

# FOR LEASE

## 4445 W. 77th St.

4445 W. 77th St., Edina, MN 55435



## PROPERTY HIGHLIGHTS

- Executive suites and small professional offices available in this beautifully updated building in convenient Edina location
- Two conference rooms available for use by all tenants
- Convenient loading dock and abundant parking
- High speed business internet available
- Mail room, kitchen with vending machines and elevator
- Professional and reliable property management company
- Great location near Southdale area with many close amenities
- Daily janitorial service and regular building maintenance
- Low rates for this area - don't miss this opportunity!!!

FOR MORE  
INFORMATION CONTACT:

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### Building Information

<b>Building Size:</b>	50,000/SF
<b>General Use:</b>	Office
<b>Year Built:</b>	1969
<b>Building Class:</b>	C
<b>Floors:</b>	2
<b>Parking Ratio:</b>	3.45/1,000

### Leasing Information

<b>Lease Rate:</b>	\$16.00/SF
<b>Lease Type:</b>	Gross
<b>Operating Expenses:</b>	Included
<b>Property Tax:</b>	Included



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