

Creekside Court I & II

5219 West 73rd St Edina, MN 55439



TENZIN SOPA
Investment Advisor

CHRIS MISSLING
Executive Vice-President

ANDREW MAYAMBA
Senior Vice President

GJG Commercial

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Property
Summary



PROPERTY DESCRIPTION

This is a great opportunity to sub-lease 6,018 SF of office and warehouse space of suite 5219. The office is 2,724 SF with a conference room, break room, restroom, and three private offices. The Warehouse is 3,294 SF with a 14' clear ceiling height and two dock doors in the rear of the building. The suite comes with 12 dedicated parking spots within the expansive 82,640-square-foot flex-industrial warehouse campus.

The high-clearance warehouse delivers flexible column spacing and efficient loading infrastructure tailored for distribution, manufacturing, or fulfillment operations. Ample parking and on-site maneuvering accommodate trailer traffic, while contemporary mechanical systems enable reliable operations. Tenants benefit from a prominent façade, generous ceiling heights, and a thoughtfully laid-out interior that supports multiple functional configurations. The campus setting combines professional landscaping with secure perimeter access to present a polished industrial environment ideal for long-term occupants seeking stability and operational efficiency.

OFFERING SUMMARY

Lease Rate:	\$11.25 SF/yr (NNN)
Available SF:	6,018
Lot Size:	6 Acres
Building Size:	82,640 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	159	941	3,928
Total Population	308	2,010	9,177
Average HH Income	\$167,192	\$165,344	\$177,321

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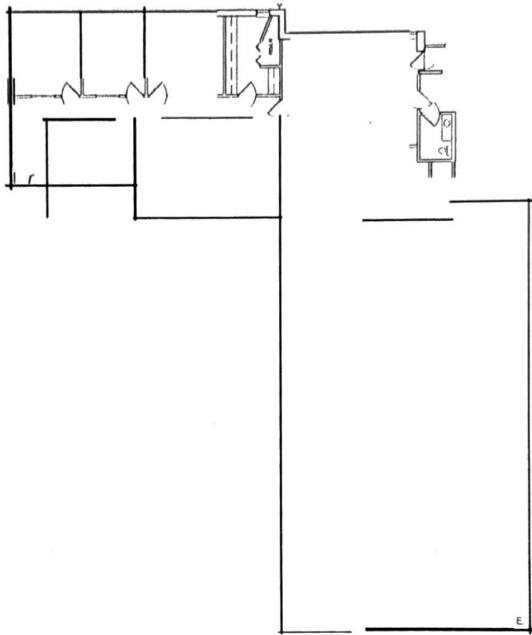
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LOCATION DESCRIPTION

Located in the thriving Edina market, Creekside Court I & II campus offers an ideal location for warehouse, industrial, or manufacturing tenants. The area is known for its convenient access to major highways (100 & 1494) and transportation routes, making it perfect for logistics and distribution. Nearby, the upscale Southdale Center and Galleria Mall provides ample shopping and dining options, while The Westin Edina Galleria offers accommodation for visiting clients and employees. Additionally, the renowned Braemar Golf Course provides recreational opportunities for downtime. This prime location provides a perfect blend of business and leisure, making it an attractive choice for industrial and manufacturing tenants.

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Complete
Highlights



PROPERTY HIGHLIGHTS

- 82,640 square feet of total flex-industrial warehouse space
- Located on a suburban industrial campus on West 73rd Street
- High-clearance warehouse areas supporting diverse industrial uses
- Flexible column spacing for customizable layouts
- Efficient loading docks designed for trailer traffic
- Ample parking for employees and visitors
- Generous onsite maneuvering for logistics operations
- Prominent building frontage offering strong visibility
- Professional landscaping enhancing curb appeal
- Contemporary mechanical systems supporting dependable operations
- Secured perimeter access ensuring tenant privacy and safety
- Well-maintained interior ready for immediate occupancy
- Ideal for distribution, manufacturing, or fulfillment uses

