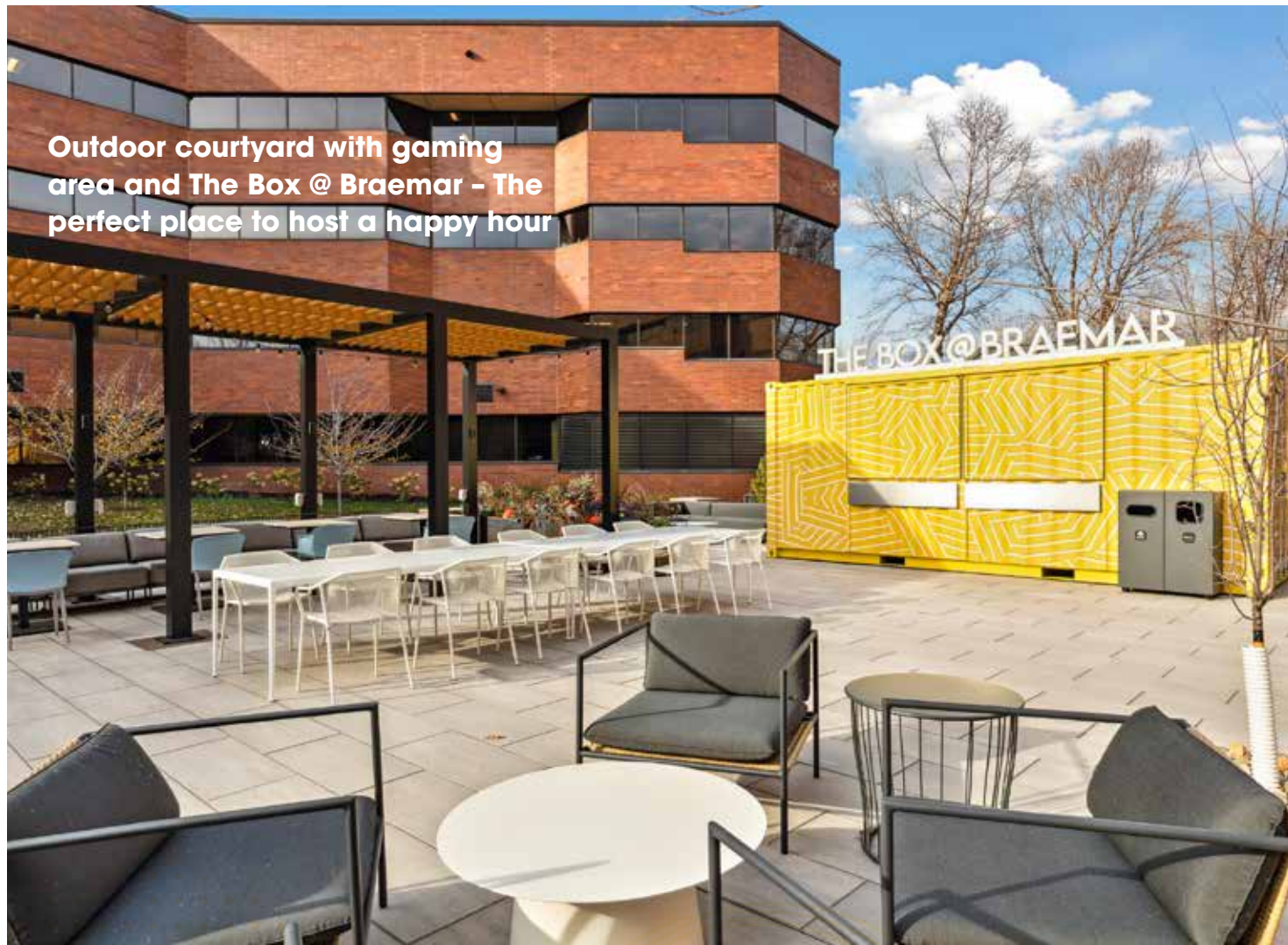




**BRAEMAR**  
OFFICE PARK

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



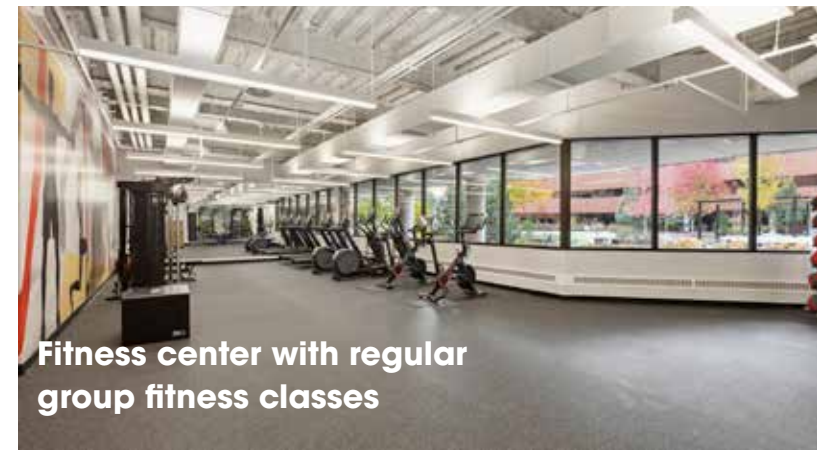
Outdoor courtyard with gaming area and The Box @ Braemar – The perfect place to host a happy hour



