

WELSH



INNOVATION FROM THE GROUND UP

# Creekview Business Center

7101 - 7117 Ohms Lane  
Edina, Minnesota

- For Lease
- 42,672 total building square feet
- 14' clear height
- Dock and drive-in doors
- Prime Edina location
- Easy access to Highway 100 and Interstate 494

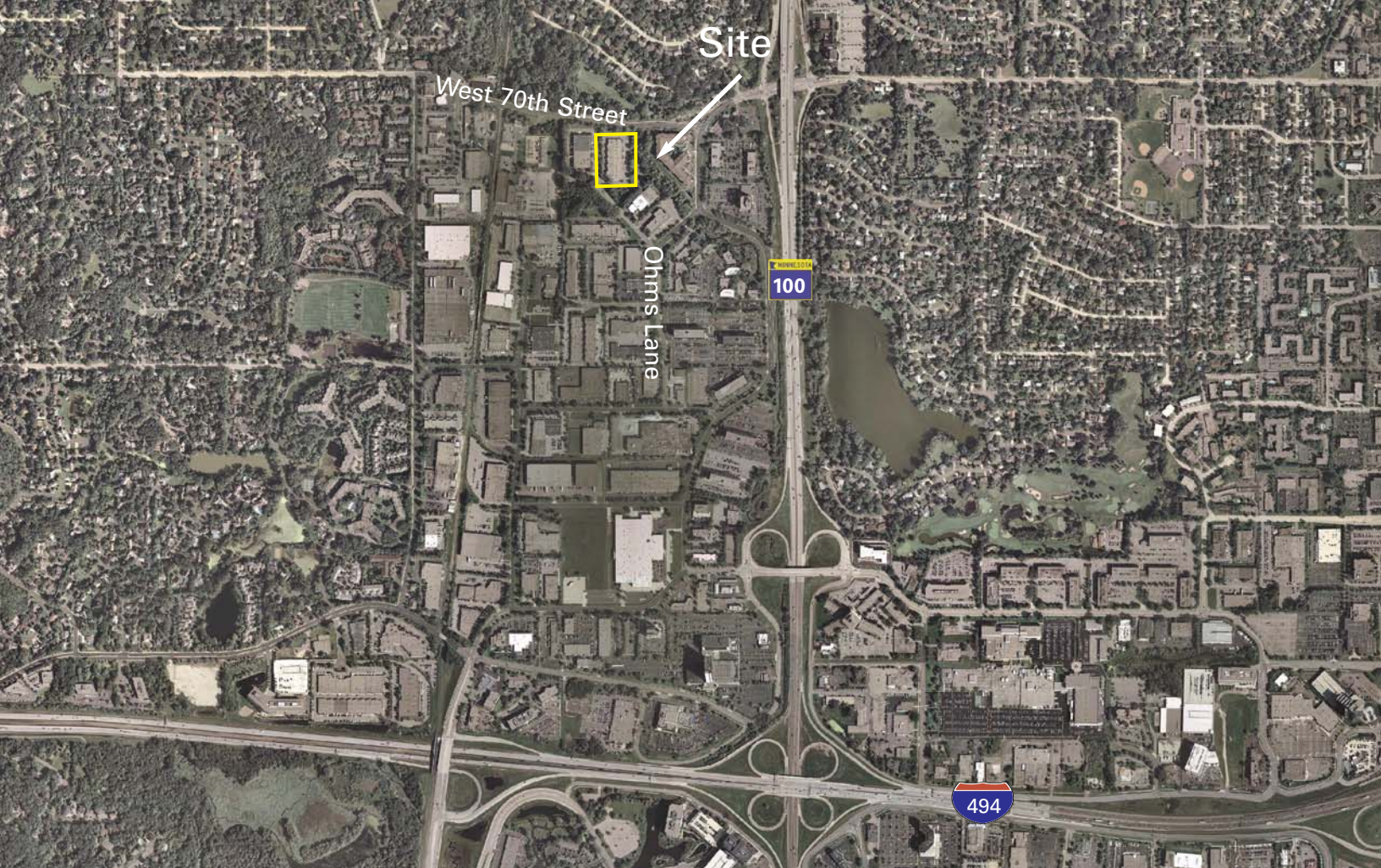


For more information contact:

