



OFFICE FOR SALE OR LEASE

# Western National Insurance Building

5350 West 78th Street  
Edina, MN



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## 70,000 SF Corporate Office Facility

### Property Highlights

- Beautifully designed interior finishes
- Full-height windows offering abundant natural light
- Close, convenient surface and covered parking
- Prime location just off I-494 & E Bush Lake Road
- Near numerous restaurants, hotels and retail amenities



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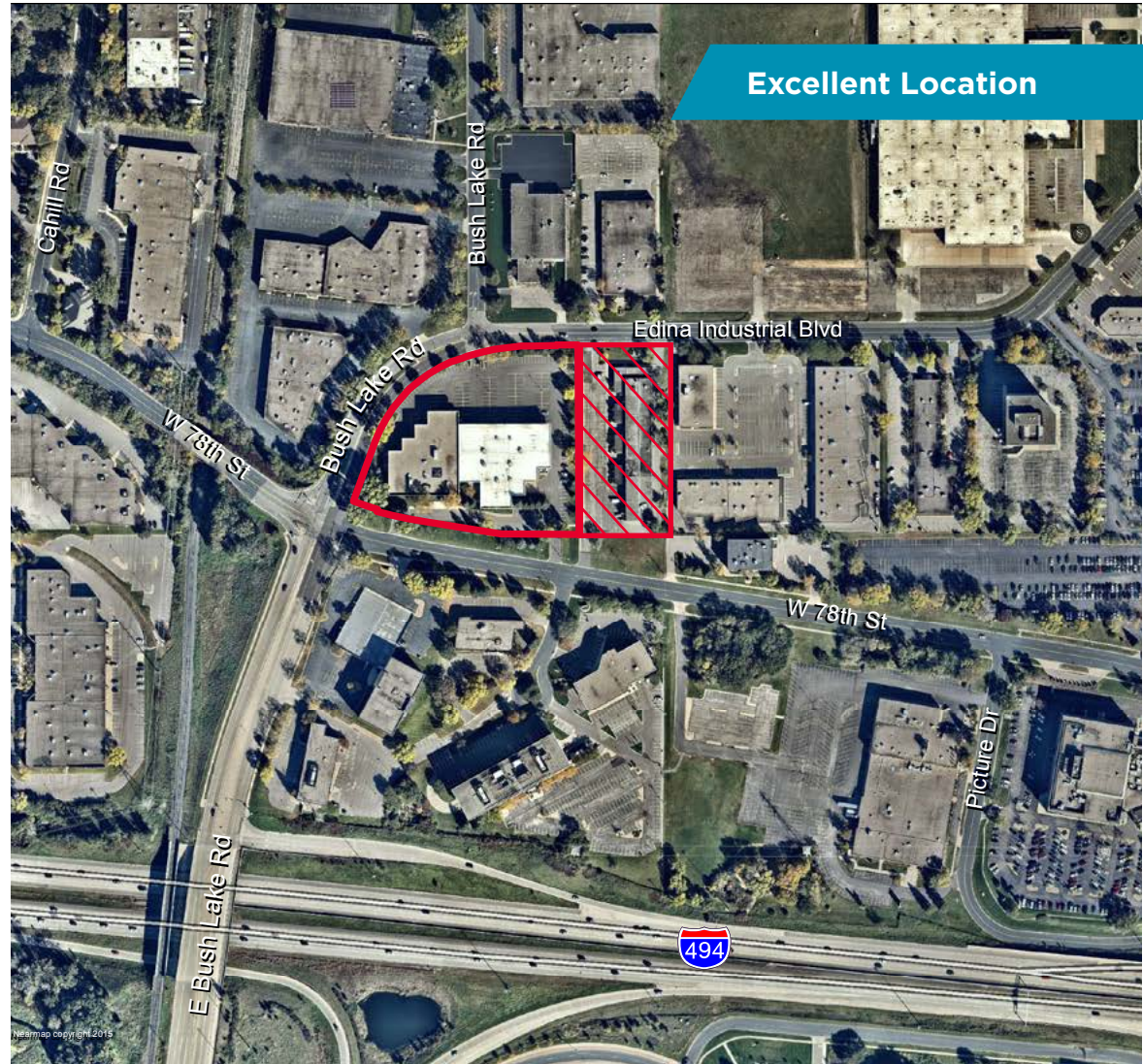
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## General Overview