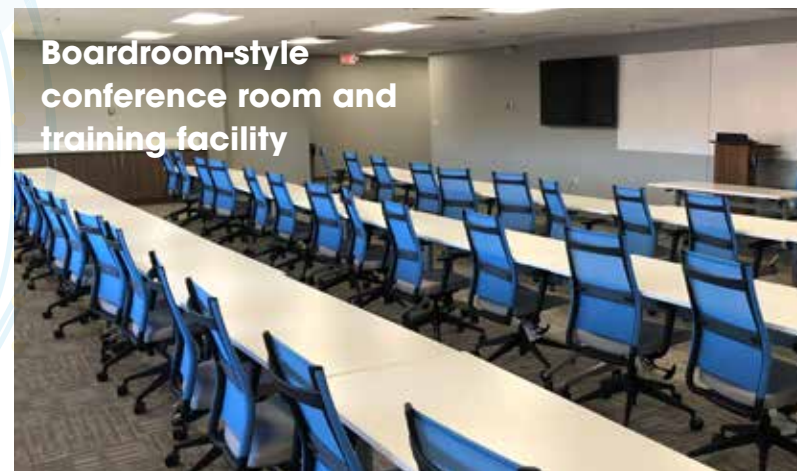
On-site cafeteria and lounge serving breakfast and lunch, plus convenient grab and go options.

## Not all Class B is Created Equal

At Braemar, tenants can enjoy Class A amenities at Class B rates.



