

Lincoln Drive Office Condo

FOR SALE OR LEASE

4938 Lincoln Drive | Edina, MN 55436



Property Overview

Choice opportunity to lease or own a unique office condo in Edina's prime professional corridor.

This property offers prominent visibility and quick access to Highway 169. The space features a nearly 1,000-square-foot training or conference room with direct access to an outdoor patio, creating a flexible and functional environment for team collaboration or client-facing use. Recent interior renovations deliver modern finishes throughout, complemented by ample parking. The location also benefits from convenient adjacency to a wide range of nearby retail, dining and service amenities.

LOCATION

4938 Lincoln Drive | Edina, MN 55436

BUILDING SIZE FOR SALE OR LEASE

6,098 SF

2026 EST. EXPENSES

\$8.68 PSF Total
[\$4.81 PSF CAM + \$3.87 PSF Tax]



TRAFFIC COUNTS

87,424 VPD | Hwy 169

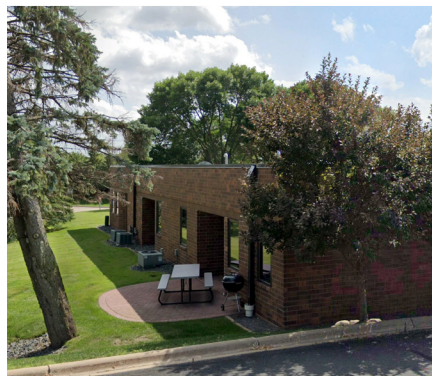
5,413 VPD | W 7th St

DEMOGRAPHICS

RADIUS	5 MIN	10 MIN	15 MIN
POPULATION	15,023	146,123	473,501
MEDIAN HH INCOME	\$77,351	\$102,193	\$108,043
AVERAGE HH INCOME	\$113,597	\$148,539	\$154,231

**Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars*

Property Specifications



GENERAL INFORMATION

- 6,098 SF office building
- 9 private offices
- 3 shared offices
- Single floor layout
- Zoned: POD-1 (Planned Office District)
- Easy access to Hwy 169 w/ a full interchange
- Pylon sign with Hwy 169 visibility