Jeff Giovanazzo  
952.897.7878  
jvj@welshco.com

Judd Welliver  
952.897.7854  
jwelliver@welshco.com

**NAIWELSH**



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## Creekview Business Center For Lease

**Building Address:**

7101-7117 Ohms Lane  
Edina, Minnesota

**Jeff Jiovanazzo**

- 952.897.7878
- [jvj@welshco.com](mailto:jvj@welshco.com)

**Building Square Feet:**

42,672 square feet total

**Currently Available:**

**Suite 7109:**

3,640 square feet total  
1,538 square feet of office\*  
1,989 square feet of warehouse\*  
94 square feet of shared dock  
19 square feet of mech/elec  
\*Flexible/build-to-suit

**Judd Welliver**

- 952.897.7854
- [jwelliver@welshco.com](mailto:jwelliver@welshco.com)

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

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

**Rental Rates:**

\$8.25 psf office/\$4.25 psf warehouse

**Loading:**

Dock Doors

**Clear Height:**

14'

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

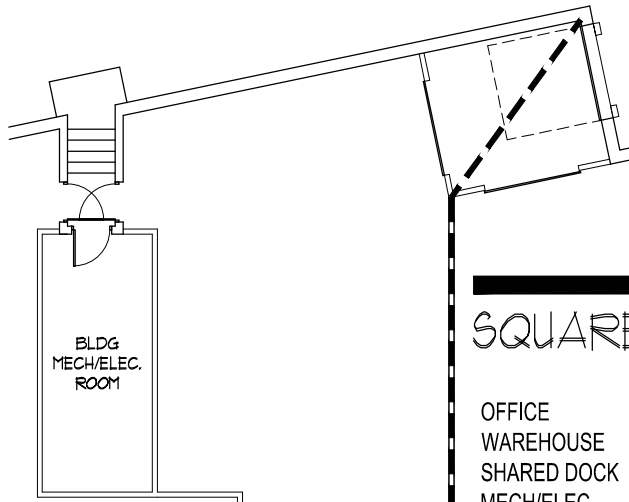
**2011 (est.) CAM & Taxes:**

\$3.75 psf

**Available for Sublease:**

Up to 7,017 square feet total  
3,973 square feet office  
3,044 square feet warehouse

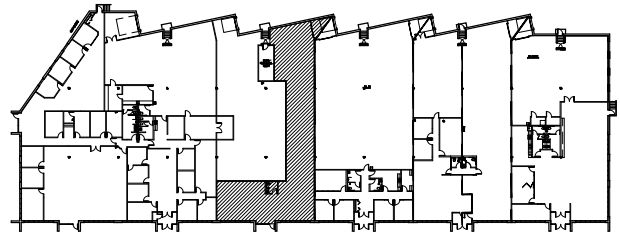




## SQUARE FOOTAGE SUMMARY

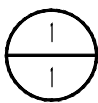
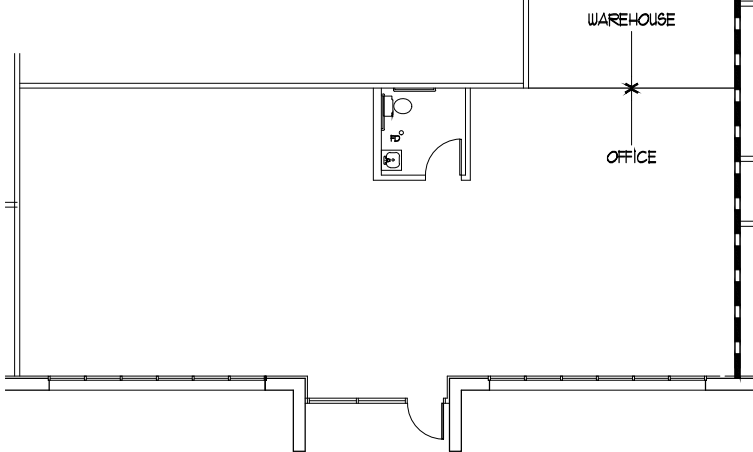
OFFICE	1,538 SF *
WAREHOUSE	1,989 SF *
SHARED DOCK	94 SF
MECH/ELEC	19 SF
<b>TOTAL</b>	<b>3,640 SF</b>

