



Accelerating success.



Medical / Office Space For Lease with Ambulatory Surgery Center

# 6500 Barrie Road

## Edina, MN

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Managed By:



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	30,000 SF
Year Built	2023
Floors	Three (3)

## Lease Terms

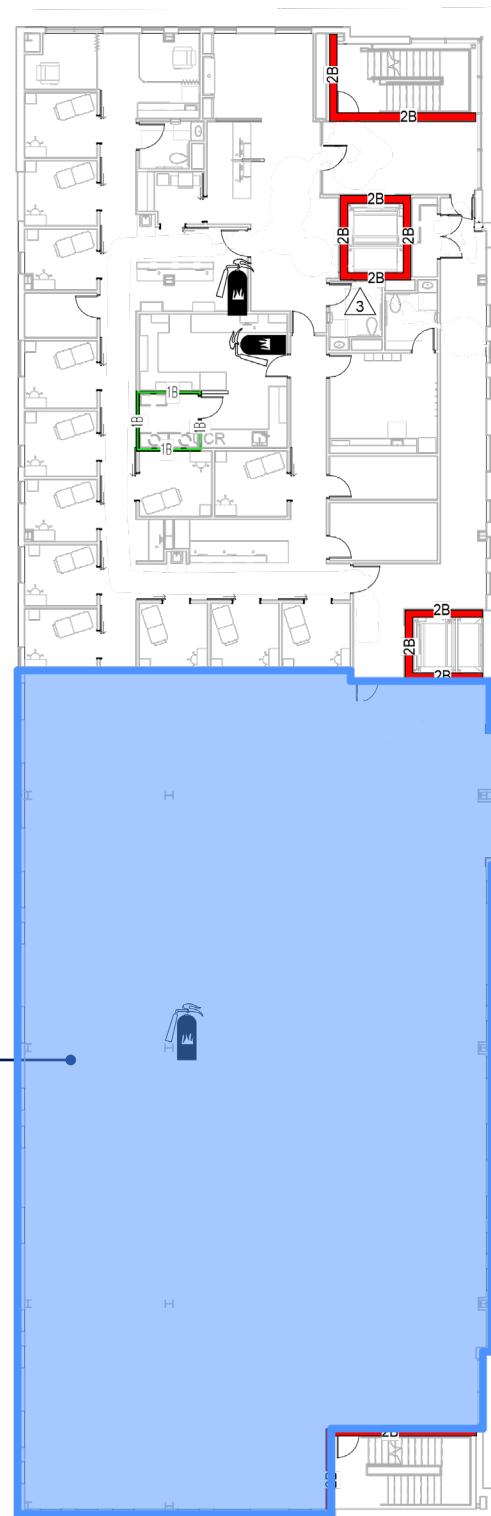
Space Available	2nd Floor: 5,000 - 8,500 SF
Date Available	Immediately
Net Rental Rate	Negotiable
2026 Tax & CAM	\$13.63 PSF Operating Expenses \$10.72 PSF Taxes \$24.35 PSF Total



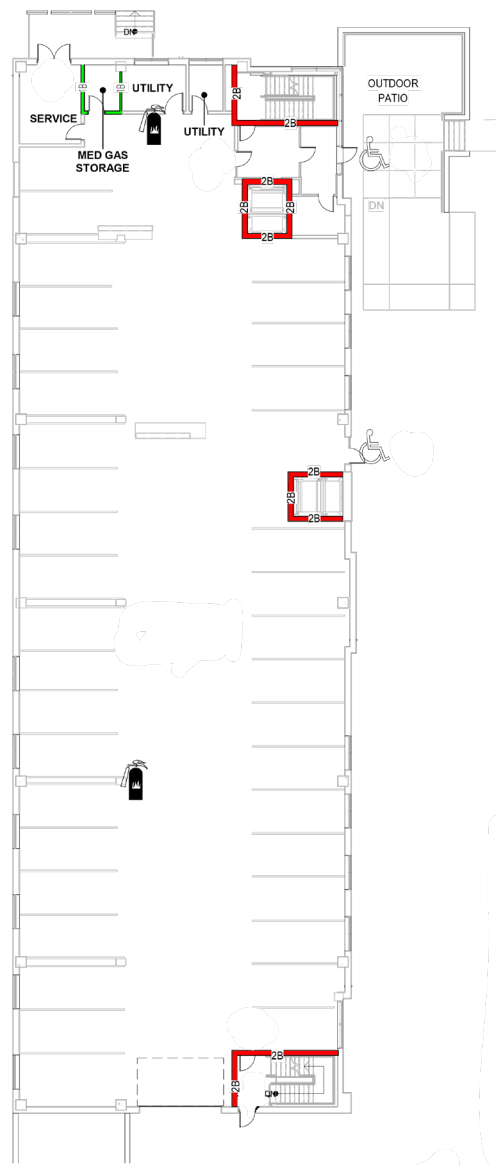
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# Floor Plan

