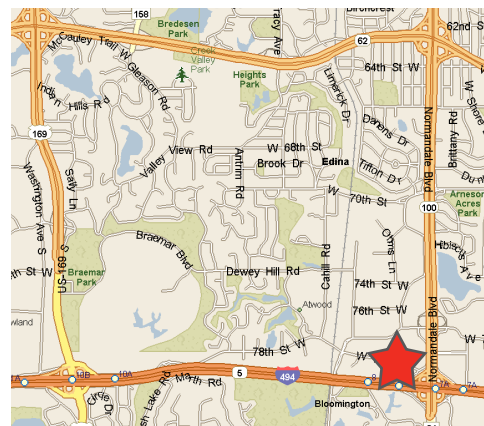


Braemar Cecilia



A photograph of a modern, single-story brick building. The building features a mix of red and tan bricks. A large, circular window is prominent on the right side of the facade. To the left of the entrance, a black sign with white text reads "PINNACLE MARKETING GROUP" and includes a small logo. Above the entrance, a smaller sign says "3000 OPEN". The building is surrounded by landscaping, including bushes and trees. A parking lot with several cars is visible in the foreground. The sky is clear and blue.

- › 32,053 square foot multi-purpose office/warehouse building
- › 14' clear height
- › Truck-high loading docks
- › Extensive landscaping
- › Excellent Edina location
- › Convenient to many hotels and restaurants
- › Easy access to Highways 100 & 169, and I-494



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BRAEMAR CECILIA > FOR LEASE

Property Address	5575-5599 W 78th St, Edina, MN 55439
Building SF	32,053 square feet
Clear Height	14'
2018 Est. CAM & Tax	\$2.05 per square foot CAM \$1.78 per square foot Real Estate Taxes \$3.83 per square foot total

CURRENTLY AVAILABLE

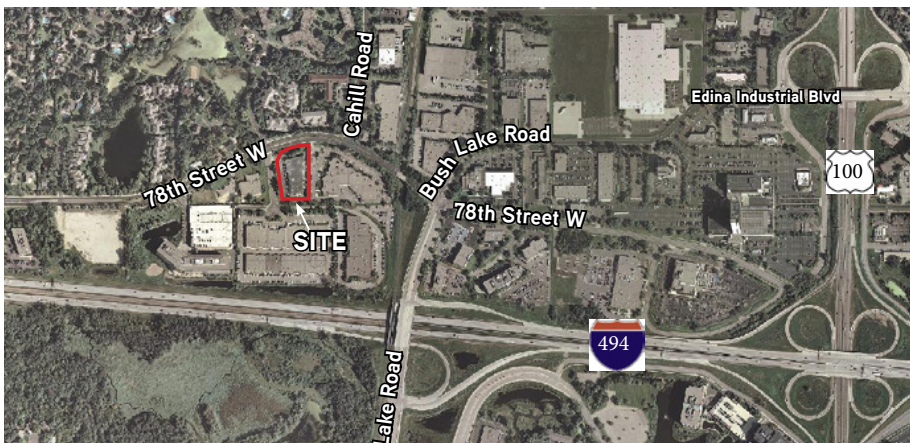
SUITE 5577
5,957 SF TOTAL
1,036 SF office
4,921 SF warehouse
• One (1) dock door

NET RENTAL RATES:

\$9.00 per square foot office
\$4.50 per square foot warehouse

AREA TENANTS

- > Corner unit with a great glass line on two sides
- > Convenient Edina location with easy access to Hwy 100, Hwy 169, Hwy 62 and I-494
- > Within minutes of Southdale Mall, the Eden Prairie Mall and numerous eateries
- > Air conditioned warehouse



