

WELSH

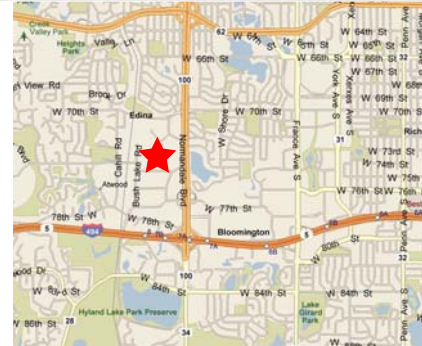


INNOVATION FROM THE GROUND UP

For Lease

Edina Interchange I
5249-5251 West 73rd Street
Edina, Minnesota

- 73,809 total building square feet
- 14' clear height
- Dock and drive-in doors
- Ample parking
- Convenient location
- Easy access to Hwy. 100 and I-494

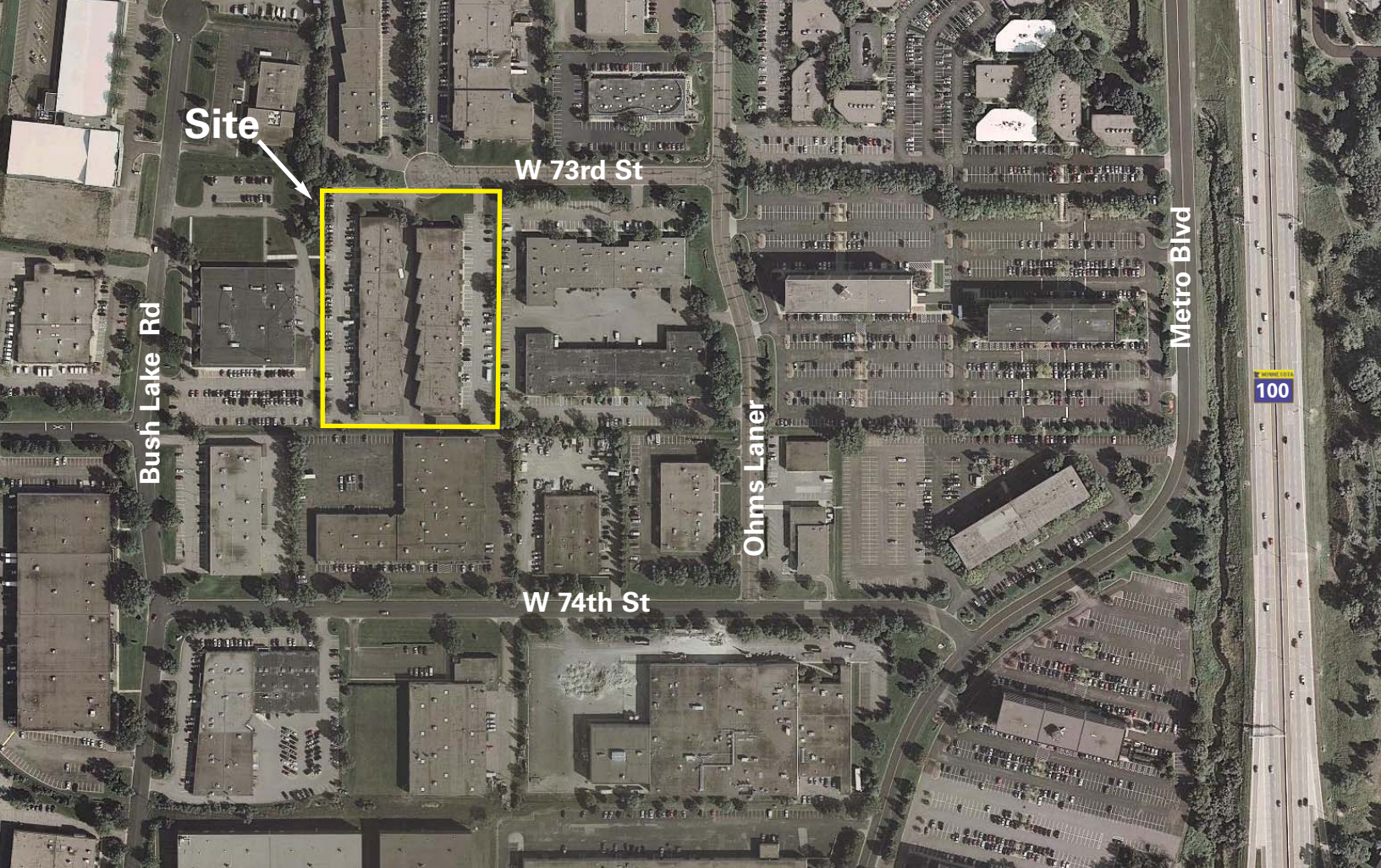


For more information contact:

Nick Leviton
952.897.7843
nleviton@welshco.com

Bill Ritter, CCIM, SIOR
952.897.7743
britter@welshco.com

NAIWELSH



For more information contact:

Nick Leviton
952.897.7843
nleviton@welshco.com

Bill Ritter, CCIM, SIOR
952.897.7743
britter@welshco.com



Edina Interchange I For Lease

Building Address:

5249-5251 W 73rd Street
Edina, Minnesota

**Available:
5249 Bldg. - Suite C:**

5,210 square feet total
1,683 square feet of office
3,527 square feet of warehouse
• One (1) dock

5249 Bldg. - Suite E:

7,426 square feet total
1,492 square feet of office
5,934 square feet of warehouse
• Two (2) Docks, One (1) Drive-in
• Available September 1, 2011

Clear Height:

14'

Rental Rates:

\$8.00 psf office
\$4.00 psf warehouse

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

\$1.10 psf for CAM (full service)
\$1.86 psf for Real Estate Taxes
\$2.96 psf Total

Nick Leviton

- 952.897.7843
- nleviton@welshco.com

Bill Ritter, CCIM, SIOR

- 952.897.7743
- britter@welshco.com

www.welshco.com

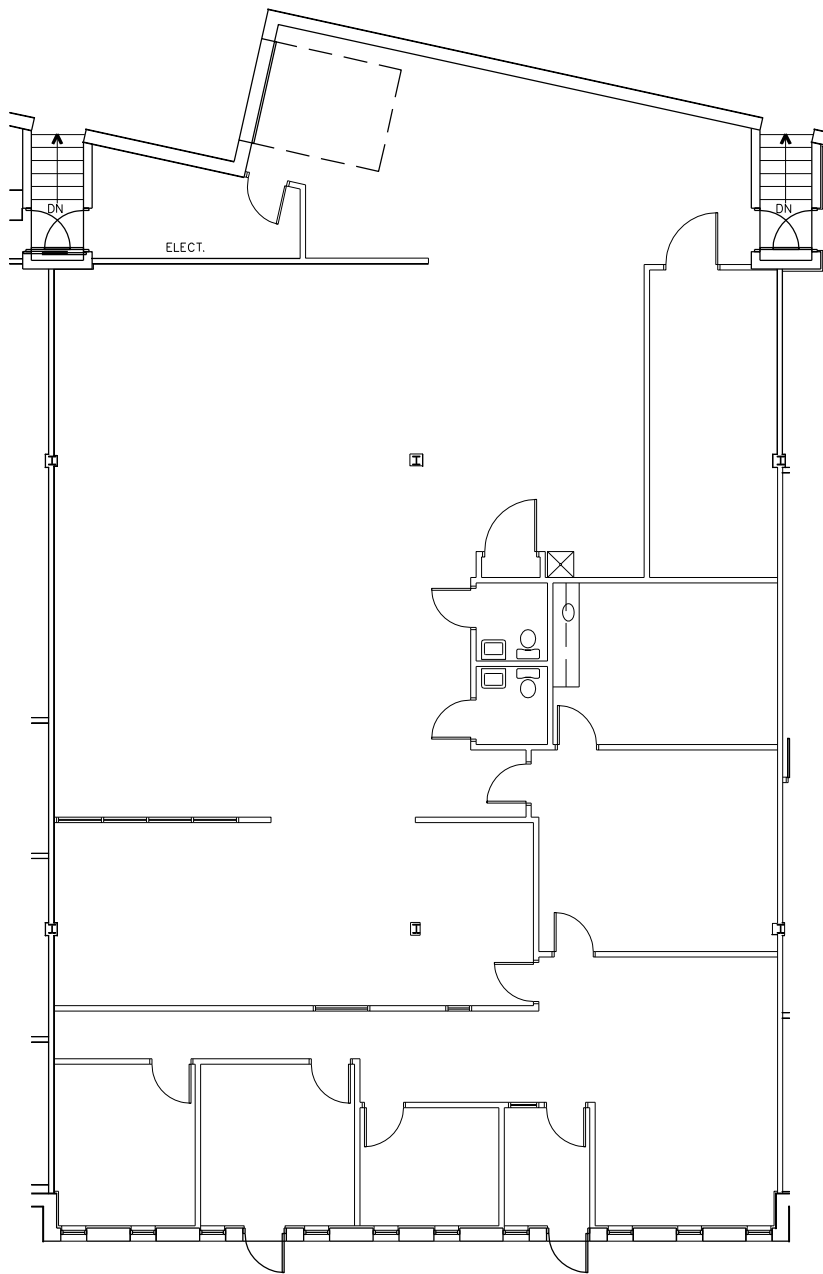
4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

* Landlord handles all expenses related to HVAC, plumbing and lighting equipment.