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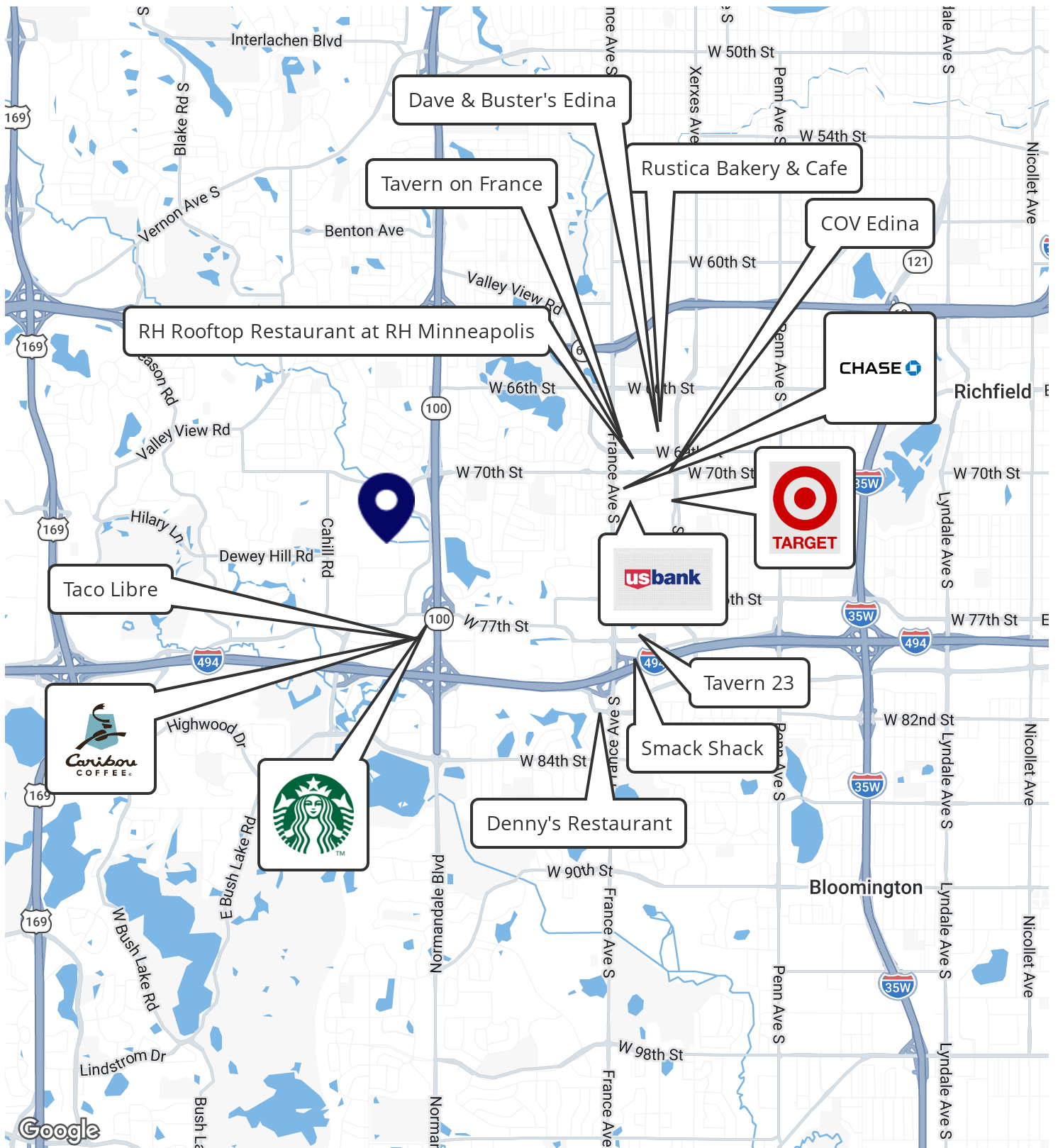
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Retailer
Map



