

FOR LEASE

# Edina Commons

5600-5628 Lincoln Drive Edina, MN 55436

FORREST KALK

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**PROPERTY DESCRIPTION**

Functional office/flex space with a mix of office and industrial warehouse space, suitable for service-oriented users.

**PROPERTY HIGHLIGHTS**

- Flexible open floor plans
- High ceilings in warehouse
- Convenient on-site parking
- Proximity to major transportation routes
- Close to dining and shopping options

**OFFERING SUMMARY**

Lease Rate:	\$14.25 - 15.50 SF/yr (MG)
Available SF:	496 - 33,854 SF
Building Size:	78,513 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	242	1,253	4,985
Total Population	574	2,650	10,220
Average HH Income	\$188,337	\$141,620	\$127,188



### **PROPERTY DESCRIPTION**

Functional office/flex space with a mix of office and industrial warehouse space, suitable for service-oriented users.

### **LOCATION DESCRIPTION**

Located in the heart of Edina's premier office corridor, Edina Commons offers excellent visibility and immediate access to Highway 62 and I-494. The property is adjacent to the Opus Business Park and minutes from the Marriott Minneapolis Southwest, Ridgedale Center, and a wide range of dining and retail amenities. This highly accessible South Minneapolis location provides tenants with a prestigious address and strong connectivity to downtown Minneapolis and the airport.

### **SITE DESCRIPTION**

Edina Commons is a well-maintained, multi-tenant office and flex property offering a versatile mix of traditional office and warehouse-integrated suites. The building is designed to accommodate a wide range of users, from professional services to light industrial and service-oriented businesses. Tenants benefit from ample parking, flexible suite configurations, and a professional, well-managed environment.

### **POWER DESCRIPTION**

400-amp, 277/480-volt, three-phase four-wire alternating current (AC)

Lease Rate	<b>\$14.25 - 24 SF/YR</b>
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**LOCATION INFORMATION**

Building Name	Edina Commons
Street Address	5600-5628 Lincoln Drive
City, State, Zip	Edina, MN 55436
County	Hennepin

**BUILDING INFORMATION**

Building Size	78,513 SF
Number of Dock High Doors	6
Number of Drive in Bays	1
Ceiling Height	19 ft
Number of Floors	2
Year Built	1973
Column Space	30 ft

**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	Planned Industrial District (PID)
Amenities	Integrated warehouse space within select suites Drive-in / overhead doors for easy loading Clear heights suitable for storage, light assembly, or distribution Ability to balance office vs. warehouse footprint as needed Ideal for service users, contractors, and small distributors

