

EDINA
100



NEW NAME, NEW LOOK
SAME PREMIER EDINA LOCATION

EDINA 100

A reimagined way to office in highly desirable Edina. The building's new ownership is transforming EDINA 100 into a building with valuable amenities and upgrades available to all tenants for no charge.

The property provides tenants with efficient and flexible floor plates, updated common areas, new amenities and market leading on-site parking (4.93/1,000).



ADDITIONAL HIGHLIGHTS



Conference and training room



Tenant lounge



Upgraded building lobby

Upgraded monument signage

Convenient access to Highway 100 and I-494

Enhanced outdoor space for tenants

Training and conference room

Tenant lounge

Foodsby delivery

Over 200 restaurants and retailers within 5 minutes

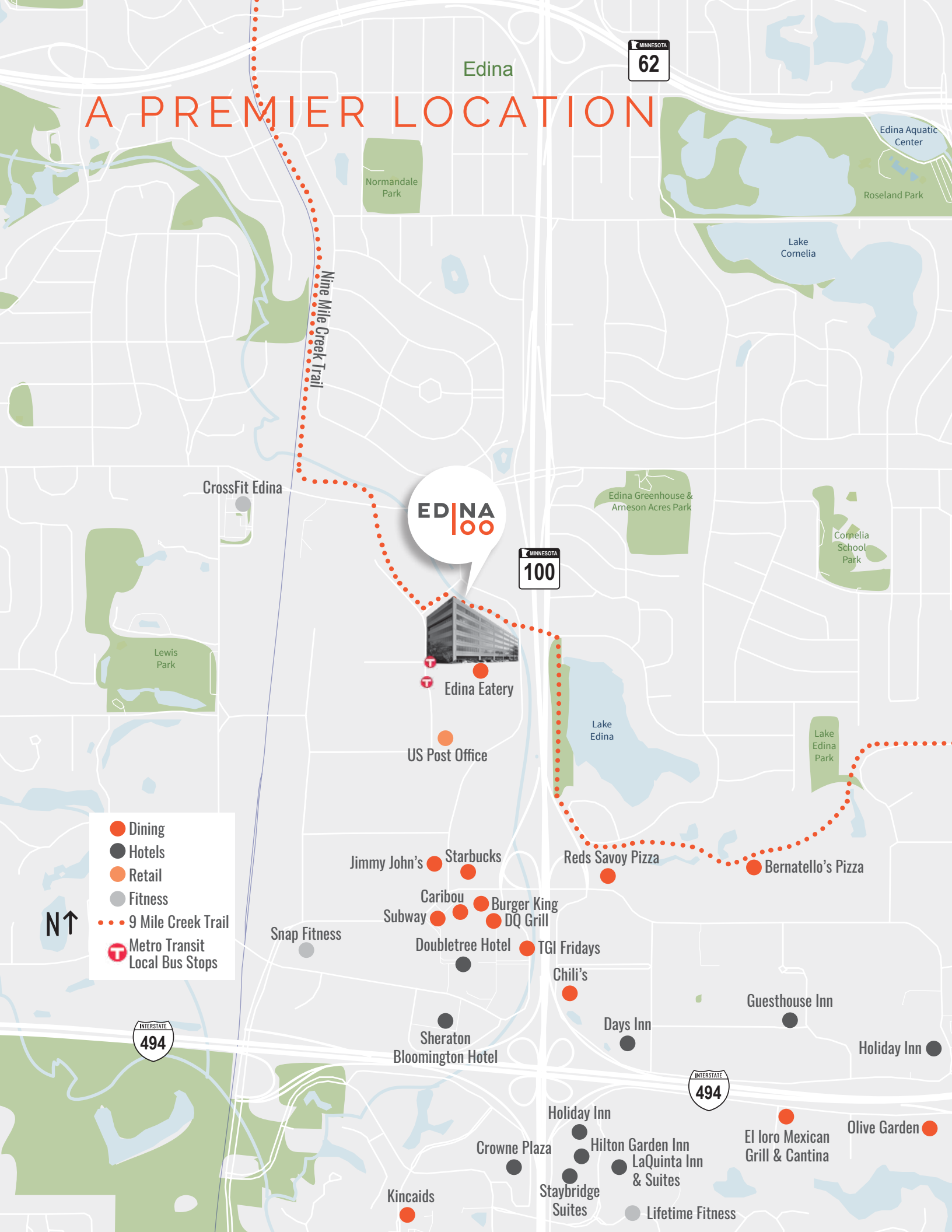
Adjacent to Nine Mile Creek Trail—15 miles

ABOUT THE OWNERSHIP

ICM has a long and successful history of investing in real estate, with significant experience in the acquisition and management of stabilized, value-add and development opportunities across the office, industrial, retail, and multi-family sectors. Collectively, our team has overseen the acquisition and management of more than \$7 billion of real estate assets in the United States and Canada.

We believe that success with real estate stems from superior investment management and an integrated operational strategy. Our hands-on management style allows us to be attuned to the market and to the assets that we have under management.