Building Size	70,400 sf
Space Available	70,400 sf
Floors	Two
Parking	4.4/1,000 sf
Lot Size	4.07 acres (177,180 sf)
Additional Land (may be purchased separately if needed)	2 acres
Zoning	Commercial Preferred
Lease Rate	\$13.00 psf
Operating Exp/Taxes	\$9.50 psf
Sale Price	\$6,000,000



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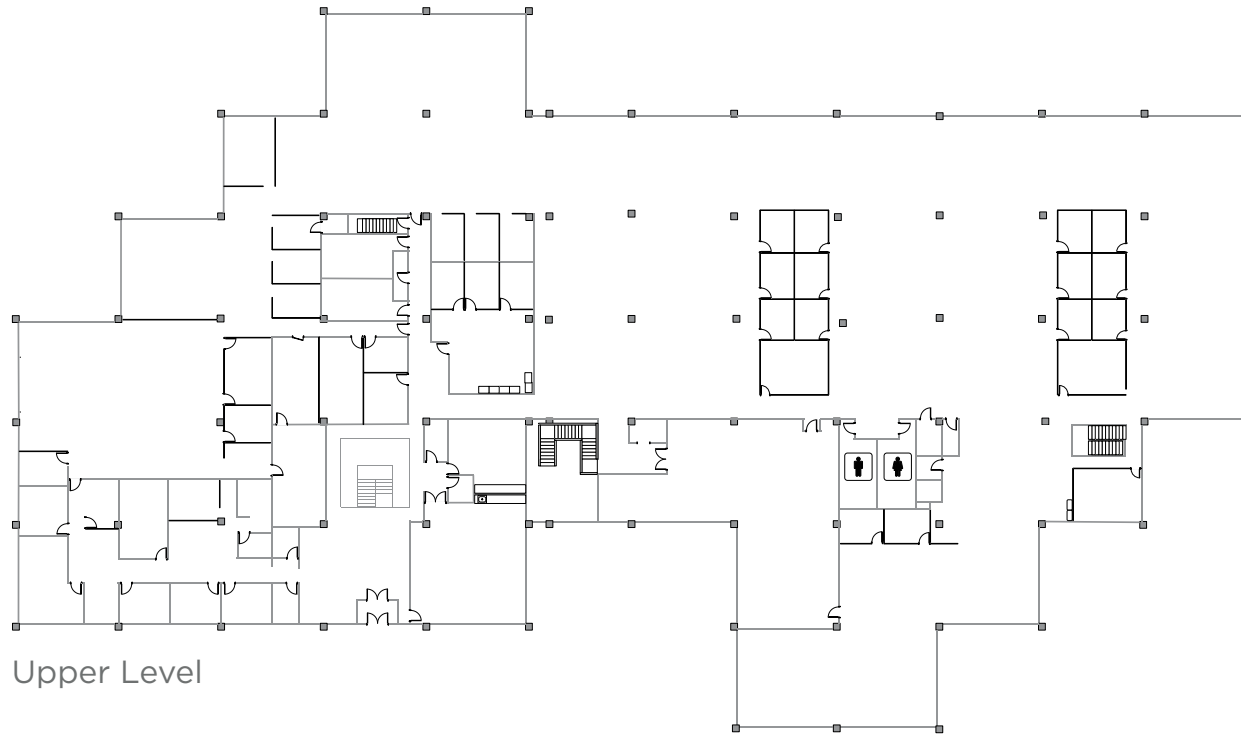
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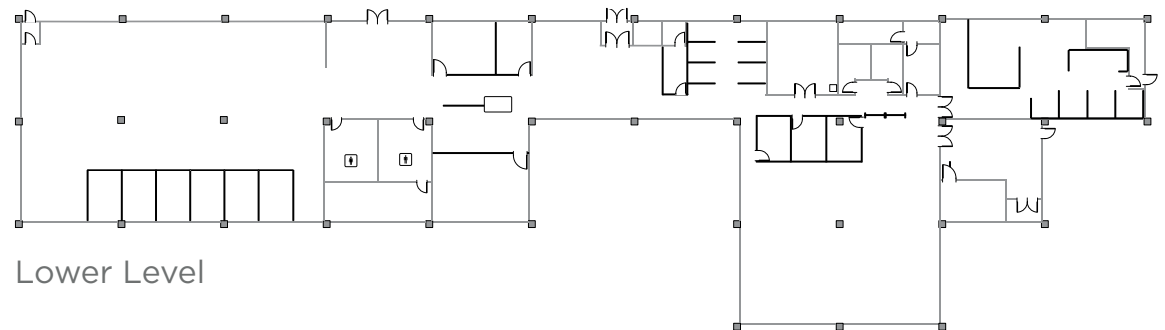
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Upper Level



