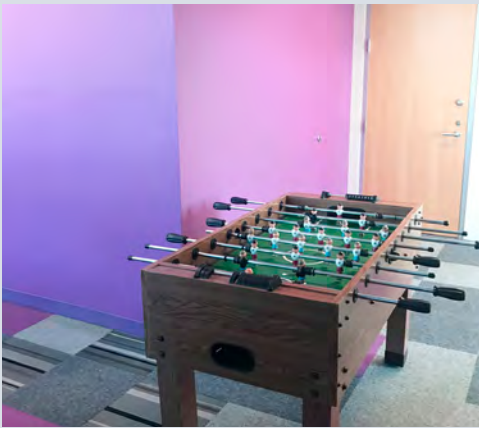
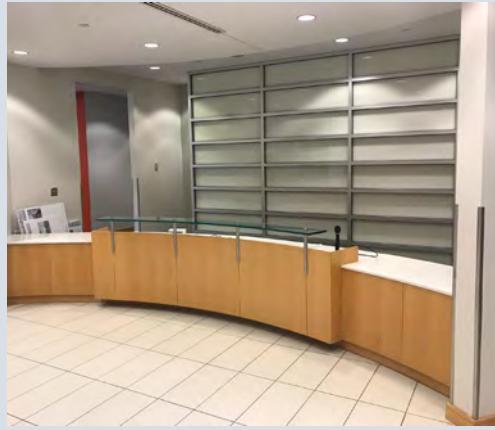


CENTENNIAL CROSSINGS

4401 WEST 76TH STREET | EDINA, MN



102,448 ^{RSF}
SINGLE-STORY
OFFICE BUILDING

**10' CEILING
HEIGHTS**

450 PARKING STALLS
4.4/1,000 🚗🚗🚗🚗🚗

CLOSE PROXIMITY TO AREA
RETAIL & RESTAURANTS

**BUILDING MONUMENT
SIGNAGE AVAILABLE**

WALKABLE TO METRO TRANSIT

**EASY ACCESS TO
HWY 100 & I-494**



RENT & OPERATING

Rent:	\$15.00 SF
Taxes:	\$3.55/SF
Operating Exp:	\$5.75 (2019)

CENTENNIAL CROSSINGS

4401 WEST 76TH STREET | EDINA, MN

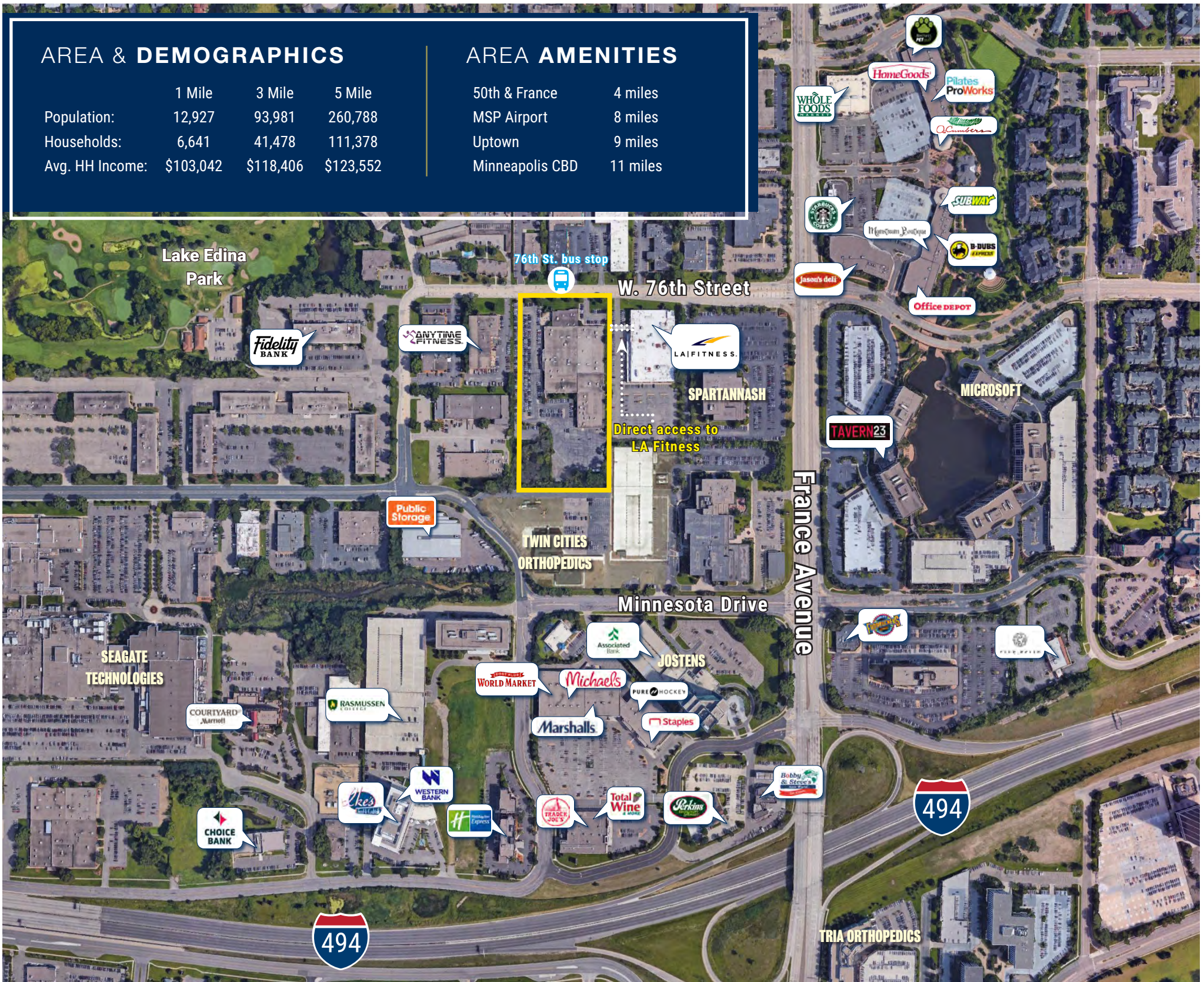


AREA & DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	12,927	93,981	260,788
Households:	6,641	41,478	111,378
Avg. HH Income:	\$103,042	\$118,406	\$123,552

AREA AMENITIES

50th & France	4 miles
MSP Airport	8 miles
Uptown	9 miles
Minneapolis CBD	11 miles



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FOR LEASE | **102,448 SF OFFICE**