A PREMIER LOCATION



EDINA
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Edina Eatery

US Post Office

- Dining
- Hotels
- Retail
- Fitness
- ⋯ 9 Mile Creek Trail
- T Metro Transit Local Bus Stops

- Jimmy John's
- Starbucks
- Reds Savoy Pizza
- Bernatello's Pizza
- Caribou
- Burger King
- Subway
- DQ Grill
- Doubletree Hotel
- TGI Fridays
- Chili's
- Days Inn
- Guesthouse Inn
- Holiday Inn
- Sheraton
- Bloomington Hotel
- Holiday Inn
- Crowne Plaza
- Hilton Garden Inn
- LaQuinta Inn & Suites
- Staybridge Suites
- Kincaids
- El loro Mexican Grill & Cantina
- Olive Garden
- Lifetime Fitness

CrossFit Edina

Lewis Park

Edina

Normandale Park

Edina Aquatic Center

Roseland Park

Lake Cornelia

Edina Greenhouse & Arneson Acres Park

Cornelia School Park

Lake Edina

Lake Edina Park

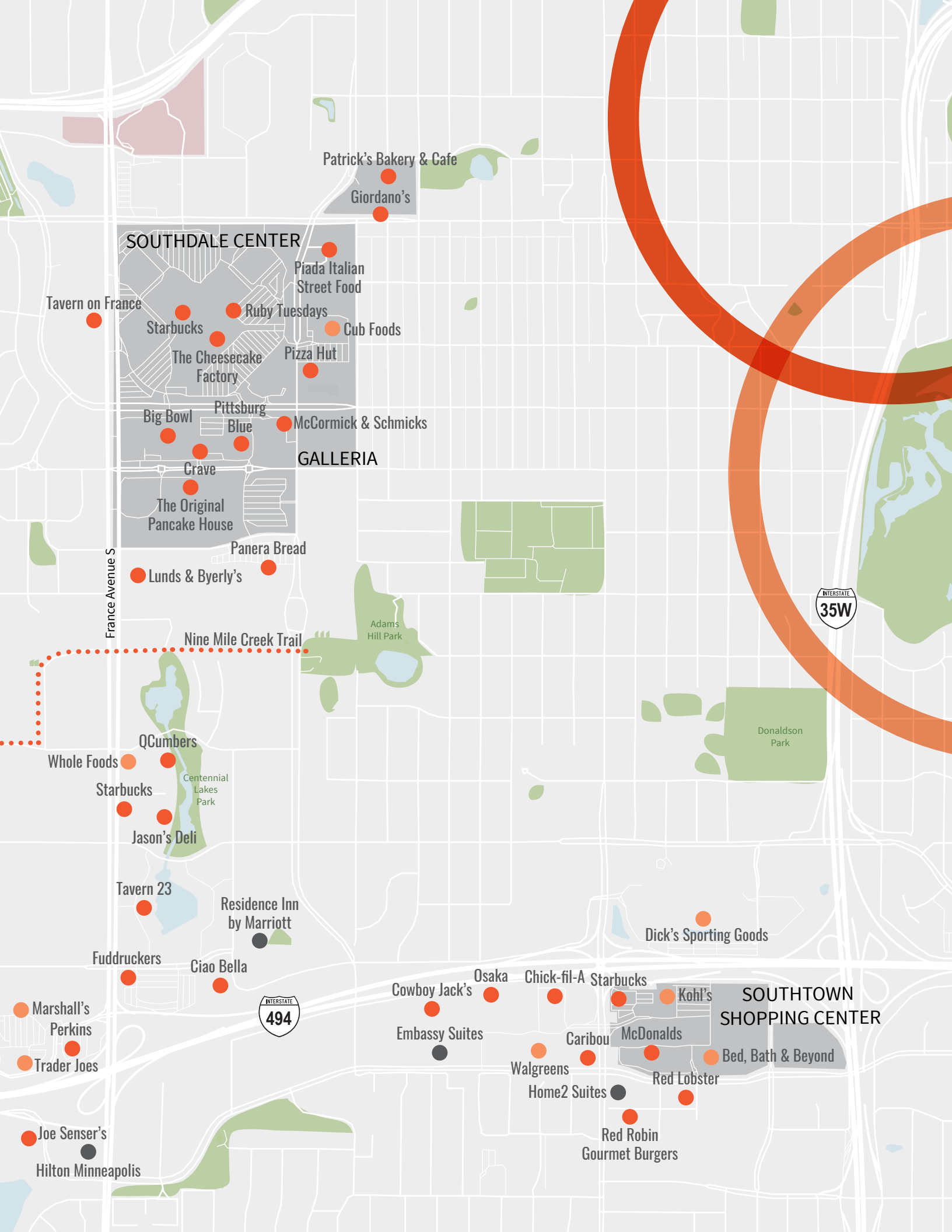
INTERSTATE 494

MINNESOTA 62

MINNESOTA 100

INTERSTATE 494

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SOUTHDALE CENTER

Patrick's Bakery & Cafe
Giordano's

Tavern on France
Starbucks
The Cheesecake Factory
Big Bowl
Crave
The Original Pancake House
Lunds & Byerly's
Ruby Tuesdays
Cub Foods
Pizza Hut
Pittsburg Blue
McCormick & Schmicks
Panera Bread