Fitness center with regular group fitness classes



Boardroom-style conference room and training facility

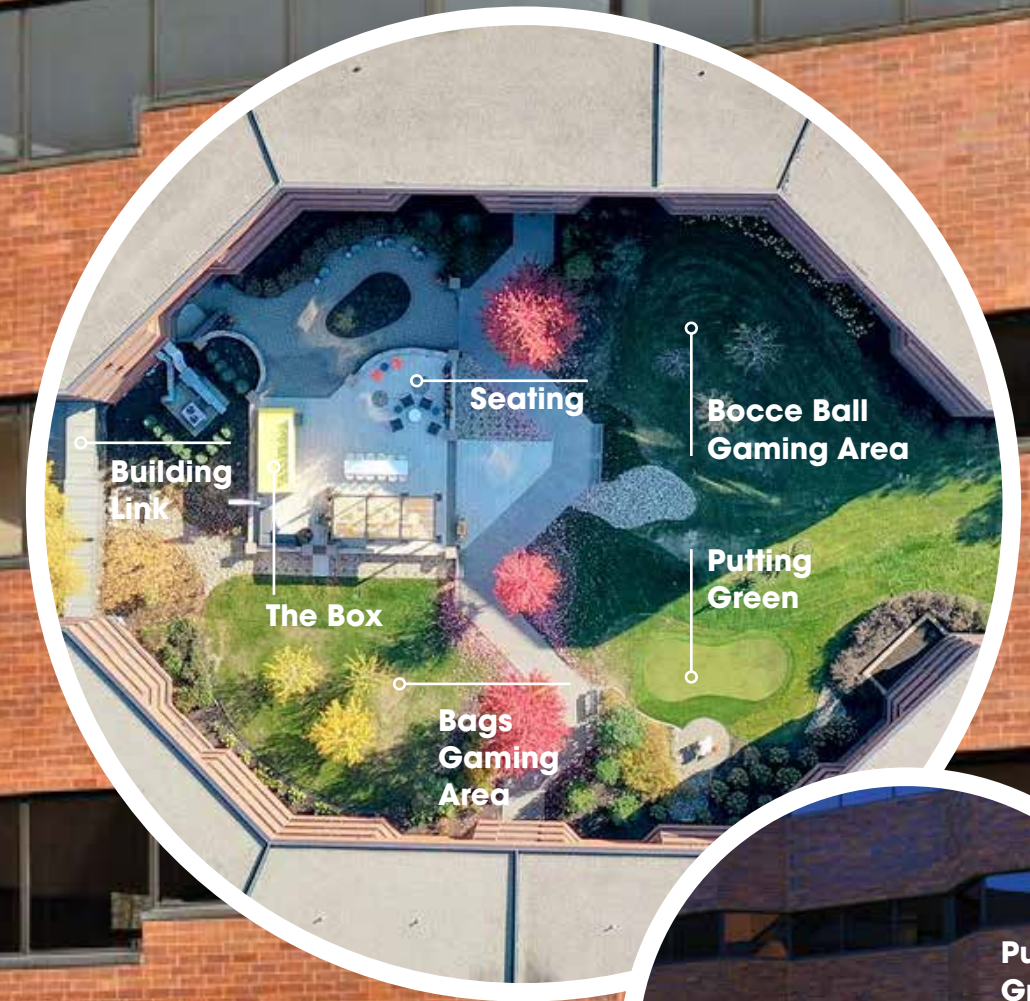
Plus

On-site property management

Underground, climate-controlled parking

# Outdoor Courtyard

The perfect place to host a happy hour with gaming area and The Box @ Braemar.



