

# FOR LEASE

EDINA TECH  
5151 Edina Industrial Blvd | Edina, MN 55439

## LEASING INFORMATION

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## A MODERN APPROACH TO COMMERCIAL REAL ESTATE

**Corporate Address**  
5151 Edina Industrial Blvd., Suite 400  
Edina, MN 55439  
(952)929-2020  
[www.modern-CRE.com](http://www.modern-CRE.com)

# FOR LEASE

## EDINA TECH

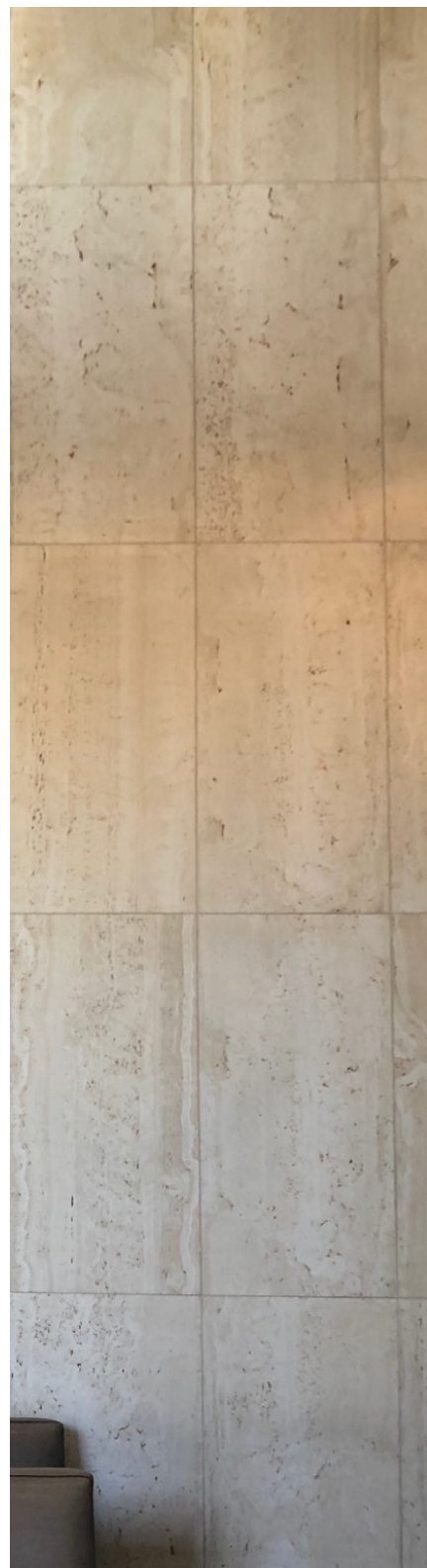
5151 Edina Industrial Blvd | Edina, MN 55439

### PROPERTY HIGHLIGHTS

- Ideal Edina location at Highway 100 & I-494
- Conveniently located to freeways and MSP Airport
- Excellent visibility
- New Ownership that has completed many updates including revamp of floor common areas and modern suites.
- Abundance of area amenities offered in Southdale & France commercial district
- Modern lobby with high ceilings and natural light
- Great glass lines with city views
- Building shared conference room
- Secured underground tempered parking available
- Secured storage units available
- **Location + Image + Economics = Best Value**

### PROPERTY OVERVIEW

BUILDING SIZE	59,481 SF
YEAR BUILT	1981 (major refresh performed 2018 & 2021)
LAND AREA	2.63 acres (114,651 SF)
NUMBER OF FLOORS	6
BUILDING CLASS	B+
NET RENTAL RATE	\$15.50 – \$16.25 PSF
2026 OP EX + RE TAX	\$11.63 PSF
PARKING	206 spaces total: 3.5/1,000 Tempered underground parking available
BUILDING NOTES	New ownership has invested significantly to modernize building including HVAC systems and common areas. Aggressive lease rates, full improvement packages and responsive, on-site ownership and management.



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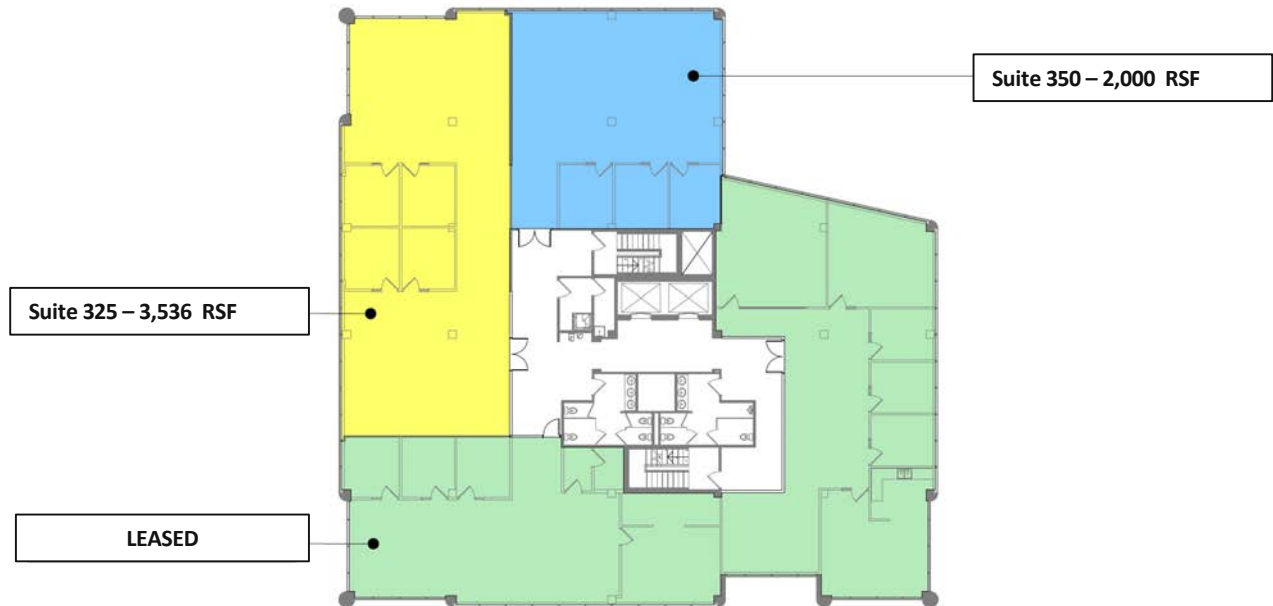
# AVAILABILITIES

EDINA TECH

5151 Edina Industrial Blvd | Edina, MN 55439

## 3<sup>rd</sup> Floor - Suite 325 & Suite 350

### SCENARIO 1



### SCENARIO 2



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# AMENITIES

## EDINA TECH

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## LOCATION DESCRIPTION

- Located in Edina at the heart of Hwy 100/494
- Across the street from major bus/transit stop
- Minutes from MSP Airports
- Strong Edina, Inner ring location with great mix of small businesses, tech, industrial, healthcare, and numerous fortune 500 companies.

## ABUNDANCE OF AREA AMENITIES

**Shopping:** Southdale, Galleria, Target, Whole Foods,

**Restaurants:** Crave, Cov, Kincaid's, Ciao Bella

**Fast Casual:** Starbucks, Caribou, Jimmy John's

**Fitness:** Snap Fitness F45, Lifetime,

**Outdoor/Recreation:** Dedicated bike, walk, run

path options connecting to Edina Parks,

Normandale Lakes, & Hyland Hills



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