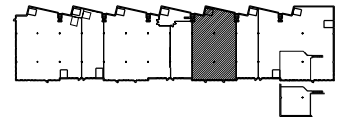
FLOOR PLAN

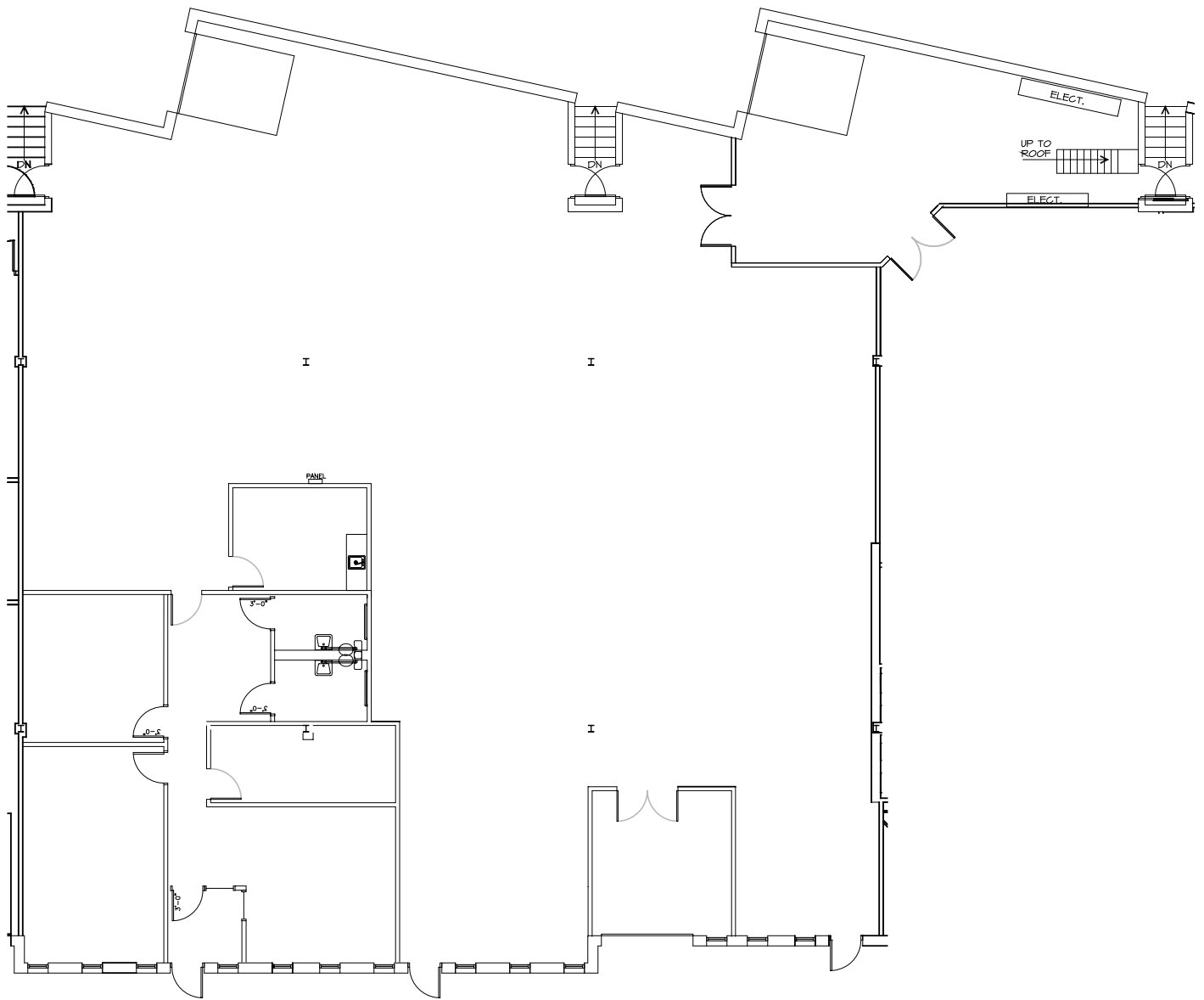


SUITE 'C'

AREA:
 OFFICE: = 1,683 S.F.
 WAREHOUSE: = 3,527 S.F.
 TOTAL: = 5,210 S.F.

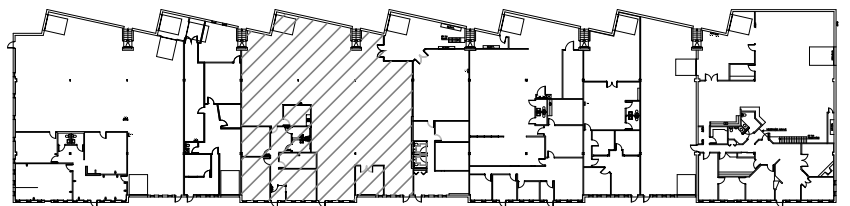
KEY PLAN





SQUARE FOOTAGE:
 OFFICE = 1,492 Sq. Ft.
 WHSE. = 5,934 Sq. Ft.
 TOTAL = 7,426 Sq. Ft.

BUILDING KEY:



GENESIS
 ARCHITECTURE

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

THE DRAWINGS AND / OR SPECIFICATIONS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF GENESIS ARCHITECTURE AND SHALL NOT BE UTILIZED OR COPIED BY OTHER PARTIES WITHOUT PRIOR WRITTEN CONSENT.

EDINA INTERCHANGE
 BUILDING B - STE. E
 5249 WEST 13rd ST.
 EDINA, MN 55439

SCALE: 1/16" = 1'-0"
 JOB: _____
 REVISION: _____ DATE _____
 DRAWN BY: _____
 DATE: _____

A-1