\* OR FLEXIBLE/ BUILD TO SUIT



## KEY PLAN

NOT TO SCALE



VACANCY PLAN - SUITE 7109

111186/ TTL

03.16.10

SCALE : 1/16" = 1'-0"



LEASED BY:  
**WELSH**  
 COMPANIES

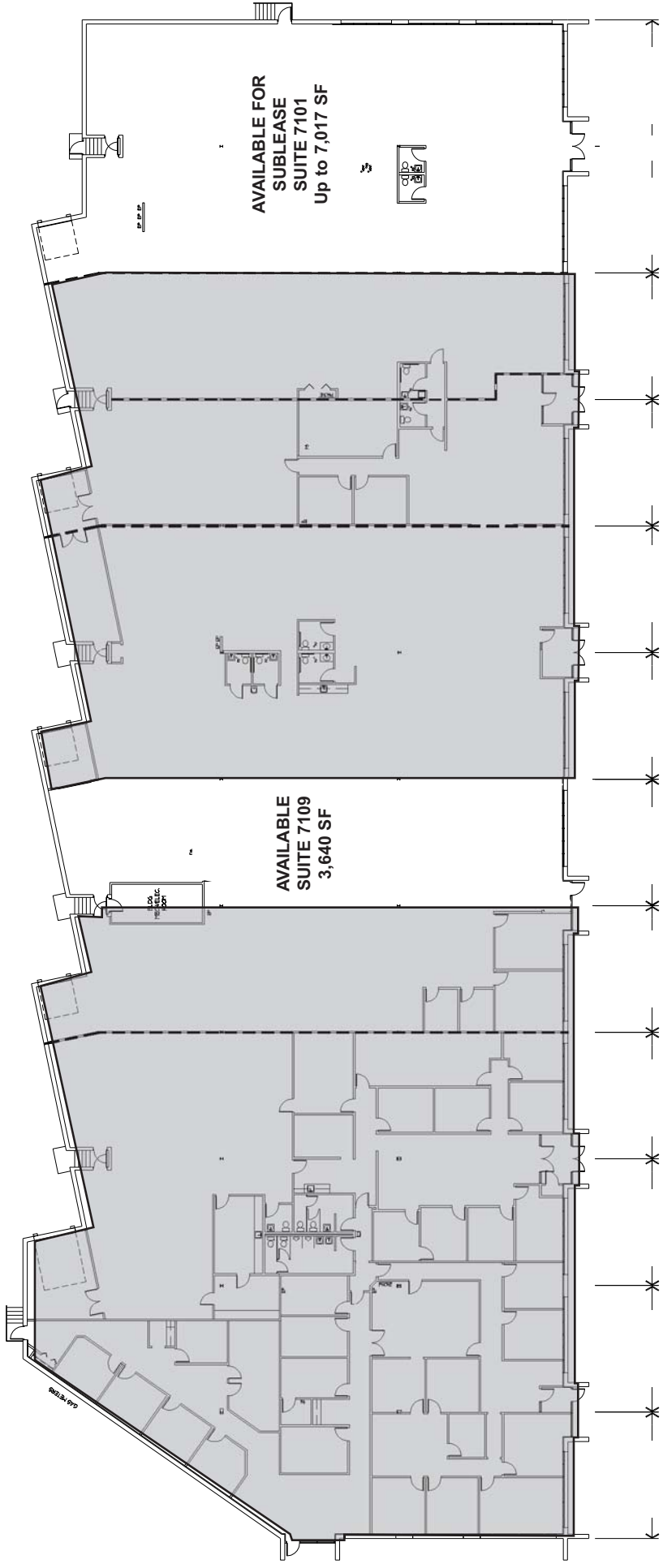
**CREEKVIEW BUSINESS CENTER**  
 7109 OHMS LANE  
 EDINA, MN 55439

**WCL**  
 Associates, Inc.



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NOT TO SCALE

1 FLOOR PLAN - SF. CALCULATIONS  
 1 CREEKVIEW BUSINESS CENTER