**PARKING & TRANSPORTATION**

Parking Type	Surface
Number of Parking Spaces	170

**LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	496 - 33,854 SF	Lease Rate:	\$14.25 - \$24 SF/yr

**AVAILABLE SPACES**

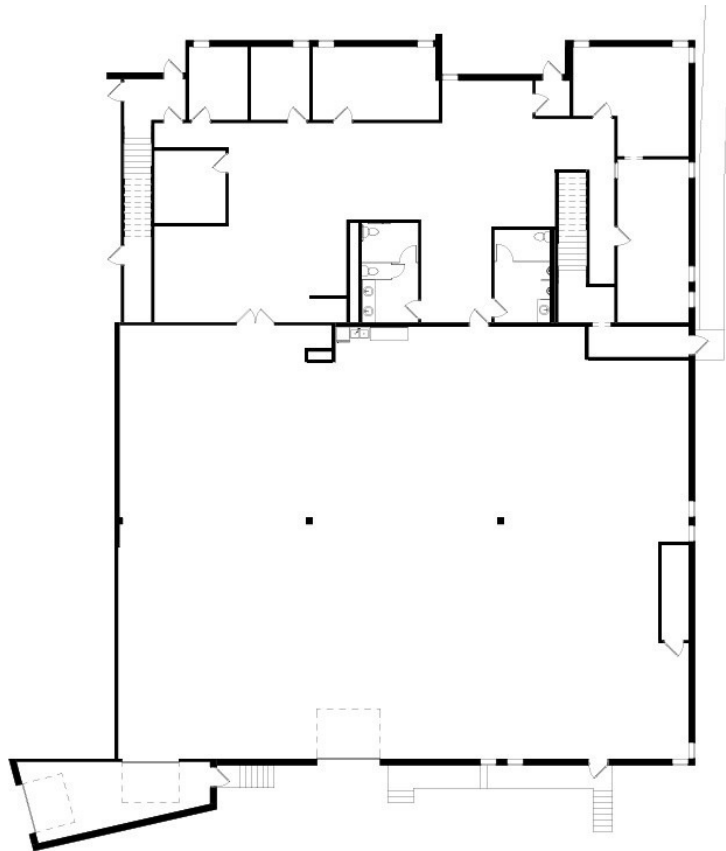
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5600	Available	10,241 - 33,854 SF	Modified Gross	\$14.25 SF/yr	This suite features a well-balanced mix of private offices, open workspace, and warehouse area to support operations, storage, or distribution needs. The expansive warehouse has 19' clear height and includes 2 dock doors, providing excellent space for storage, production, light manufacturing, or distribution.
Suite 5624	Available	23,613 SF	Modified Gross	\$14.25 SF/yr	This suite can be converted into suites as small as 8,000 square feet, or can be expanded to up to 33,854 square feet. Flexible office space with two conference rooms, 8 offices, and open floor plan or showroom as well. Four bathrooms and a kitchenette in the break room. Three dock doors with an option for after-hours deliveries.
Suite 5656	Available	5,395 SF	Modified Gross	\$15.50 SF/yr	Suite 5656 features a clean, efficient office layout with a mix of private offices and open workspace. Abundant natural light and a practical floor plan make it ideal for a variety of professional users. A great plug-and-play option in a highly accessible Edina location.
Suite 270	Available	1,936 SF	Modified Gross	\$15.00 SF/yr	Suite 270 offers a functional and cost-effective office layout with a combination of perimeter offices and open work area. The suite provides flexibility for a range of users seeking an efficient footprint.
Suite 299	Available	496 SF	Modified Gross	\$24.00 SF/yr	This second-floor office suite offers 495 square feet and includes an in-suite sink.
Suite 101	Available	1,055 SF	Modified Gross	\$17.00 SF/yr	First floor Corner Office Space for Lease in Edina

## SUITES AVAILABLE

5600 - First Floor - Flex Space

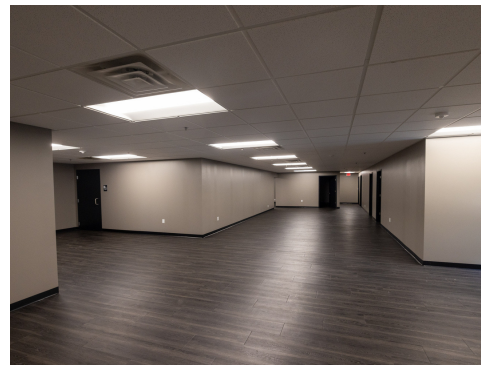
**3,595 SF - Office**

**6,646 SF - Warehouse**



## UNIT INFORMATION

Unit Size	10,241 SF
Number of Offices	5
Clear Height	19'
Dock Doors	2
Lease Rate	\$14.25 PSF Modified Gross

