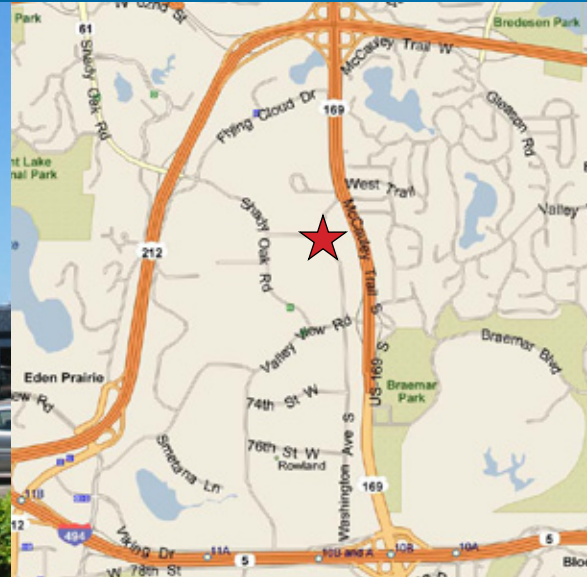


FOR LEASE > INDUSTRIAL SPACE

# Eden Square

6820-6848 WASHINGTON AVE S, EDEN PRAIRIE, MINNESOTA



## Office/Warehouse Space for Lease

This building provides an outstanding west suburban location that has convenient access to Crosstown 62, Hwy 169, Hwy 212 and I-494.

## Building Amenities

- > 40,000 square foot office/warehouse facility
- > Drive-in doors
- > 12' clear height
- > Prime Eden Prairie location
- > Easy access to Crosstown 62, Hwy 169, Hwy 212 and I-494

## Contact Us

JEFF GIOVANAZZO  
952 897 7878  
MINNEAPOLIS, MN  
[jeff.j@colliers.com](mailto:jeff.j@colliers.com)

JUDD WELLIVER  
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[judd.welliver@colliers.com](mailto:judd.welliver@colliers.com)

COLIN QUINN  
952 897 7768  
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[colin.quinn@colliers.com](mailto:colin.quinn@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

## Eden Square > Aerial

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## Contact Us

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# PROPERTY FACT SHEET

## Eden Square



### PROPERTY ADDRESS:

6820-6848 Washington Ave S  
Eden Prairie, Minnesota

### BUILDING SIZE:

40,000 square feet total

### CURRENTLY AVAILABLE:

#### SUITE 6826:

3,000 square feet total  
800 square feet of office  
2,200 square feet of warehouse  
• One (1) drive-in door

#### SUITE 6828:

3,000 square feet total  
1,500 square feet of office  
1,500 square feet of warehouse  
• One (1) drive-in door

#### SUITE 6826 & 6828:

6,000 square feet total  
3,000 square feet of office  
3,000 square feet of warehouse  
• Two (2) drive-in doors

#### SUITE 6829:

669 square feet total  
669 square feet of warehouse

#### SUITE 6842:

2,240 square feet total  
360 square feet of office  
1,880 square feet of warehouse  
• One (1) drive-in door