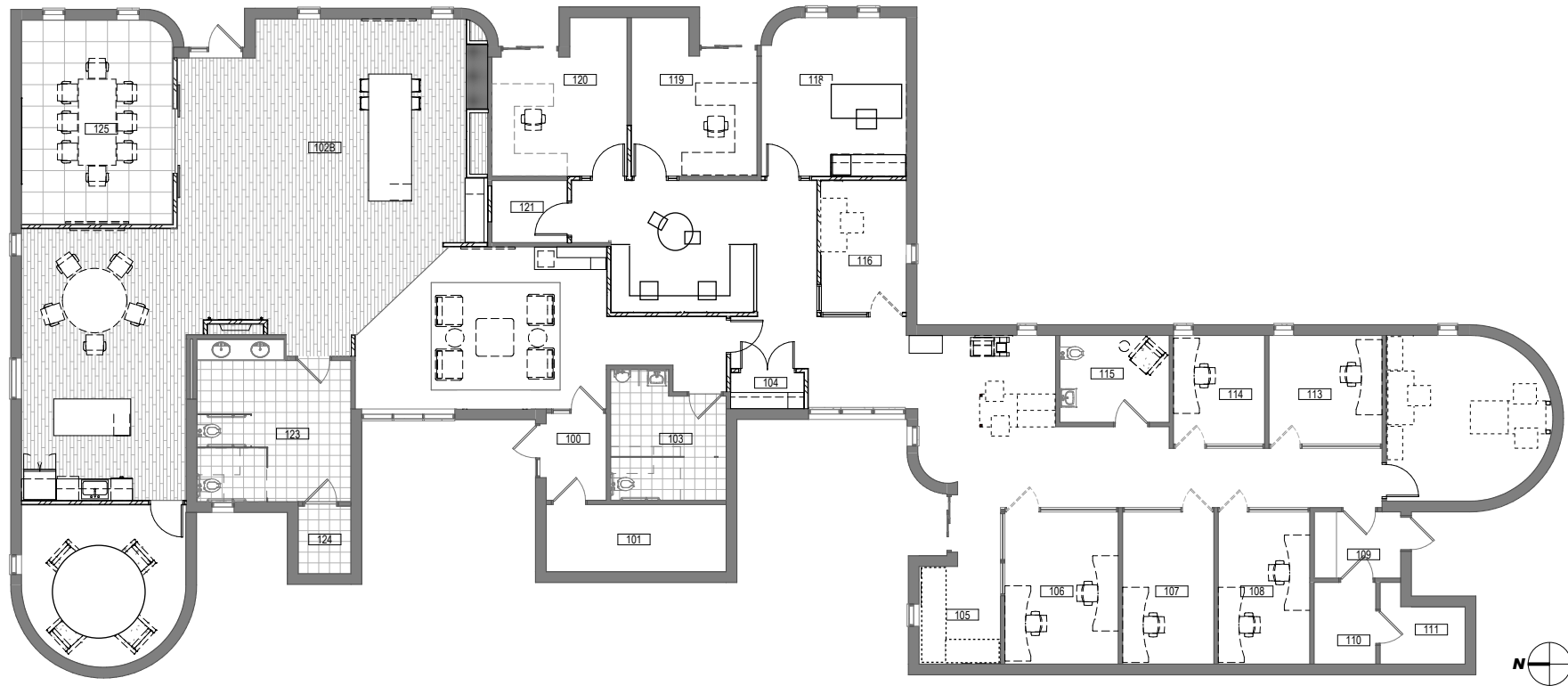
INTERIOR FEATURES

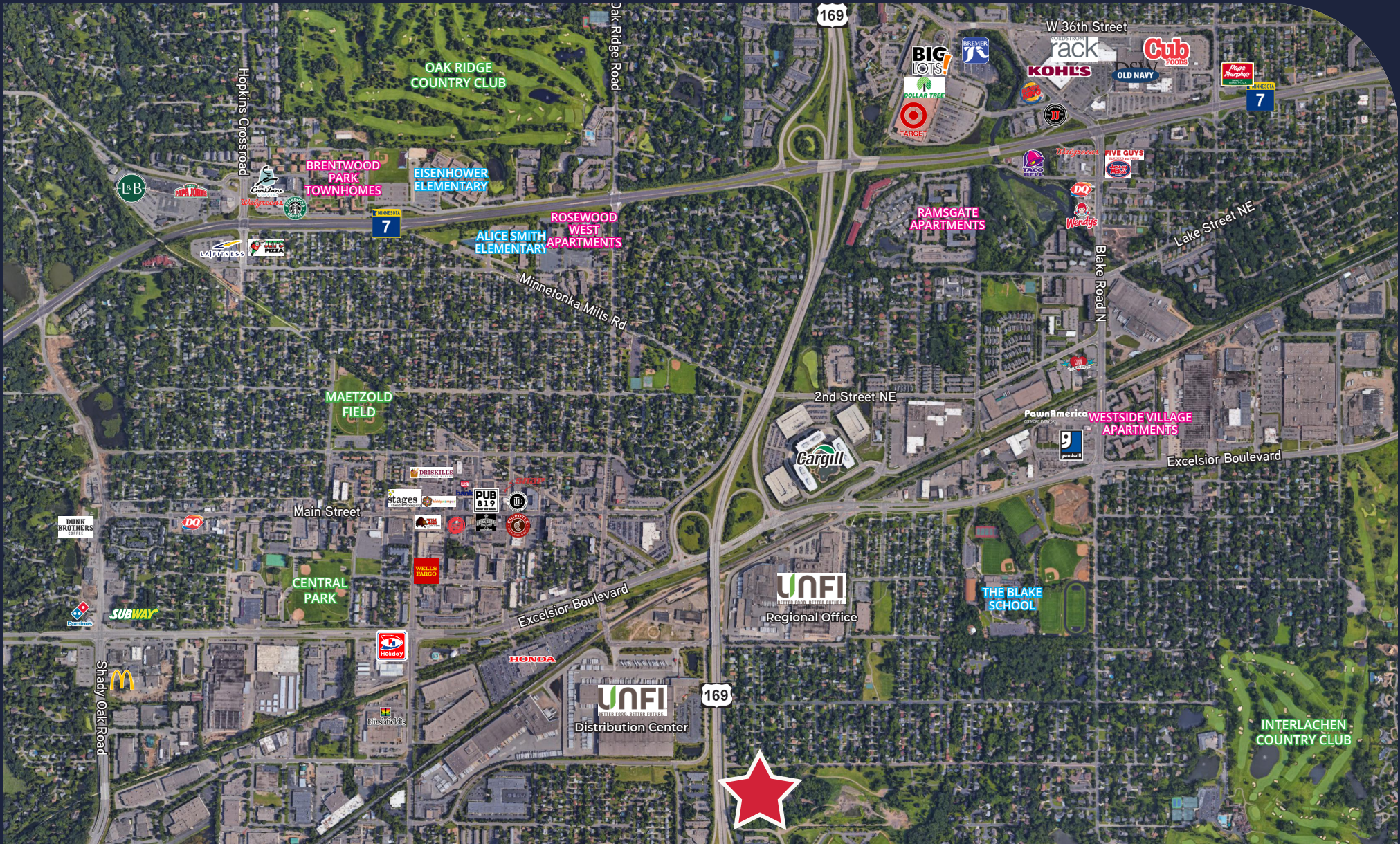
- ~ 1,000 SF of training/conference room
- Generous reception area
- 3 team huddle areas
- Centralized copy/IT/server area
- 3 restrooms: men's, women's, unisex w/ shower
- Security system
- Ample LED & natural lighting

EXTERIOR FEATURES

- Outdoor patio w/ seating
 - Adjacent surface parking lot
 - Building signage opportunity
 - Adjacent to Van Valkenburg Park
 - 17 parking spaces
 - Brick Masonry Construction
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Site Plan





 Transwestern

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 REALTY RESOURCES
MEMBER