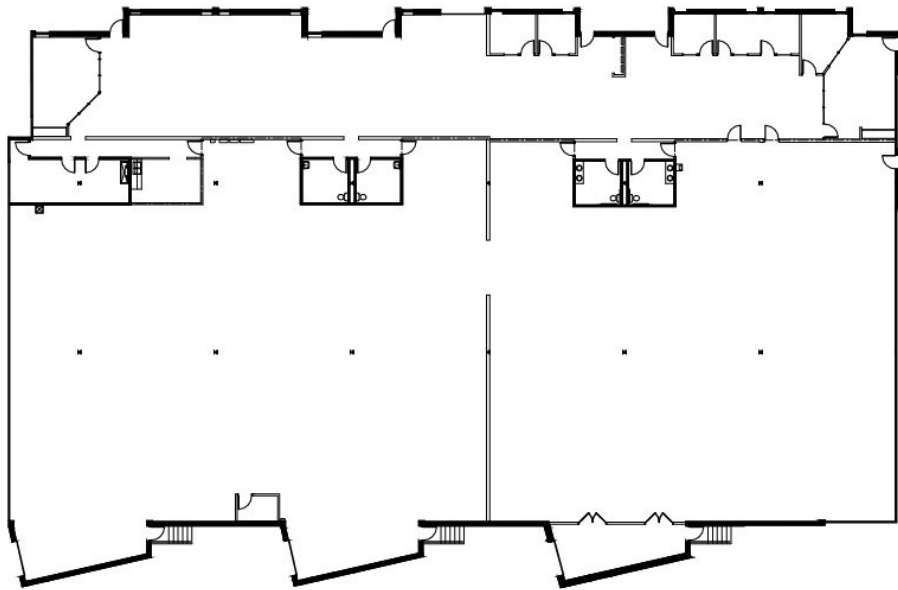


## SUITES AVAILABLE

5624 - First Floor - Flex Space

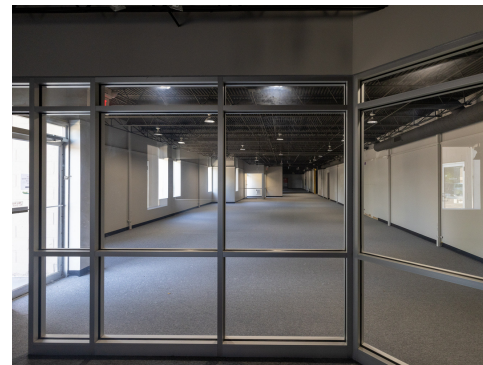
**6,521 SF - Office**

**17,113 SF - Warehouse**



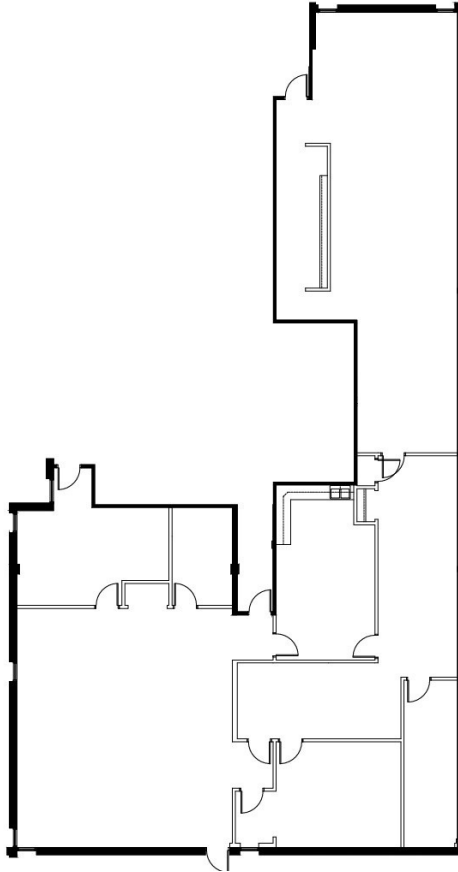
## UNIT INFORMATION

Unit Size	23,634 SF
Number of Offices	8
Clear Height	19'
Dock Doors	3
Lease Rate	\$14.25 PSF Modified Gross



## SUITES AVAILABLE

### 5656 - First Floor Office



#### UNIT INFORMATION

Unit Size	5,395 SF
Space Use	Office, Training, Daycare
Kitchenette	YES
Private Bathrooms	3
Lease Rate	\$15.50 PSF Modified Gross