### CEILING HEIGHT:

12' clear

### RENTAL RATES:

\$9.00 psf office  
\$4.50 psf warehouse

### 2012 REAL ESTATE TAXES:

\$2.28 psf for CAM  
\$1.72 psf for Real Estate Taxes  
\$4.00 psf total



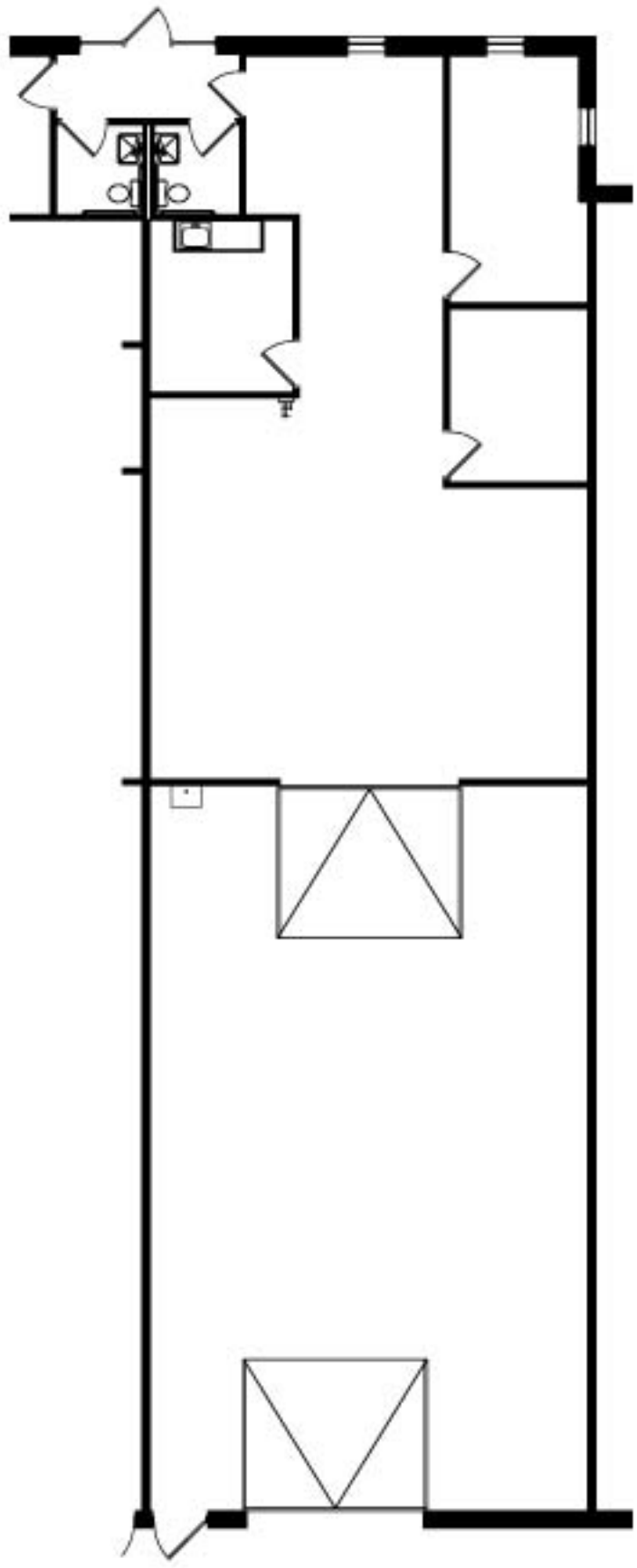
## For Information, Contact:

JEFF GIOVANAZZO  
952 897 7878  
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952 897 7854  
judd.weliver@colliers.com

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1 FLOOR PLAN  
A-1 3/23" = 1'-0"