Courtyard Siteplan



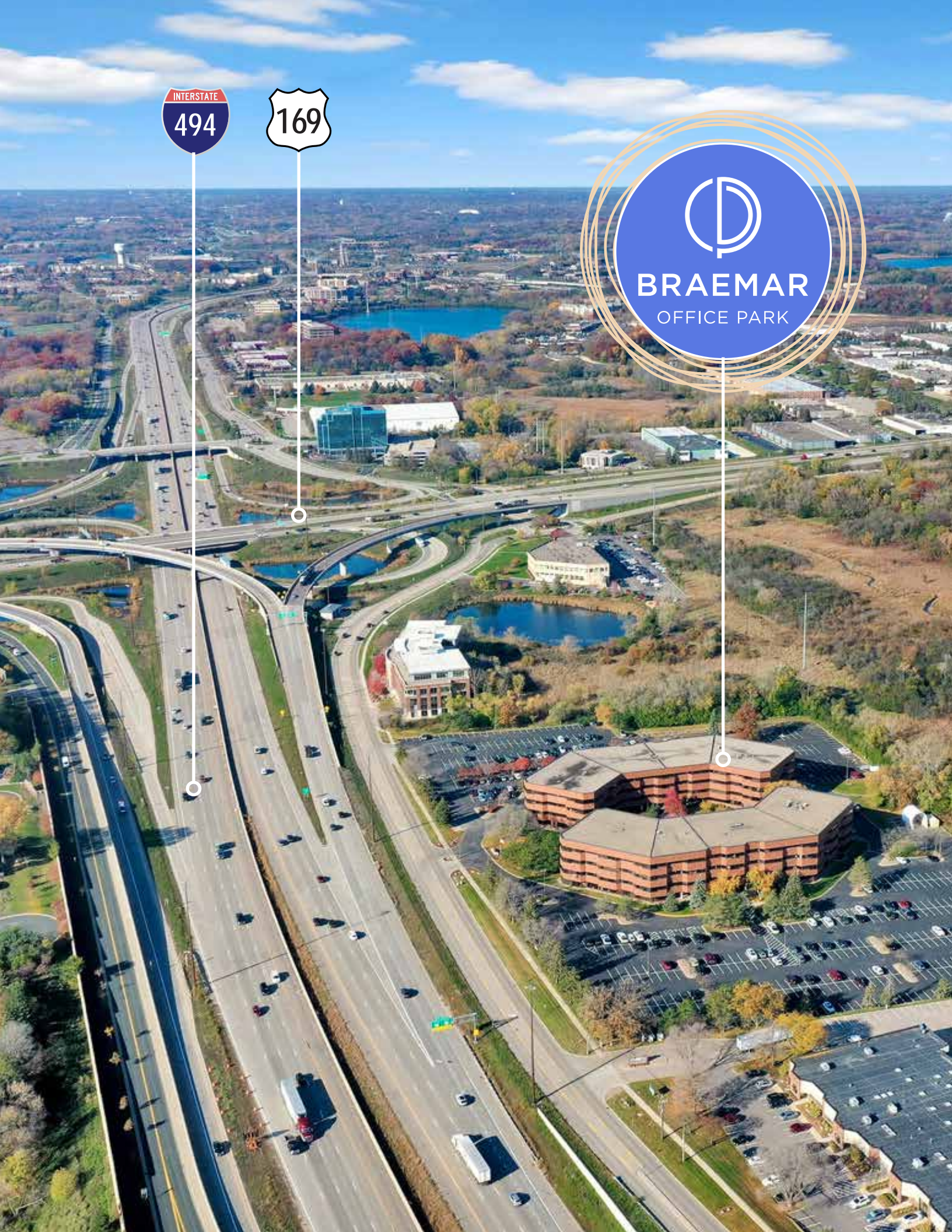
Putting Green



# Tenant engagement

Tenant events are hosted throughout the year, including happy hours, flu shot clinics, food drives, a state fair themed party with giveaways, a lobby luau and visits from llamas.





# Access & Visibility



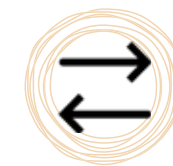
## Location

Prominently visible from I-494, Braemar Office Park enjoys easy access to countless retail, hotel, restaurant and service amenities throughout the Eden Prairie Mall and Edina District.



## Visibility

Braemar Office Park has direct access to I-494 which has exposure to over 132,000 vehicles per day. It's central southwest suburban location is key for employee recruiting and retention.



## Access

Several ingress and egress options near Braemar Office Park offer convenient access to major roadways including Highway 169 and I-494.

# Area amenities

## Retail

- Southdale Center
- Galleria
- Target
- Lunds & Byerlys  
France Avenue Edina
- Whole Foods Market
- Trader Joe's
- Total Wine & More
- World Market