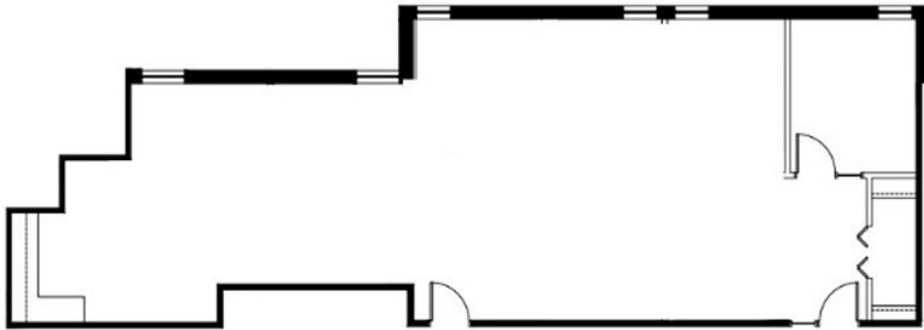


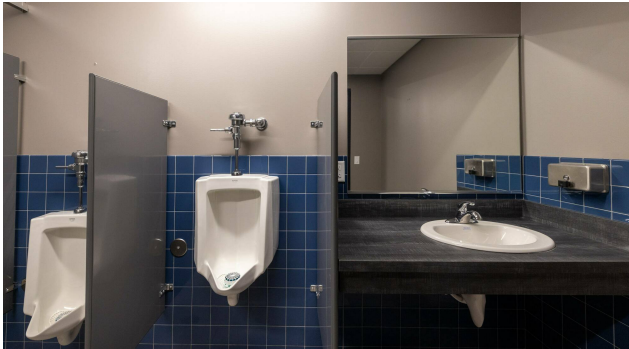
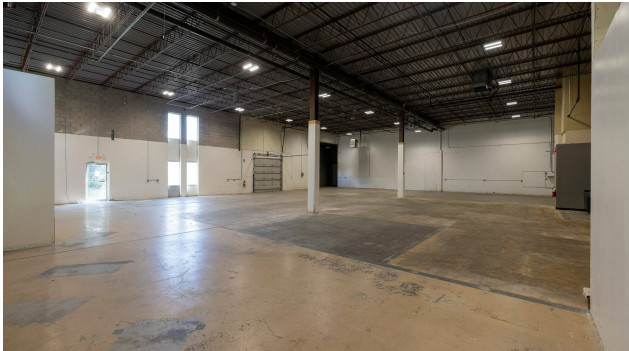
## SUITES AVAILABLE

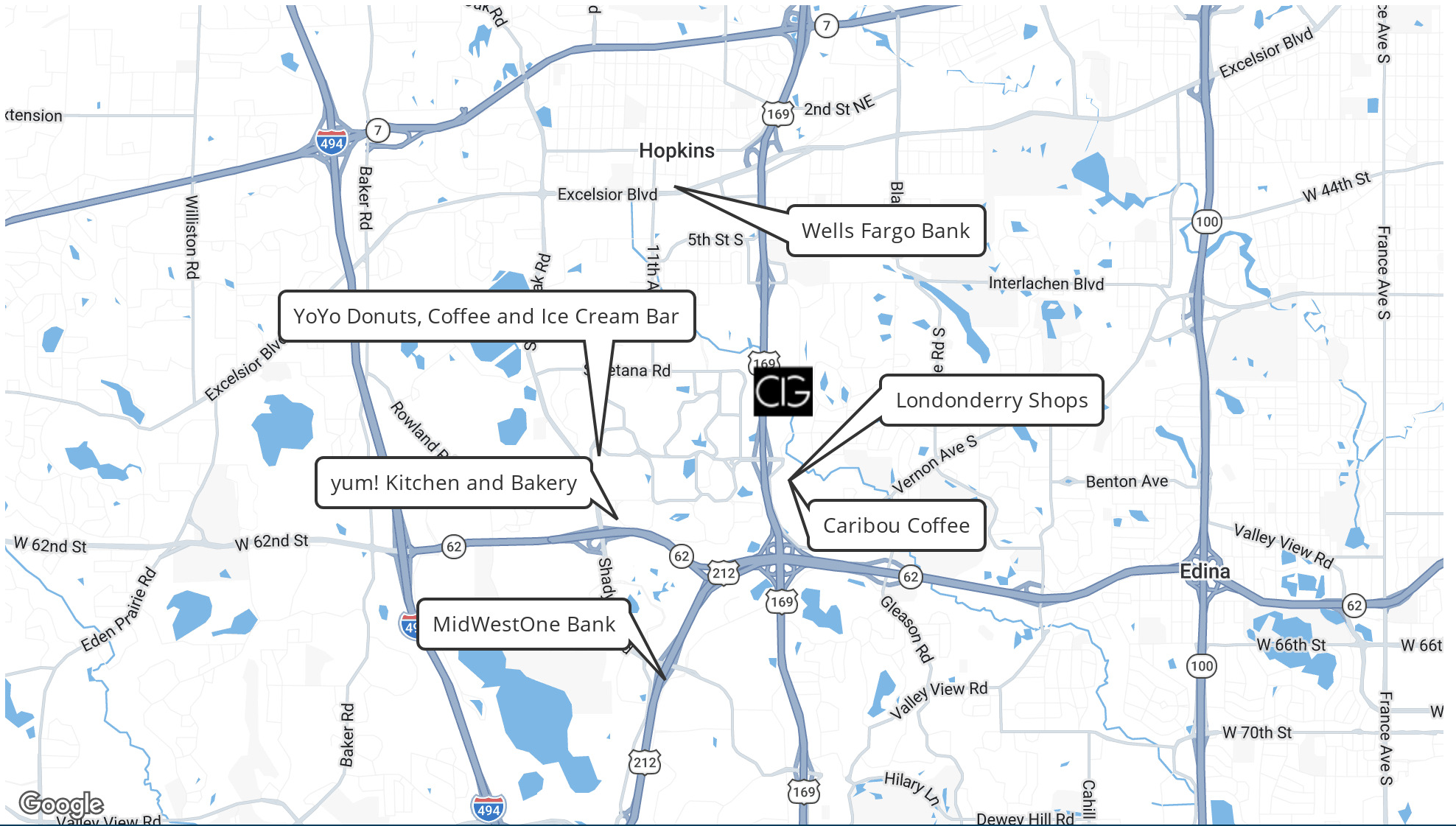
270 - Second Floor Office

### UNIT INFORMATION

Unit Size	1,936 SF
Offices	1
Open Concept	YES
Date Available	October 1 <sup>st</sup> , 2026
Lease Rate	\$15 PSF Modified Gross