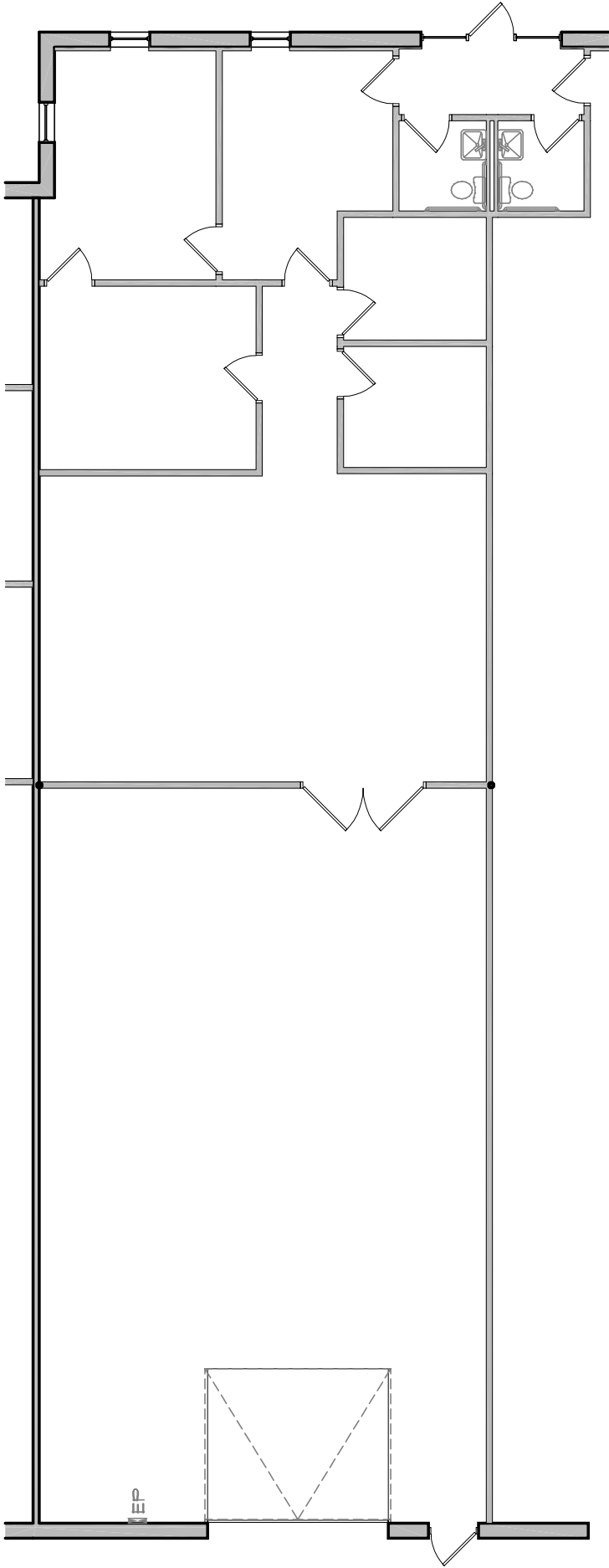
**GENESIS**  
ARCHITECTURE  
A WILSON COMPANY  
2807 Cambridge Circle  
Minneapolis, MN 55409  
612.837.2024 Fax: 612.837.2760

AS-BUILT FLOOR PLAN  
3,000 R.S.F.  
EDEN SQUARE  
6826 WASHINGTON AVE S.  
EDEN PRAIRIE, MN

SCALE: AS NOTED  
JOB: 20060330  
REVISION: DATE

DRAWN BY: LJM  
DATE: 03/15/2010

A-1



AS-BUILT FLOOR PLAN

EDEN SQUARE  
 6830 WASHINGTON AVE S.  
 EDEN PRAIRIE, MN

WHSE - 1,500 SF.  
 OFFICE - 1,500 SF.  
 TOTAL - 3,000 SF.