CONTACT US

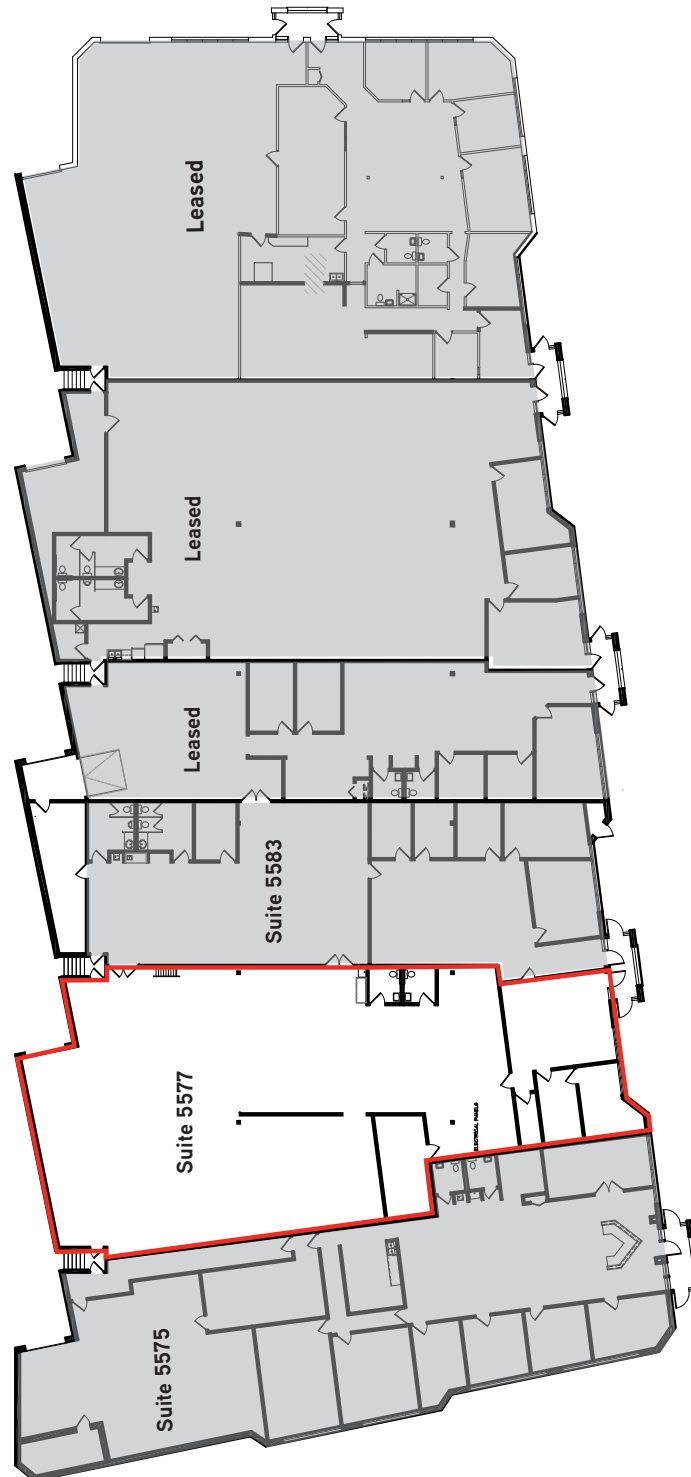
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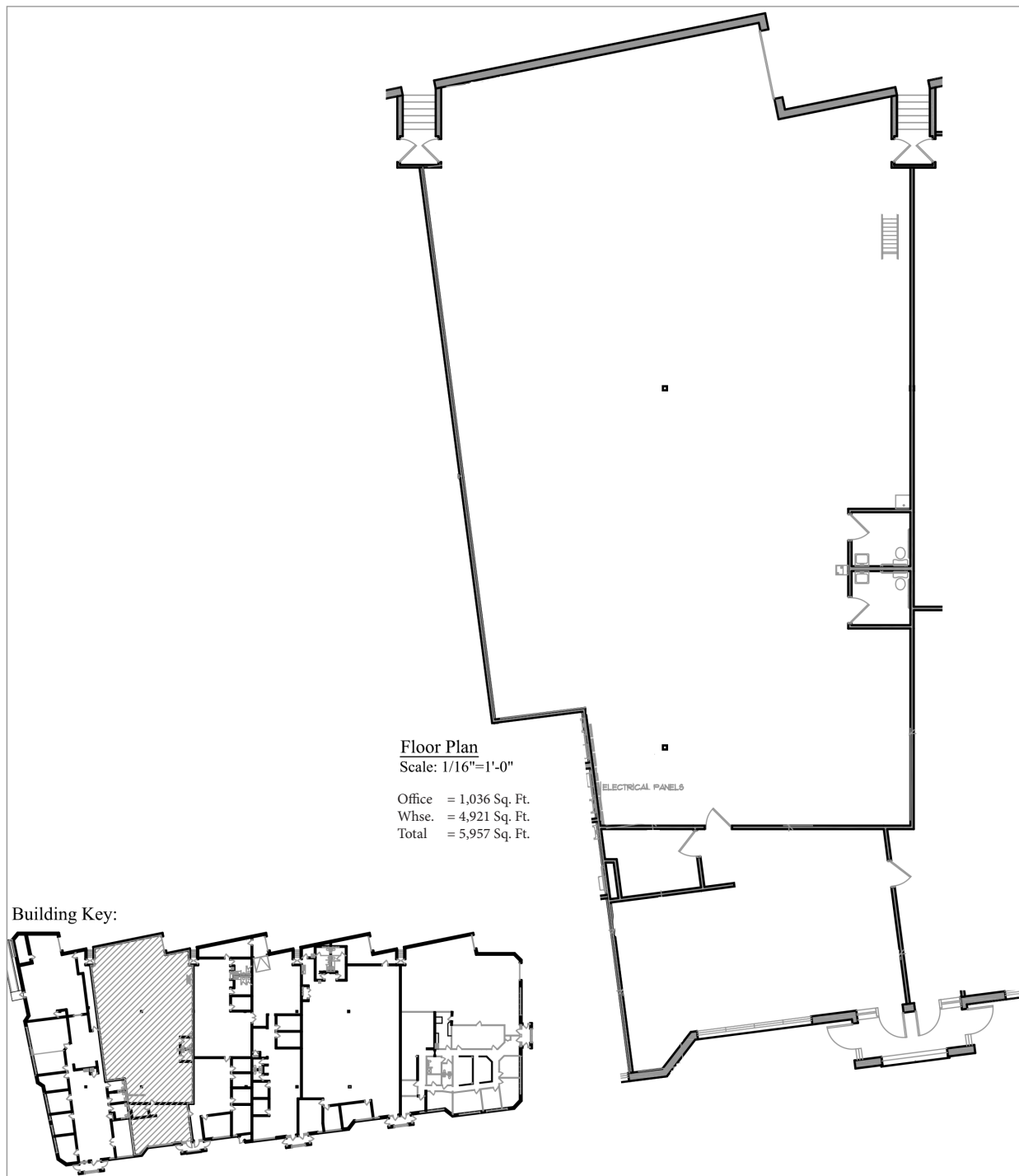
BRAEMAR CECILIA > SITE PLAN



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BRAEMAR CECILIA > FLOOR PLAN



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