Lower Level

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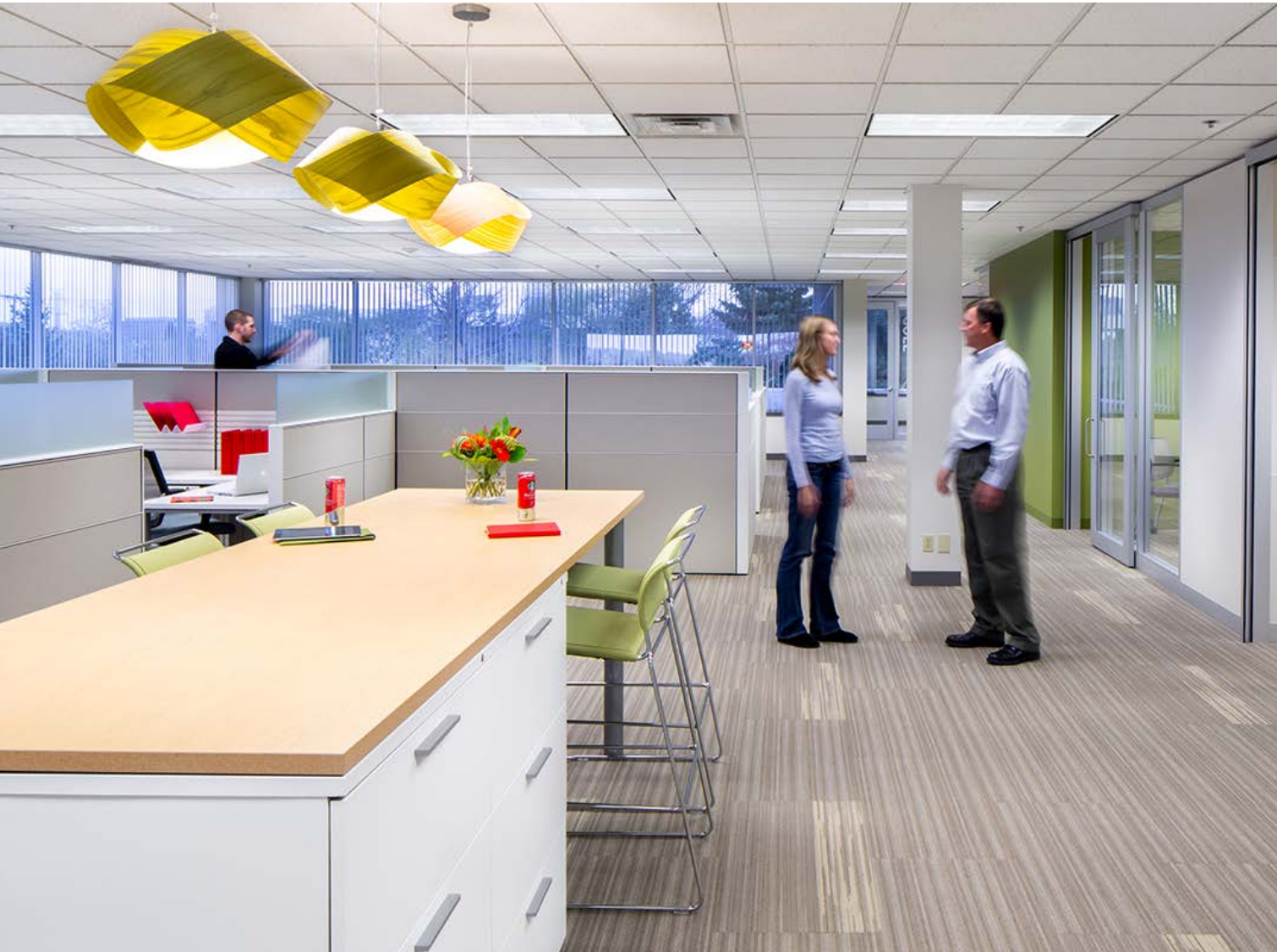
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**WESTERN NATIONAL  
INSURANCE BUILDING**