SCALE: 3/32" = 1'-0" DRAWN BY: ARP  
 JOB: 2006.033.0 DATE: 06 AUG 08

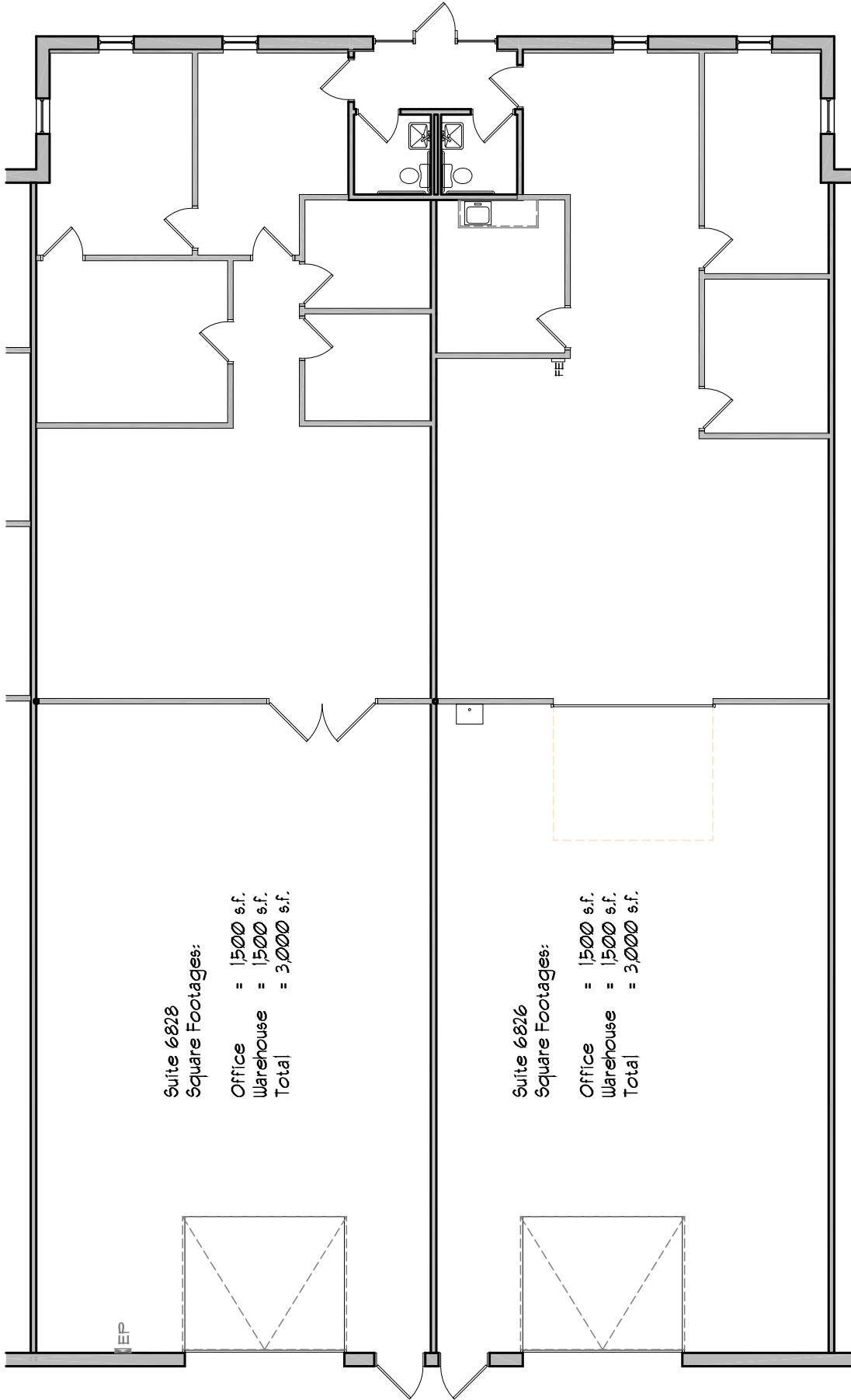
REVISION: \_\_\_\_\_ DATE \_\_\_\_\_

**A-1**

**GENESIS**

ARCHITECTURE

A WELSH COMPANY  
 4350 Baker Road, Suite 400  
 Minnetonka, MN 55343  
 952.897.7874 Fax: 952.897.7740



Suite 6828  
 Square Footages:  
 Office = 1,500 s.f.  
 Warehouse = 1,500 s.f.  
 Total = 3,000 s.f.

Suite 6826  
 Square Footages:  
 Office = 1,500 s.f.  
 Warehouse = 1,500 s.f.  
 Total = 3,000 s.f.