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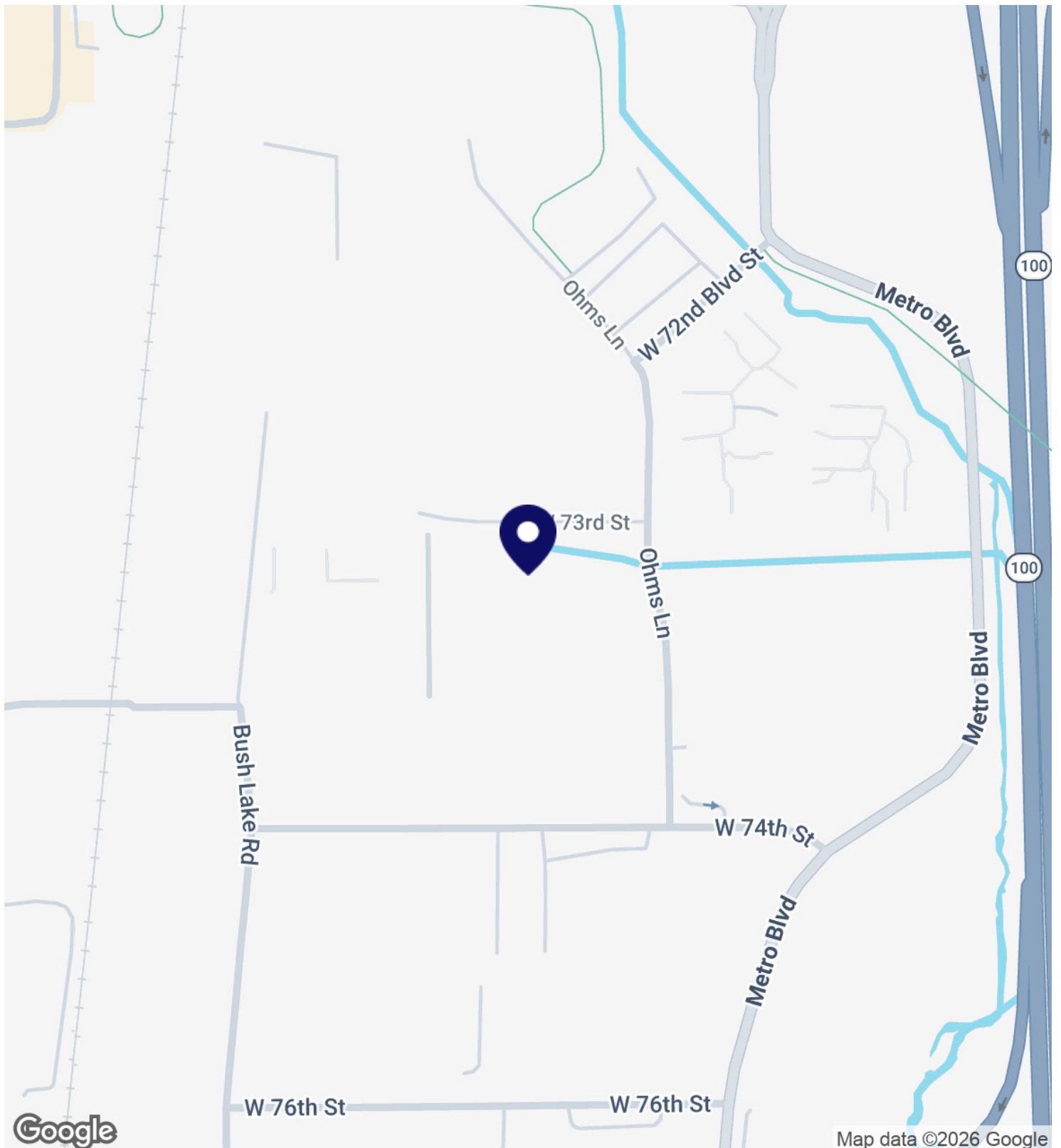
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Location
Map