## Hotel

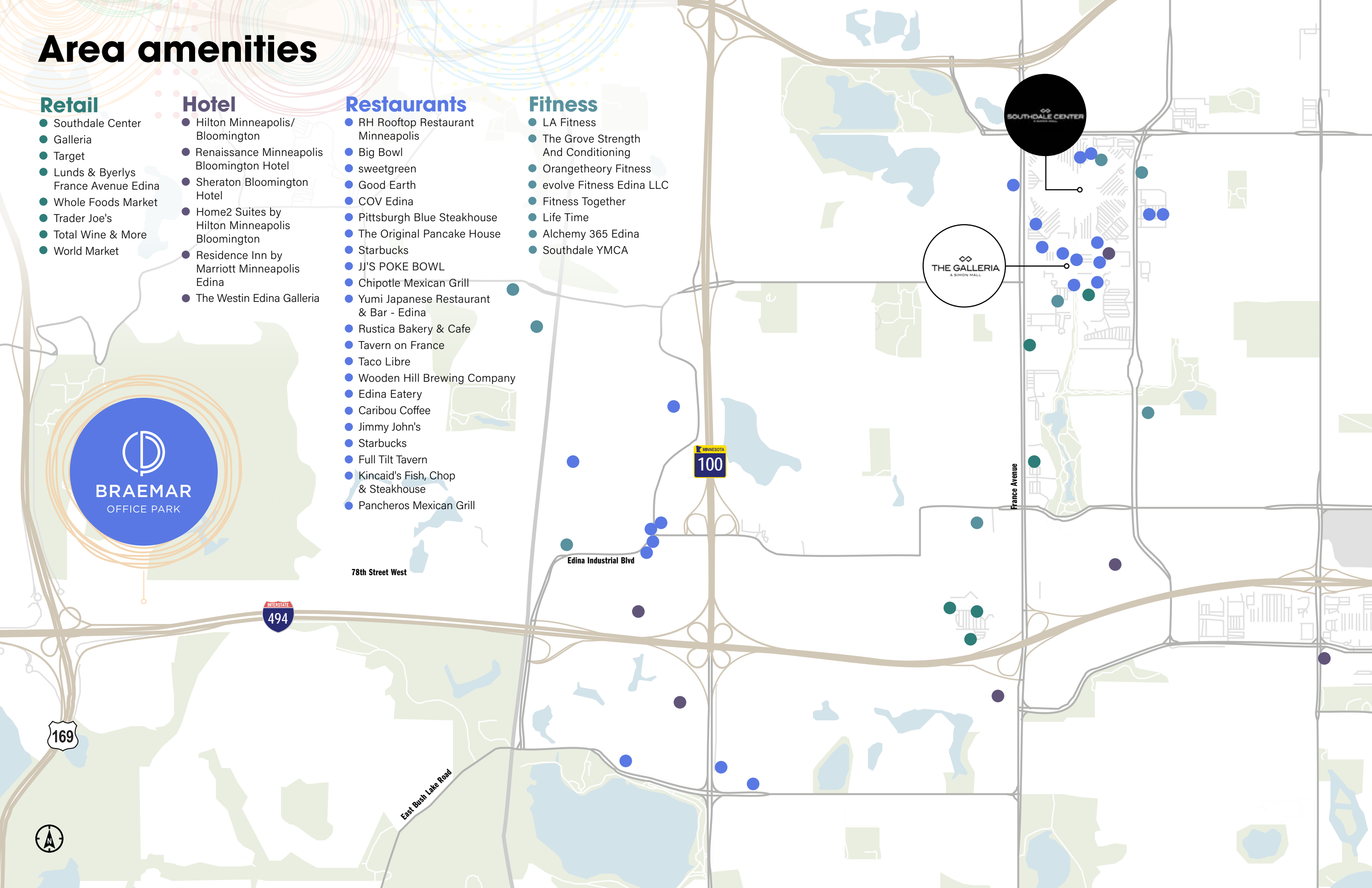
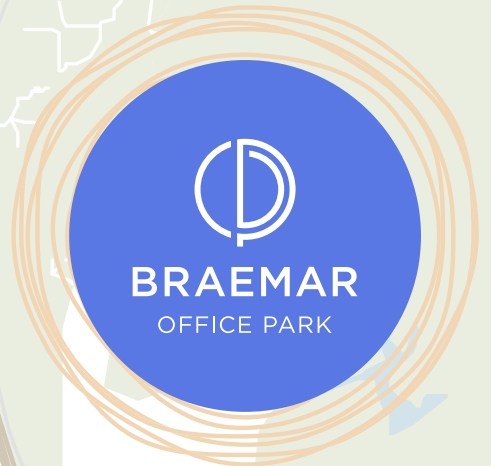
- Hilton Minneapolis/  
Bloomington
- Renaissance Minneapolis  
Bloomington Hotel
- Sheraton Bloomington  
Hotel
- Home2 Suites by  
Hilton Minneapolis  
Bloomington
- Residence Inn by  
Marriott Minneapolis  
Edina
- The Westin Edina Galleria

