

# One Corporate Center Edina, MN

## Office Space For Lease

7300, 7401 & 7505 Metro Blvd Edina, MN 55439



- Brand new amenity package
- Flexible space options available
- Convenient access to Hwy. 100 and I-494
- Fitness center, locker rooms with showers, on-site dining, training centers, WiFi lounge
- Move-in ready suites

**Space available:** 700 - 40,000 sf

**Net lease rate:** \$13.00 - \$14.50 per sf

**CAM/Tax:** \$10.00 - \$10.65 per sf

**Parking:** Plentiful surface parking  
(over 4.0 stalls per 1,000 sf)

**Property Mgmt:** On-site management

**Brent Jacobson**

Executive VP  
612-355-2609

[leasing@hempelcompanies.com](mailto:leasing@hempelcompanies.com)

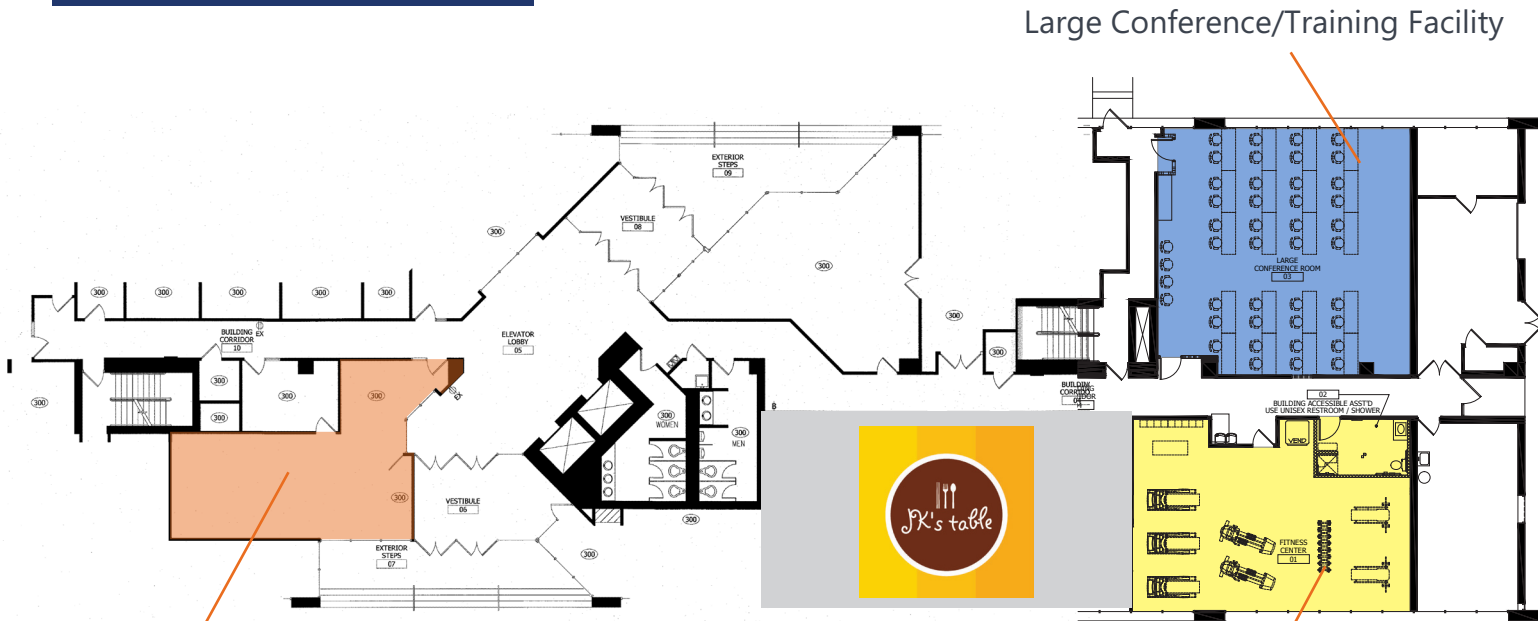
**Ben Krsnak**

Executive VP  
612-355-2608



**HEMPEL**  
REAL ESTATE

**OCC I - First Floor New Amenities!**



On-site management