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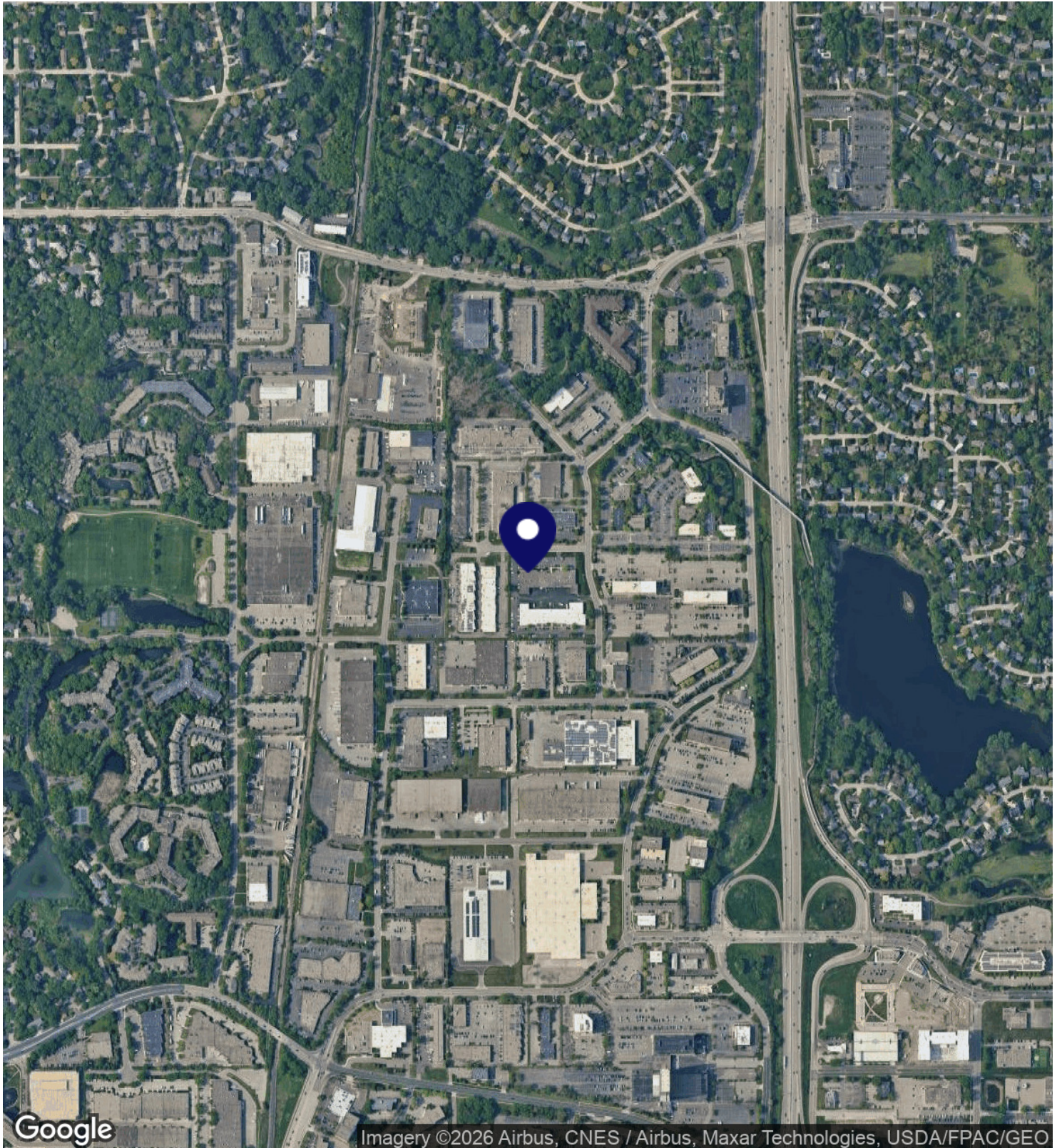
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Aerial
Map



