

# 4445 West 77th Street

4445 West 77th Street, Edina, MN 55435



## for lease

- Desirable Edina location near Southdale
- High speed business internet available
- Two conference rooms
- Breakroom with vending
- Elevator
- Loading dock and abundant parking
- Daily janitorial service & regular building maintenance
- Onsite property management



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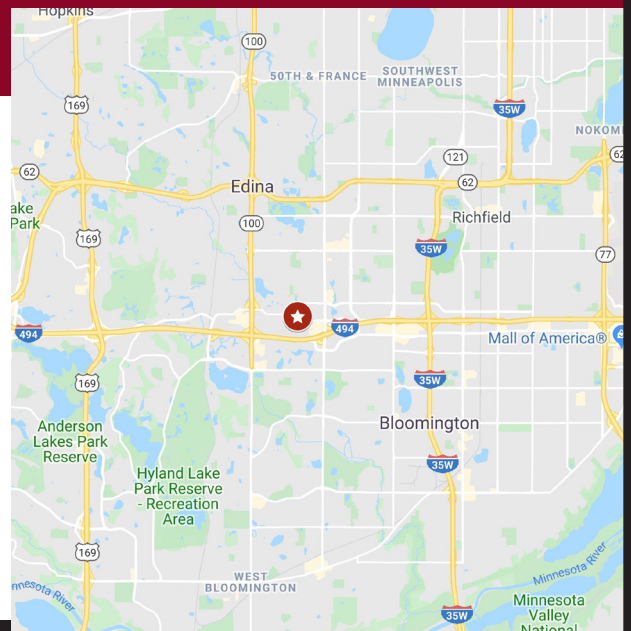
## for lease

### BUILDING INFORMATION

**Building Size:** 50,000 sf  
**General Use:** Office  
**Year Built:** 1969  
**Building Class:** C  
**Floors:** 2  
**Parking Ratio:** 3.45/1,000

### LEASING INFORMATION

**Lease Rate:** \$14.00/sf  
**Lease Type:** Gross  
**Operating Expenses:** Included  
**Property Tax:** Included



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