



Edina, MN 55435

## 1,336 SF - 3,774 SF Office Space For Lease In Edina!

4446 W 76th Street is a brand new vacancy that is in a desirable central Edina location just west of France Ave on 76th Street. With just blocks to France Ave, Hwy 494 or Hwy 100, this property offers an easy in and out with building signage and a large parking lot. This main floor vacancy offers one suite consisting of 2,438 sf, with a second suite of 1,336 sf that could be easily combined for a total of 3,774 sf. With nice finishes and a good mix of office and open area, this turn-key space feels inviting and has direct access outside.



### Highlights and Features:

- 4 - 6 offices
- Conference room
- Two (2) bathrooms
- Kitchenette
- 9' ceilings
- Building signage

### Demographics and Traffic Counts:

- 2018 Average Household Population: 1 mile - 7,037, 3 miles - 48,302 and 5 miles - 139,513
- 2018 Average Household Income: 1 mile - \$71,489, 3 miles - \$86,682 and 5 miles - \$88,763
- Traffic Counts: 7,400 vpd on 76th St and 30,000 vpd on France Avenue

### Space Available:

- Suite A: 2,438 sf
- Suite B: 1,336 sf
- Suite A and B contiguous to 3,774 sf
- 2019 CAM: \$4.68 psf and Tax: \$4.92 psf



Christianson & Company  
COMMERCIAL REAL ESTATE SERVICES

[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**NANCY FLICEK**

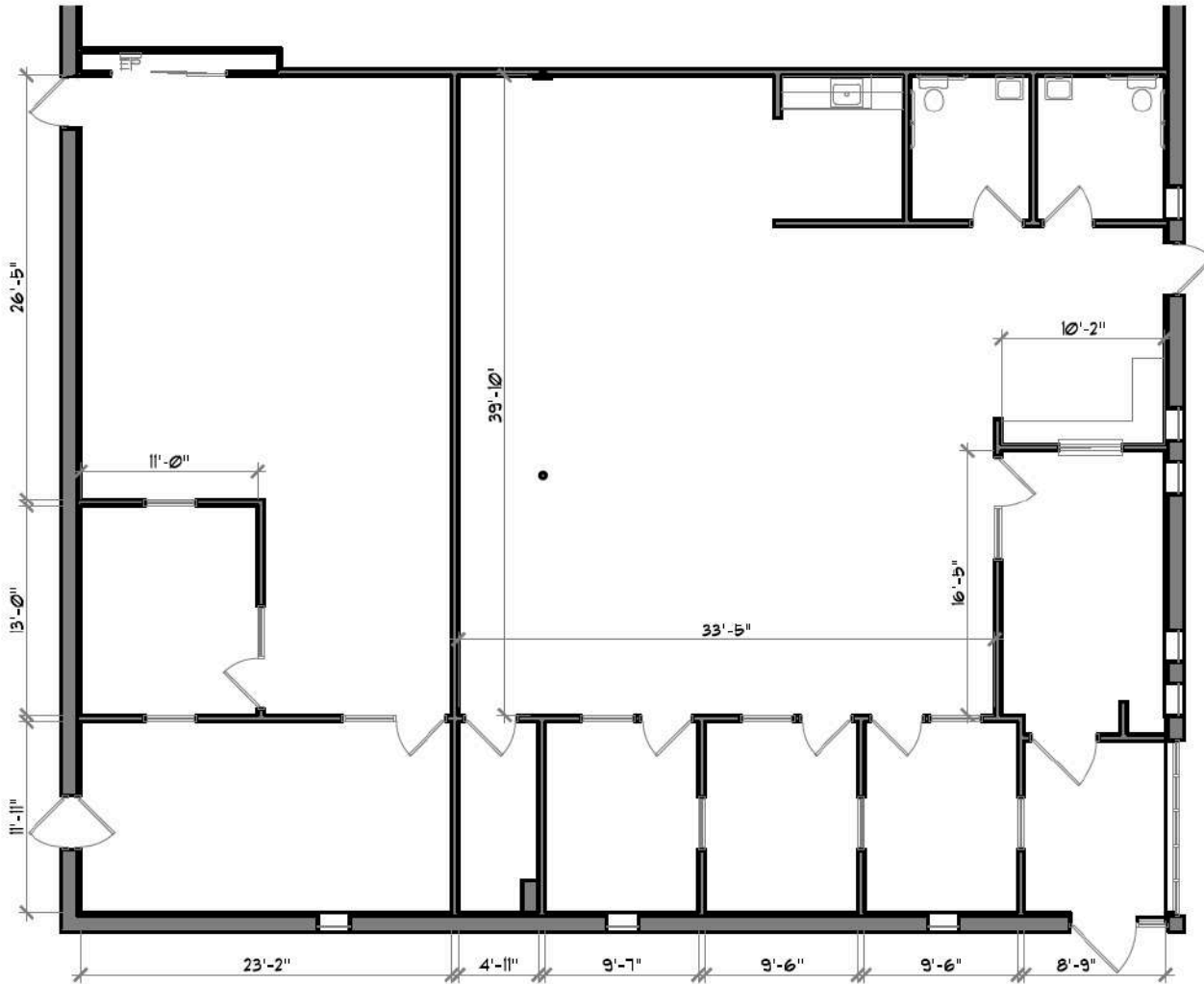
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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# Space Plan



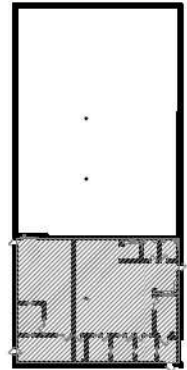
Suite B - 1,336 Sq. Ft.

