

# For Lease

Grandview Square  
Edina, MN



**Kevin O'Neill, SIOR**  
Executive Vice President  
+1 952 897 7724  
kevin.oneill@colliers.com

**Nathan Karrick**  
Vice President  
+ 952 897 7722  
nathan.karrick@colliers.com

**Colliers**

Accelerating success.



# For Lease

## Property Overview

|                      |                                                                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Civic Address:       | 5201 Eden Avenue<br>Edina, MN 55436                                                                                                       |
| Currently Available: | 3,057- 8,388 SF                                                                                                                           |
| Building Size:       | 96,000 SF                                                                                                                                 |
| Year Built:          | 2001                                                                                                                                      |
| Number of Floors:    | 3                                                                                                                                         |
| Rental Rates:        | \$22.00 PSF Net                                                                                                                           |
| 2026 Tax/Ops:        | Op: \$10.90 PSF<br>Tax: \$4.46 PSF<br>Total: \$15.36 PSF                                                                                  |
| Available Suites:    | <ul style="list-style-type: none"><li>• Suite 347: 5,331</li><li>• Suite 350: 3,057 SF</li><li>• Suites 347 &amp; 350: 8,388 SF</li></ul> |

## Property Highlights

- Great access off I-494 and Highway 100
- Three story, Class A office building
- Ample surface parking
- Conference room available to all tenants
- Fitness center with locker and shower facilities
- Lunchroom with vending machines
- Excellent natural light
- Numerous area amenities including restaurants, hotels and retail in the immediate area



### Contact us:

#### Kevin O'Neill, SIOR

Executive Vice President  
+1 952 897 7724  
kevin.oneill@colliers.com

#### Nathan Karrick

Vice President  
+1 952 897 7722  
nathan.karrick@colliers.com

#### Colliers

1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
colliers.com





Updated Tenant Lounge Area





