to view floor plan](#)

Suite 450 - 9,847 SF



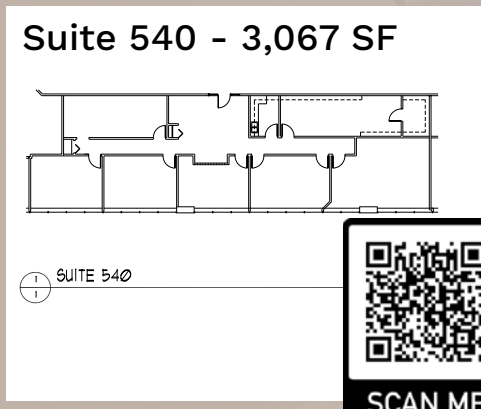
[Click to view floor plan](#)

Suite 510 - 747 SF



[Click to view floor plan](#)

Suite 540 - 3,067 SF



[Click to view floor plan](#)

Suite 605 - 7,136 SF



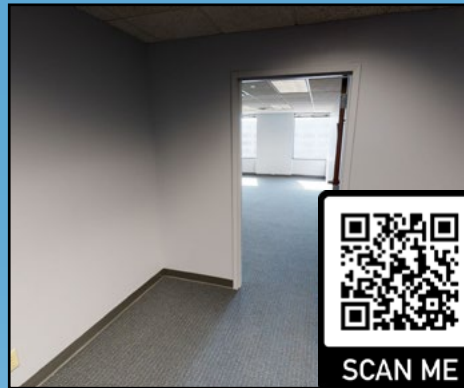
[Click to view floor plan](#)

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Click or Scan for 3D Tours:



OCC I - Suite 200



OCC I - Suite 560



OCC I - Suite 625



OCC II - Suite 600



OCC III - Suite 605

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15 Min Drive to Downtown Minneapolis



France Ave

Only 10 Mins to Southdale Shopping Centers & MSP International Airport



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