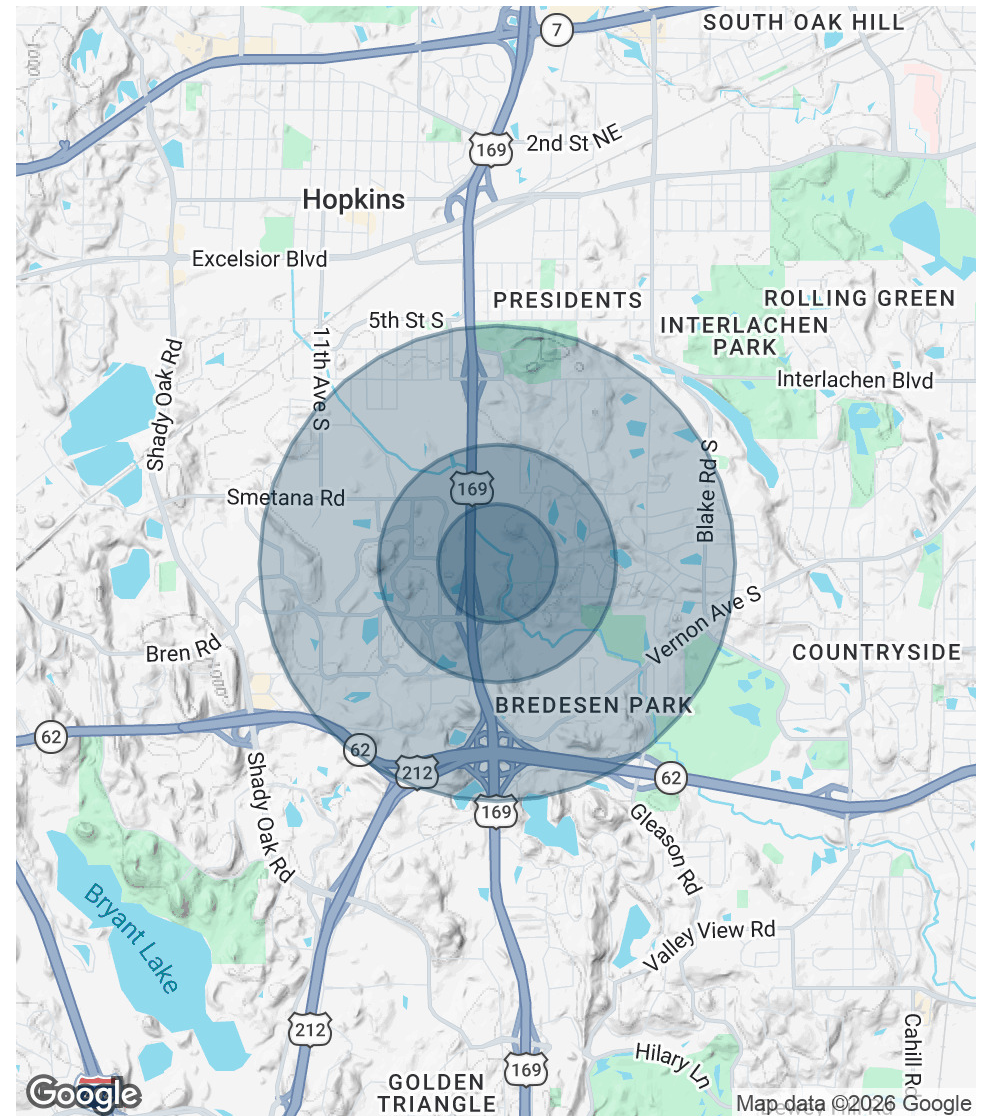




<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	574	2,650	10,220
Average Age	41.7	41.3	41.5
Average Age (Male)	48.3	45.0	43.3
Average Age (Female)	41.8	40.2	40.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	242	1,253	4,985
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$188,337	\$141,620	\$127,188
Average House Value	\$701,800	\$521,404	\$485,654

2023 American Community Survey (ACS)



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