## Restaurants

- RH Rooftop Restaurant  
Minneapolis
- Big Bowl
- sweetgreen
- Good Earth
- COV Edina
- Pittsburgh Blue Steakhouse
- The Original Pancake House
- Starbucks
- JJ'S POKE BOWL
- Chipotle Mexican Grill
- Yumi Japanese Restaurant  
& Bar - Edina
- Rustica Bakery & Cafe
- Tavern on France
- Taco Libre
- Wooden Hill Brewing Company
- Edina Eatery
- Caribou Coffee
- Jimmy John's
- Starbucks
- Full Tilt Tavern
- Kincaid's Fish, Chop  
& Steakhouse
- Pancheros Mexican Grill

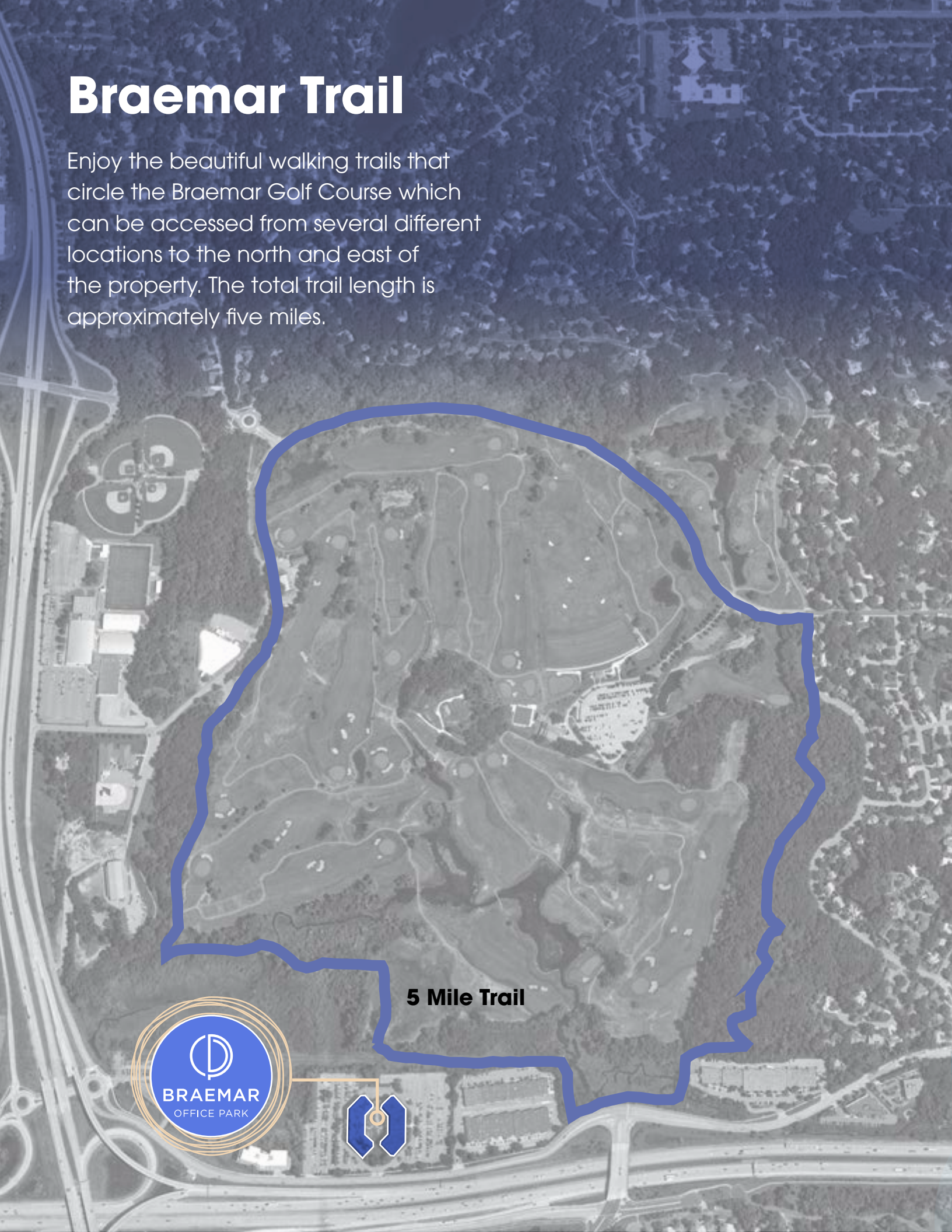
## Fitness

- LA Fitness
- The Grove Strength  
And Conditioning
- Orangetheory Fitness
- evolve Fitness Edina LLC
- Fitness Together
- Life Time
- Alchemy 365 Edina
- Southdale YMCA



