

## PROPERTY FACT SHEET

### Grandview Square



#### PROPERTY ADDRESS:

5201 Eden Avenue  
Edina, MN 55436

#### YEAR BUILT:

2001

#### FLOORS:

Three

#### BUILDING SIZE:

96,000 rentable square feet

#### PARKING:

200 covered spaces;  
Underground parking  
available

#### SPACE AVAILABLE:

Suite 195: 3,349 RSF  
Suite 350: 3,057 RSF  
Suite 50: 3,353 RSF

#### NET RENTAL RATES:

1st Floor: \$18.00 - \$20.00 psf  
3rd Floor: \$18.00 - \$20.00 psf  
Lower Level: \$20.00 psf

#### 2017 EST. CAM & REAL ESTATE TAX:

\$ 6.88 real estate taxes PSF  
\$ 7.17 CAM expenses PSF  
\$14.05 total per rentable square foot

#### AMENITIES:

- Prime first floor space available
- Three-story, Class A office building
- Fitness center with locker rooms and showers
- Vended lunch room
- Conference room available to all tenants



## For Leasing Information, Contact:

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