**New East Bush Lake Road/I-494 West Bound Ramp**



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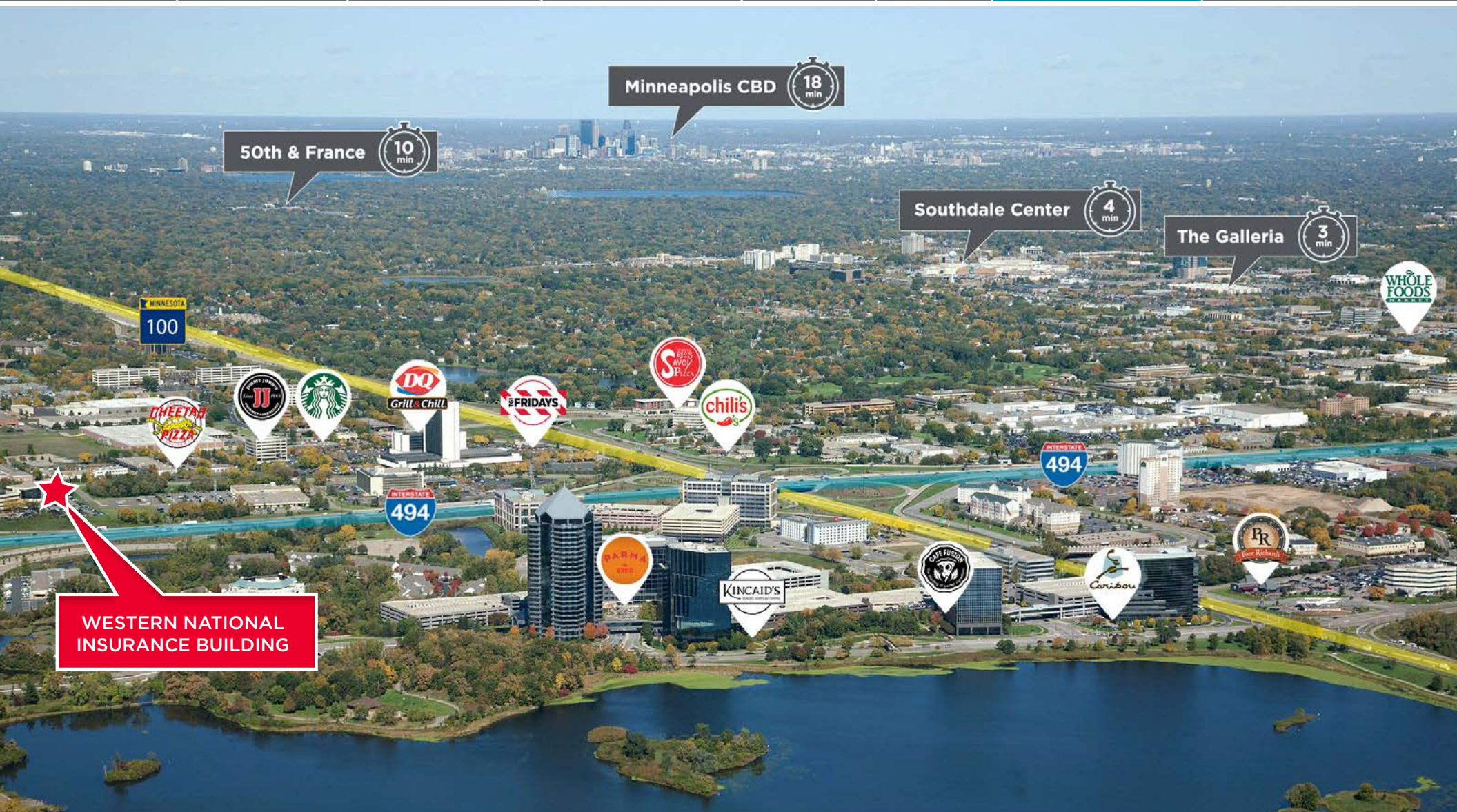
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