# Braemar Trail




Enjoy the beautiful walking trails that circle the Braemar Golf Course which can be accessed from several different locations to the north and east of the property. The total trail length is approximately five miles.



5 Mile Trail



### Braemar Arena

- Hockey 
- Skating 
- Clubs 

### Braemar Golf Course

- 18 holes 
- Wetlands 
- Café 

### Braemar Park

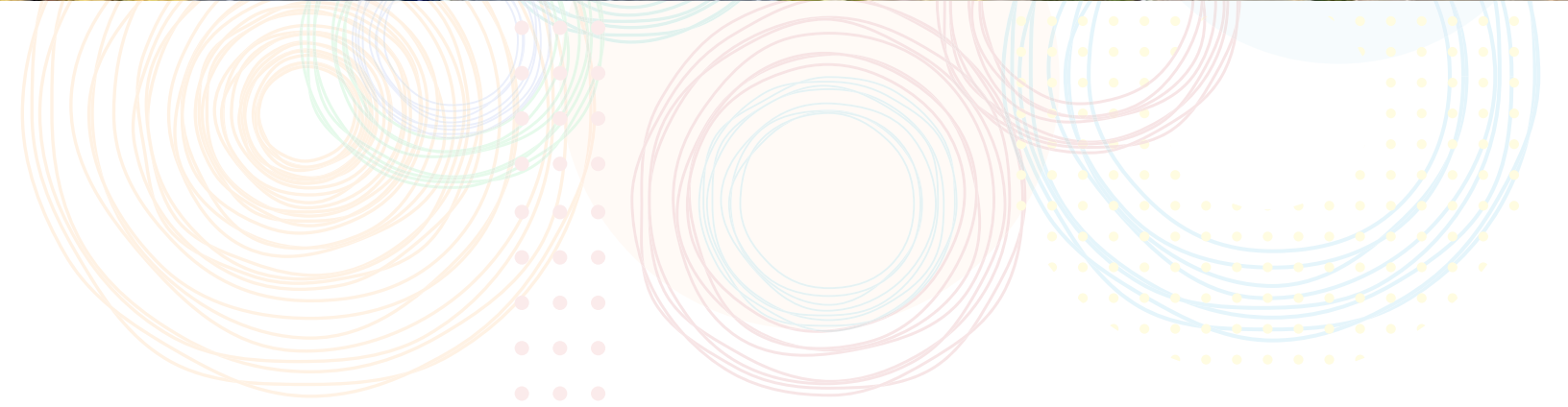
- Sports 
- Events 
- Track 

### Braemar Golf Dome

- 46 tees 
- Dividers 
- Lessons 

## The city of Edina

The City of Edina prides itself in providing premier public facilities. The city operates nearly 40 parks and recreational facilities.



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