SCALE: 3/32" = 1'-0"  
 JOB: DRAIN BY:  
 REVISION: DATE:

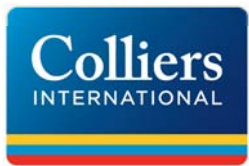
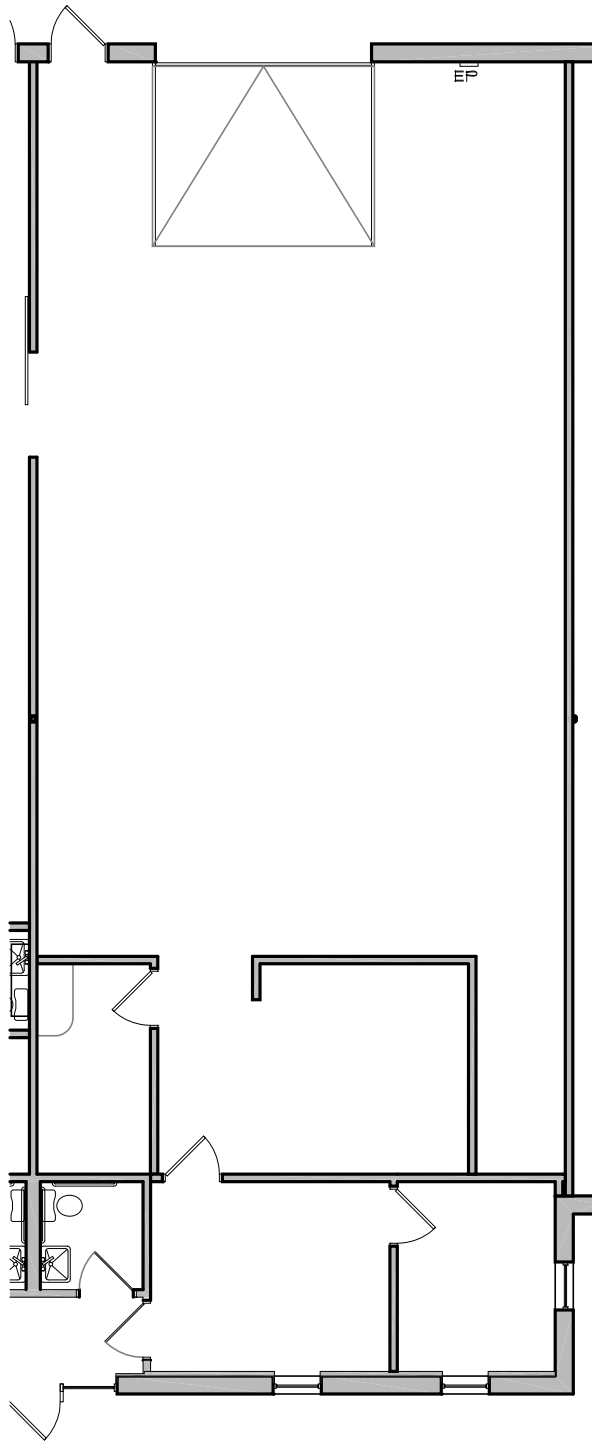
DATE: \_\_\_\_\_

**A-1**

Suite 6826-6828 Combo

Eden Square  
 6826-6828 Washington Avenue So.  
 Eden Prairie, MN  
 6,000 s.f.

**GENESIS**  
**ARCHITECTURE**  
 4350 Baker Road, Suite 400  
 Minnetonka, MN 55343  
 952.897.7874 Fax: 952.897.7740

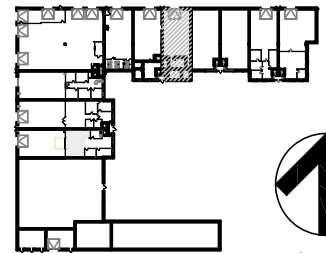


Leasing:  
 Judd Welliver: (952) 897-7854  
 Colin Quinn: (952) 897-7768

**SQUARE FOOTAGE:**

OFFICE = 360 SF  
 WAREHOUSE = 1,880 SF  
 TOTAL = 2,240 SF

**BUILDING KEY:**



4350 Baker Road, Suite 400  
 Minnetonka, MN 55343  
 952.897.7874 Fax: 952.897.7740

SUITE 6842  
 EDEN SQUARE  
 6846 WASHINGTON AVENUE SO.  
 EDEN PRAIRIE, MN  
 2,240 SF

SCALE: 3/32" = 1'-0" DRAWN BY: AJV  
 JOB: DATE: 08-30-11  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_

**A-1**