Suite A - 2,438 Sq. Ft.

**Floor Plan - 3,774 Sq. Ft.**

Scale: 3/32" = 1'-0"

**Building Key Plan**



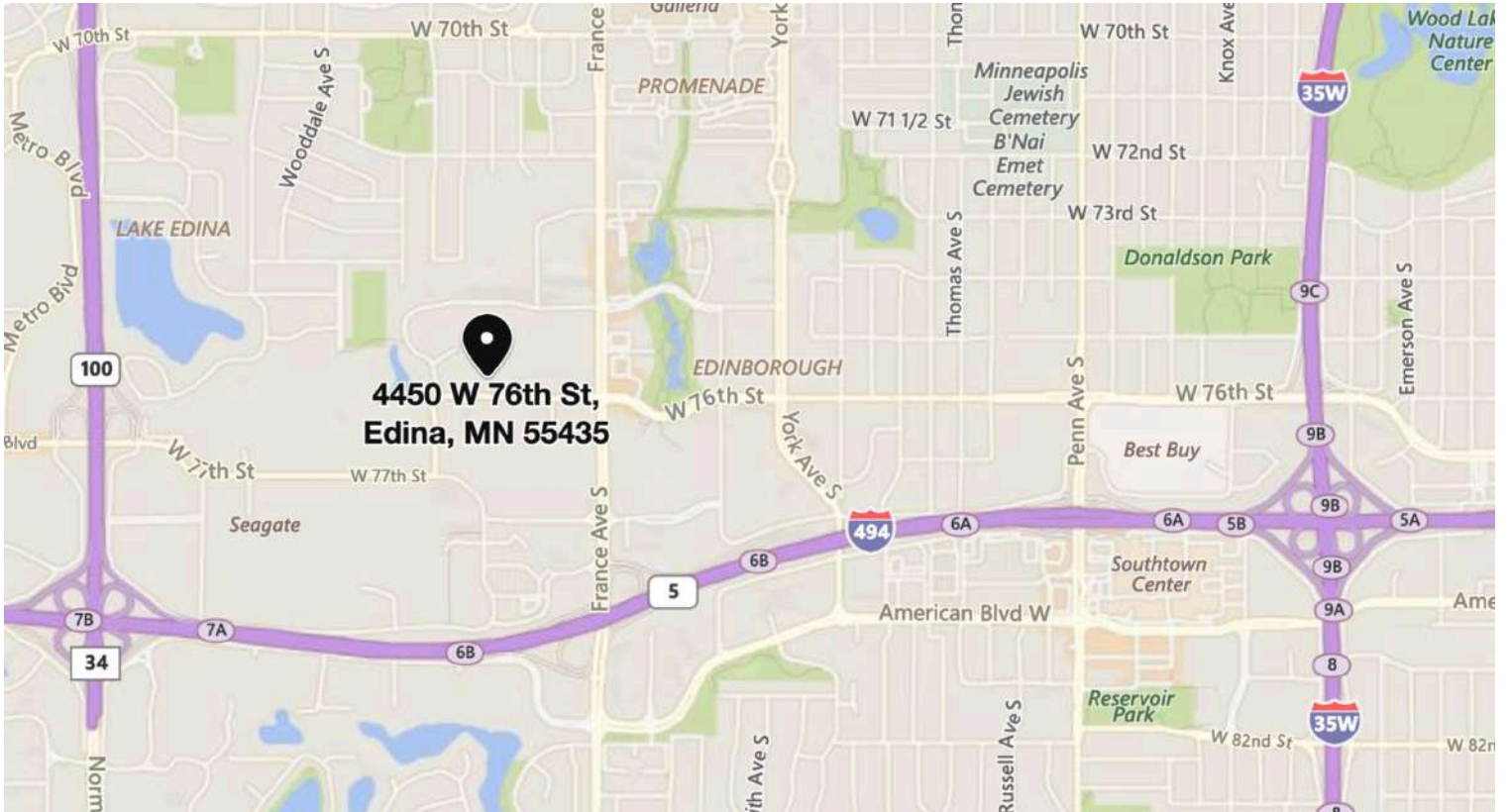
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**4446 West 76th Street  
Edina, MN 55435**

## Map



## Aerial Map



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