GALLERIA

France Avenue S

Nine Mile Creek Trail

Adams Hill Park

Donaldson Park



Whole Foods
Starbucks
Jason's Deli
Tavern 23
Fuddruckers
Ciao Bella

Residence Inn by Marriott

Dick's Sporting Goods

Marshall's Perkins
Trader Joes

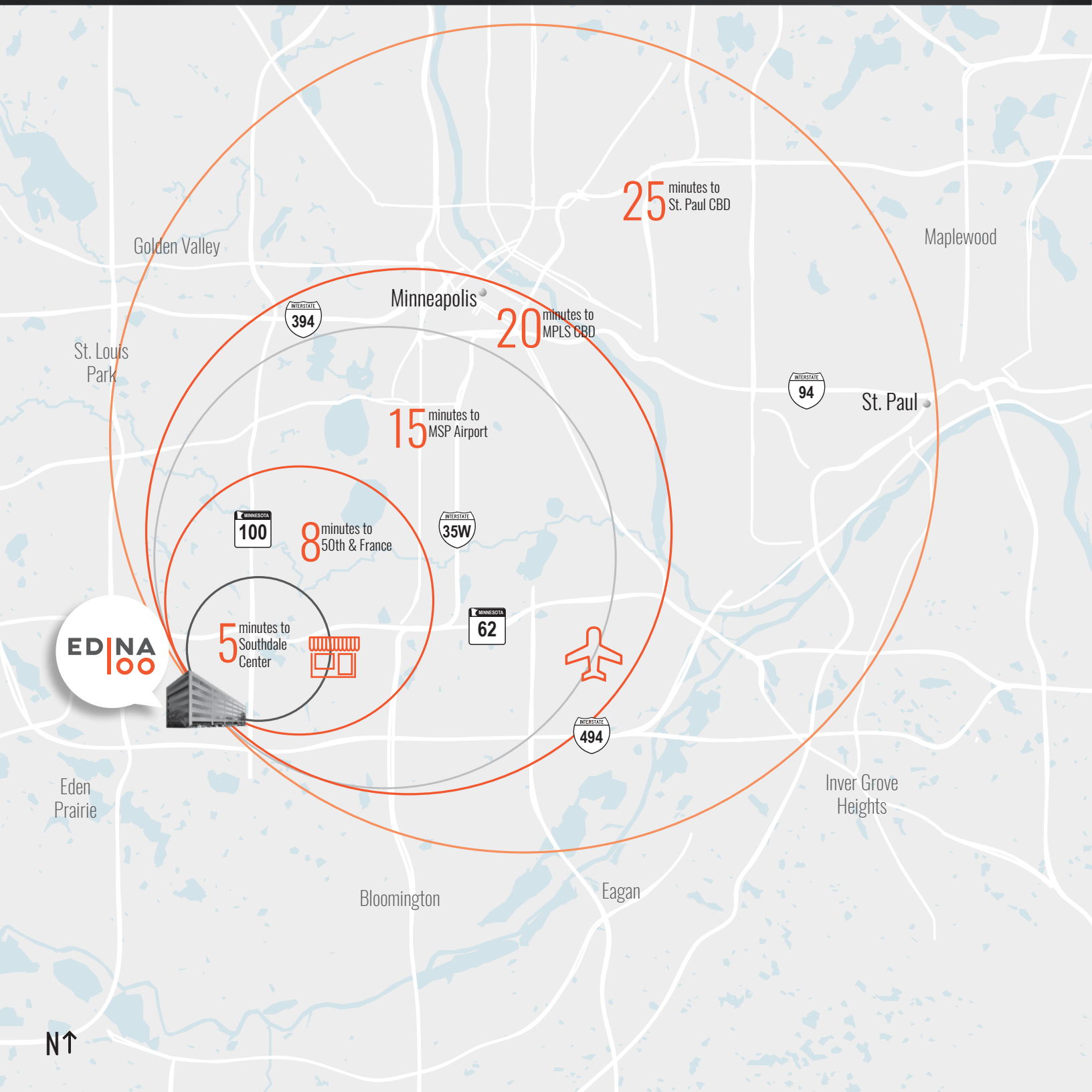


Cowboy Jack's
Embassy Suites
Osaka
Chick-fil-A
Starbucks
Walgreens
Home2 Suites
Caribou
McDonalds
Kohl's
Red Lobster
Red Robin Gourmet Burgers
Bed, Bath & Beyond

SOUTHTOWN SHOPPING CENTER

Joe Senser's
Hilton Minneapolis

Drive Times



Edina is one of the most affluent suburbs of Minneapolis

-Wikipedia

96%

of Edina City residents rated it as "good" or "excellent."

-Star Tribune



22,000+
households



\$150,000+
average household
income



Edina's projected
growth rate is above
the state average



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Brent Robertson
+1 612 217 5132
brent.robertson@am.jll.com

Andrea Leon
+1 612 217 5142
andrea.leon@am.jll.com