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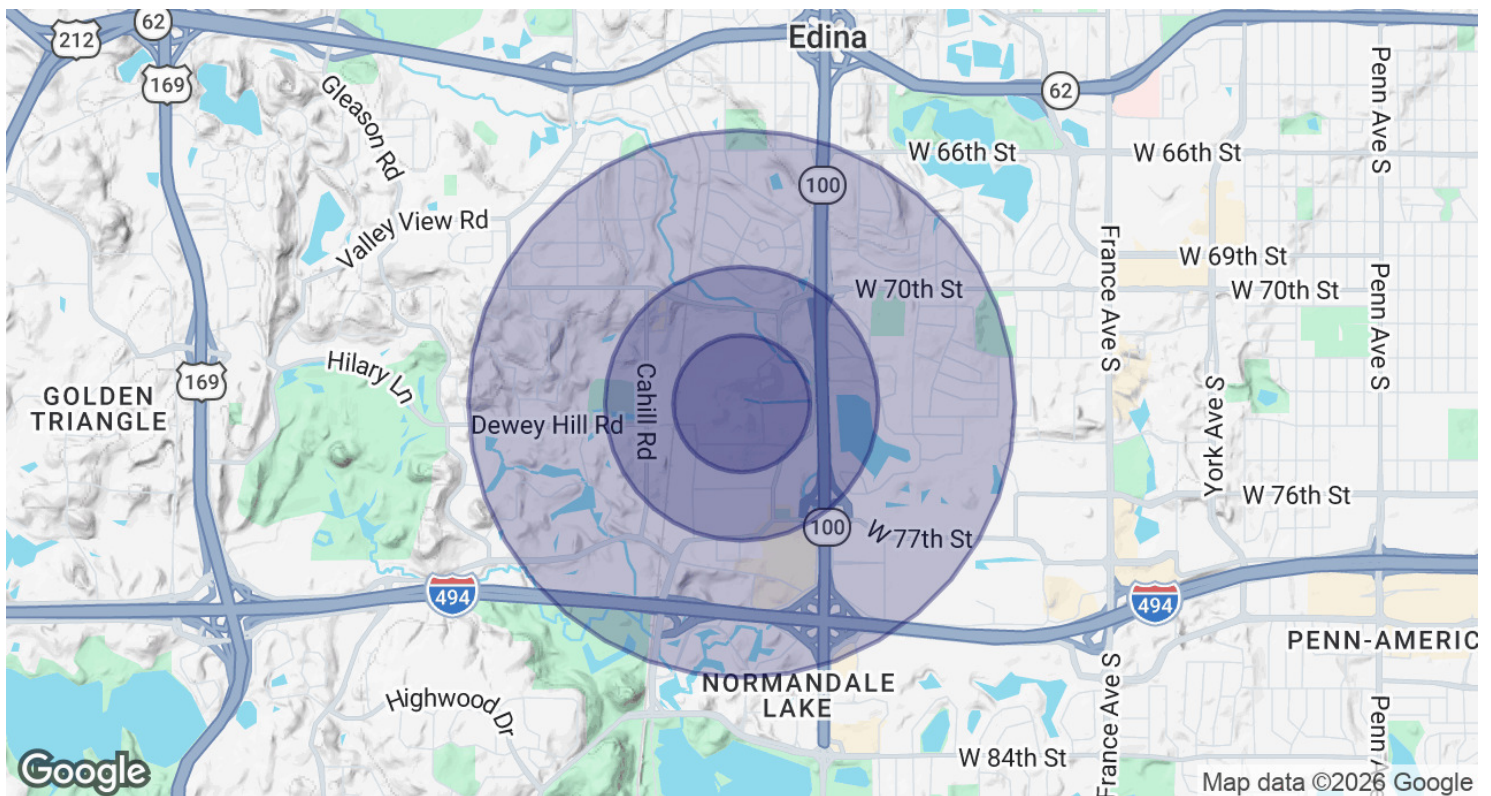
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Demographics
Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	308	2,010	9,177
Average Age	62.6	49.2	44.2
Average Age (Male)	58.2	46.3	42.0
Average Age (Female)	65.0	50.1	44.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	159	941	3,928
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$167,192	\$165,344	\$177,321
Average House Value	\$493,066	\$522,748	\$585,693

2023 American Community Survey (ACS)

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Meet
the
Team



TENZIN SOPA

Investment Advisor

Direct: 763.267.5574
tenzin@gjgcommercial.com



CHRIS MISSLING

Executive Vice-President

Direct: 612.812.1317
chris@gjgcommercial.com

MN #40756935



ANDREW MAYAMBA

Senior Vice President

Direct: 612.599.5642
andrew@gjgcommercial.com

MN #40475364 // WI #114292-94

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