Large Conference/Training Facility

Fitness Center  
&

Locker Room w/Shower

**OCC III - First Floor New Amenities!**



Large Conference/Training Facility

Fitness Center &  
Locker Room w/Shower

WiFi Lounge

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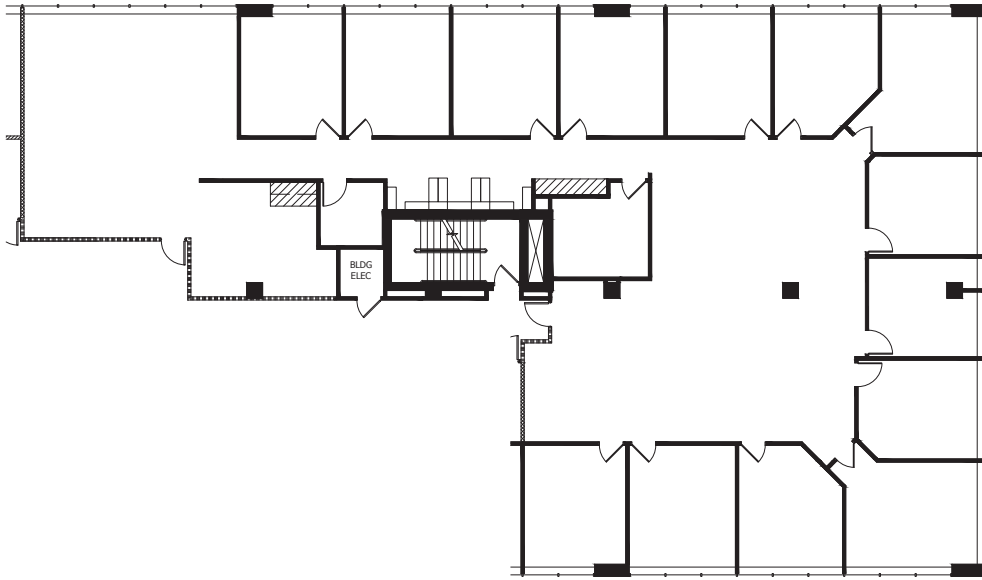
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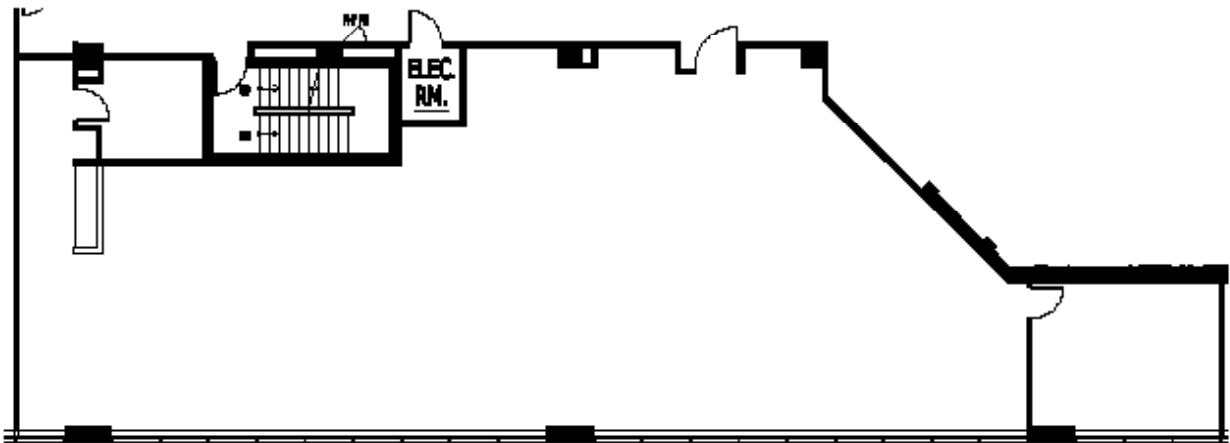
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OCC I Suite 650 - 6,904 square feet



OCC II Suite 315 - 3,675 square feet



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# Office Space For Lease

## ONE CORPORATE CENTER I



METRO BLVD

## ONE CORPORATE CENTER III



## ONE CORPORATE CENTER II



MINNESOTA  
100



78TH STREET WEST



INTERSTATE  
494

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