



Accelerating success.



Medical / Office Space For Lease with Ambulatory Surgery Center

6500 Barrie Road

Edina, MN

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Managed By:

M S P
COMMERCIAL

6500 Barrie Road | For Lease

Property Profile



- Ambulatory Surgery Center JV Opportunity
- New Construction
- Patient Parking Ramp
- Monument Signage

Building Information

Address	6500 Barrie Road, Edina, MN 55435
Building Size	48,627 SF
Year Built	2023
Floors	Three (3)

Lease Terms

Space Available	2nd Floor: 5,000 - 8,500 SF
Date Available	Immediately
Net Rental Rate	Negotiable
2025 Tax & CAM	\$15.24 PSF Operating Expenses <u>\$10.14 PSF Taxes</u> \$25.38 PSF Total



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Floor Plan

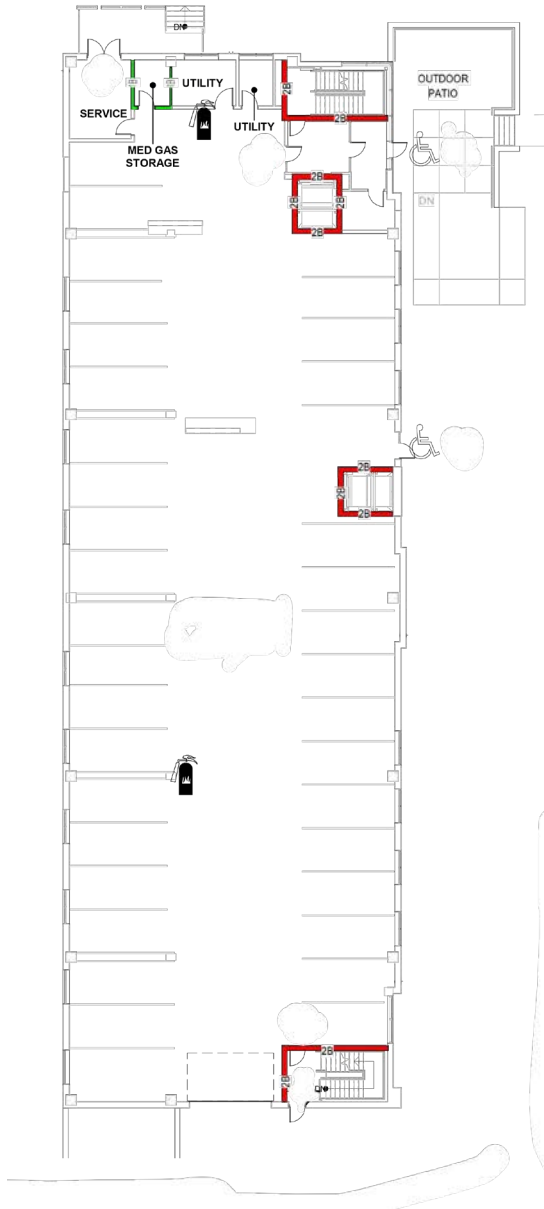
Suite 210
8,500 SF
Available



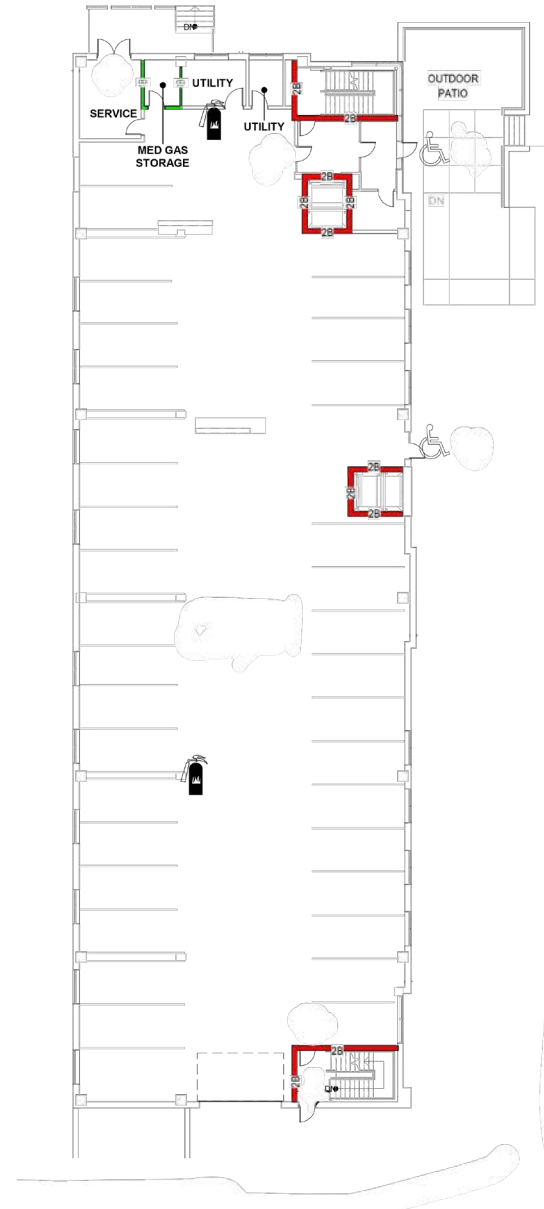
6500 Barrie Road | For Lease

Floor Plan - Parking

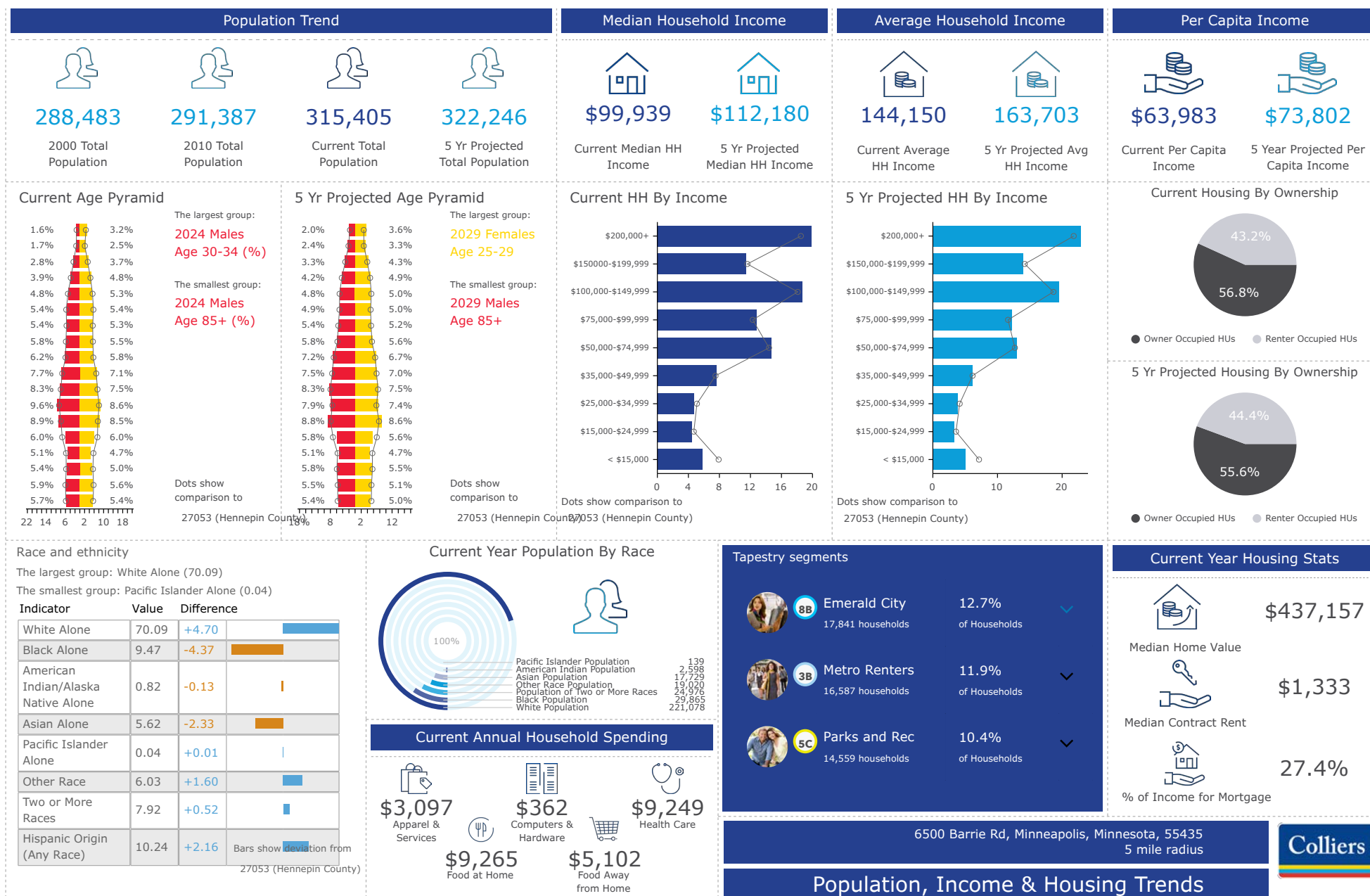
First Level



Lower Level



Population, Income & Housing Trend

6500 Barrie Rd, Minneapolis, Minnesota, 55435
5 mile radius

Colliers

Population, Income & Housing Trends



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