

# Edina Interchange I

5249-5251 West 73rd Street | Edina Minnesota



## 73,817 square foot office/warehouse space

As exclusive agents, we are pleased to offer the following space for lease:

### ♦ Site Aerial



### Property Highlights

- ♦ 73,817 square foot building
- ♦ 14' clear height
- ♦ Dock and drive-in doors
- ♦ Ample parking
- ♦ Convenient location
- ♦ Easy access to Highway 100 and I-494

Brian Netz 612.430.9947 [brian.netz@ngkf.com](mailto:brian.netz@ngkf.com)

**Newmark  
Knight Frank**

100 South 5th Street, Suite 2150, Minneapolis, Minnesota 55402

[www.ngkf.com](http://www.ngkf.com)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Edina Interchange I

5249-5251 West 73rd Street | Edina Minnesota



## ◆ Details

### SITE INFORMATION:

|                |                                |
|----------------|--------------------------------|
| Description    | 73,809 sf Industrial Building  |
| Year Built     | 1979                           |
| Year Renovated | 1995                           |
| Parcel         | 4.72 acres                     |
| Clear Height   | 14'                            |
| Loading        | One (1) dock, one (1) drive-in |

### AMENITIES:

Landlord handles all expenses related to HVAC and lighting equipment.

### LEASE RATES:

|           |            |
|-----------|------------|
| Office    | \$8.50 psf |
| Warehouse | \$4.50 psf |

### 2018 EST. CAM & TAXES:

\$3.40 psf

### AVAILABILITY:

#### Suite D

|                                |                |
|--------------------------------|----------------|
| Office                         | 631 sf         |
| Warehouse                      | 2,039 sf       |
| Total                          | 2,670 sf       |
| Lease Rate                     | \$7.50 psf Net |
| One (1) dock, one (1) drive-in |                |

#### Suite F

|                                |          |
|--------------------------------|----------|
| Office                         | 1,926 sf |
| Warehouse                      | 3,381 sf |
| Total                          | 5,307 sf |
| One (1) dock, one (1) drive-in |          |

#### Suite G

|              |          |
|--------------|----------|
| Office       | 1,588 sf |
| Warehouse    | 3,753 sf |
| Total        | 5,341 sf |
| One (1) dock |          |

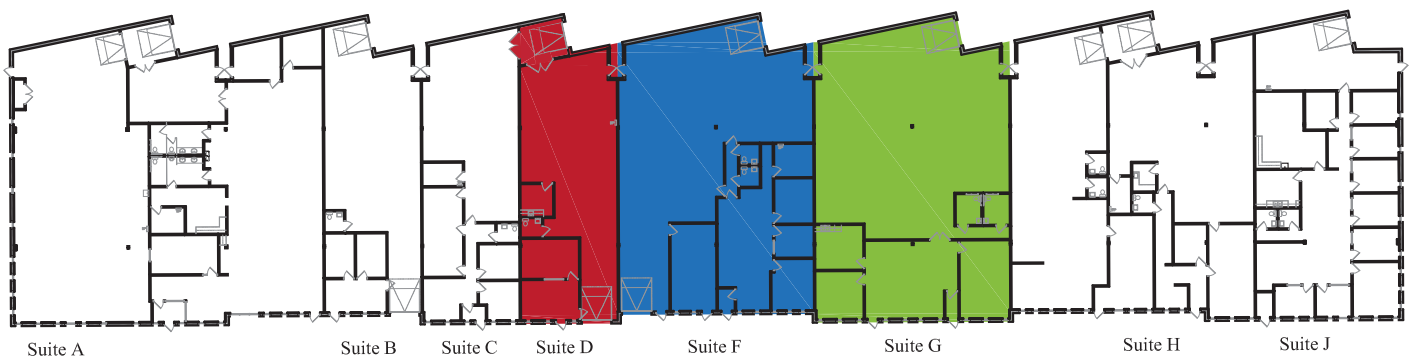
#### Suite D & F

|                                  |          |
|----------------------------------|----------|
| Office                           | 2,557 sf |
| Warehouse                        | 5,420 sf |
| Total                            | 7,977 sf |
| Two (2) docks, two (2) drive-ins |          |

#### Suite D, F, & G

|                                    |           |
|------------------------------------|-----------|
| Office                             | 4,145 sf  |
| Warehouse                          | 9,173 sf  |
| Total                              | 13,318 sf |
| Three (3) docks, two (2) drive-ins |           |

## ◆ Floor Plan



Floor Plan  
Scale: Not to Scale

□ Vacant      ■ Suite D      ■ Suite F      ■ Suite G