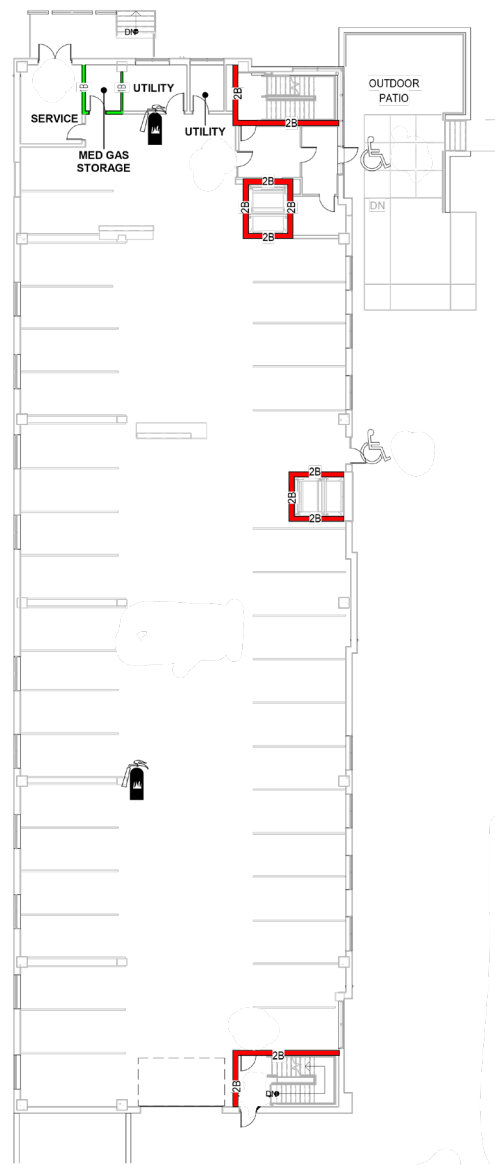
Suite 210  
8,500 SF  
Available



# Floor Plan - Parking

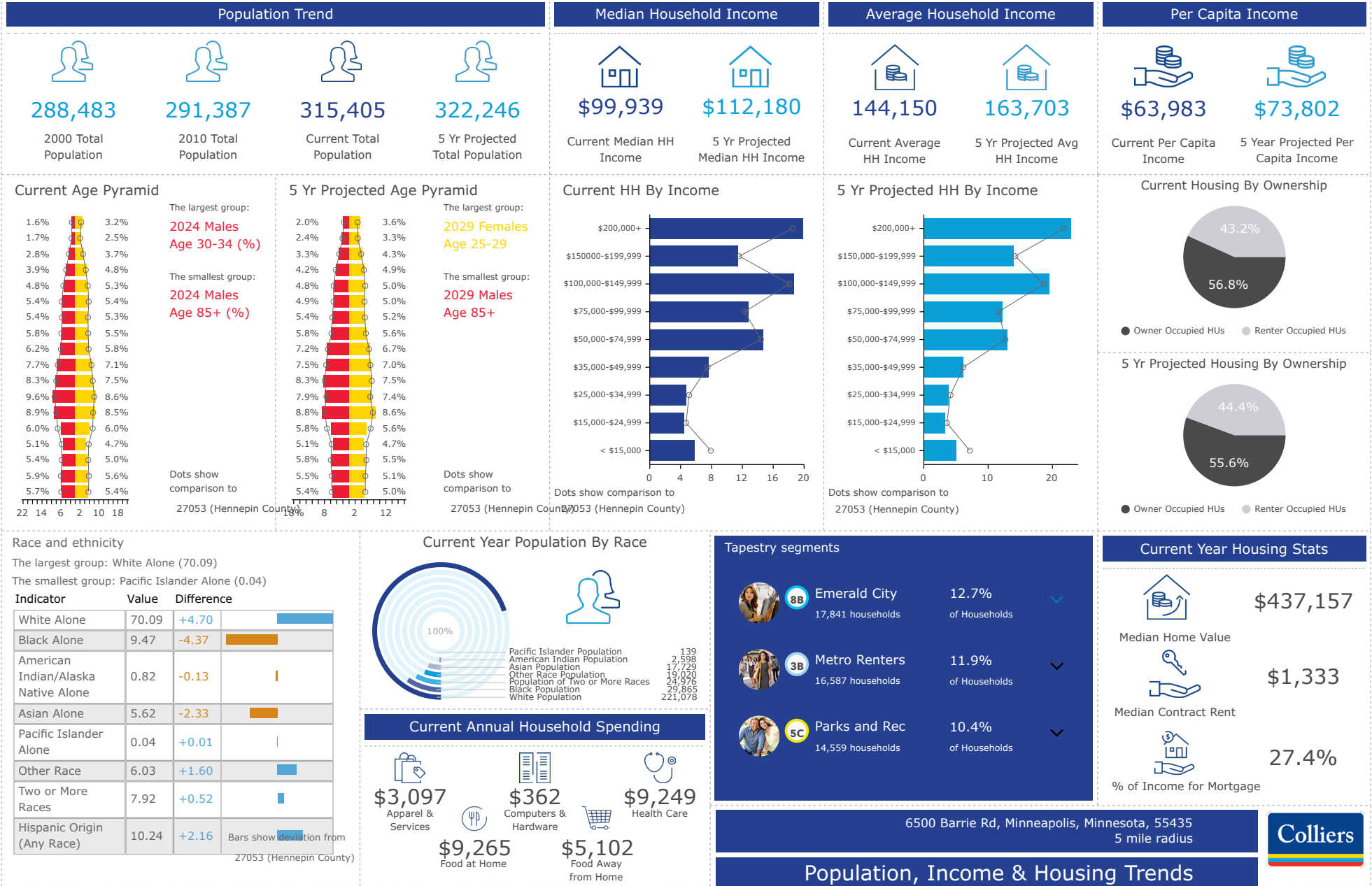


First Level



Lower Level

# Population, Income & Housing Trend





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