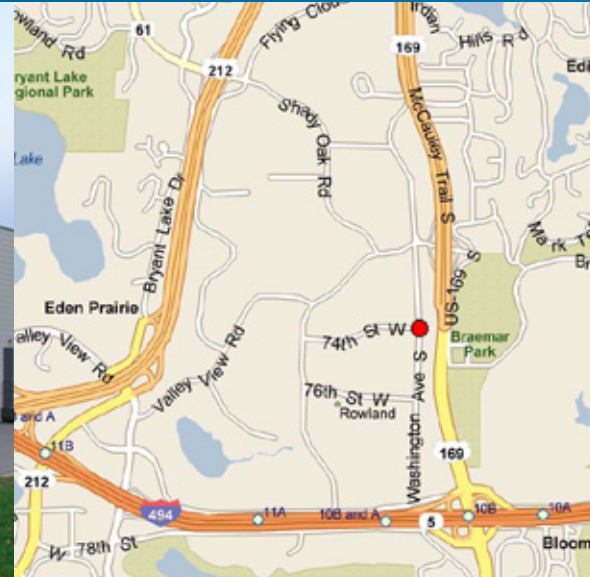


FOR LEASE > OFFICE/WAREHOUSE SPACE



# Edina West Business Center

7401-7435 WASHINGTON AVENUE SOUTH, EDINA, MN



## Building Amenities

- > 76,276 square foot facility
- > Covered truck high loading
- > Exceptional access to Hwy 169 and I-494
- > 18' clear ceiling height
- > Retail like visibility from Hwy 169
- > Landlord offering trip to Maui, see broker for details

Well located office/warehouse building in Edina off Highway 169 with great visibility to the highway. Excellent access to I-694.

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

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952 897 7878  
[jeff.j@colliers.com](mailto:jeff.j@colliers.com)

JUDD WELLIVER  
952 897 7854  
[judd.welliver@colliers.com](mailto:judd.welliver@colliers.com)

## Edina West Business Center > Aerial



## Contact Us

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# PROPERTY FACT SHEET

## Edina West Business Center



### PROPERTY ADDRESS:

7401-7435 Washington Ave S  
Edina, Minnesota

### BUILDING SQUARE FEET:

76,276 square feet total

### CURRENTLY AVAILABLE:

#### Suite 7405:

4,214 square feet total  
1,860 square feet of office  
2,354 square feet of warehouse

- One (1) dock
- Includes 919 square feet of mezzanine  
-no charge

### CEILING HEIGHT:

18' clear

### RENTAL RATES:

\$7.95 per square foot office  
\$3.95 per square foot warehouse

### 2012 EST. CAM & REAL ESTATE TAX:

\$2.03 per square foot CAM  
\$1.91 per square foot real estate taxes  
\$3.94 per square foot total

### AMENITIES:

- Covered loading
- Excellent southwest metro location  
with retail like visibility from Hwy 169
- Exceptional access to Highway 169 &  
I-494



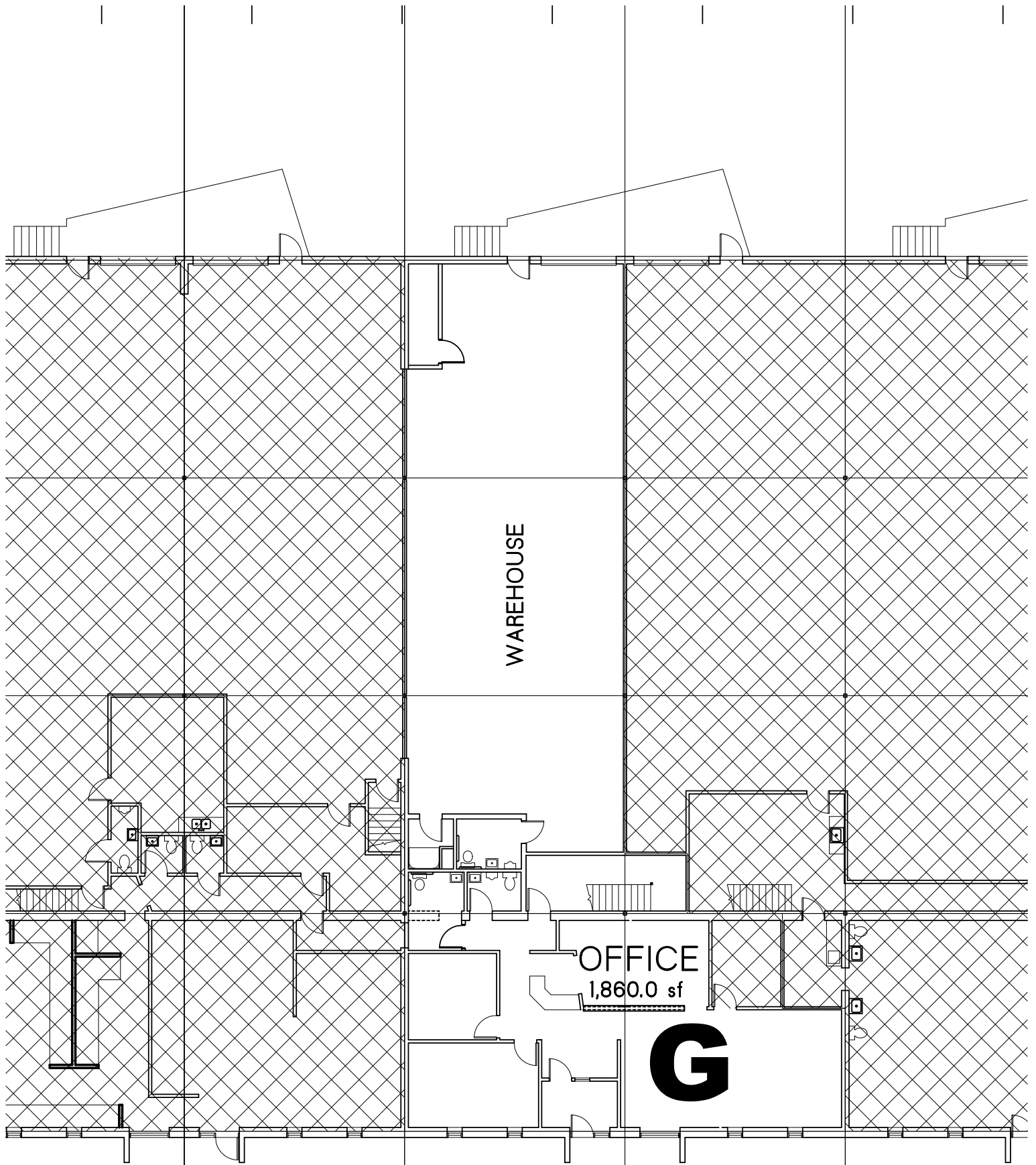
## For Leasing Information, Contact:

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OFFICE: 1,860.0 sf  
MEZZ: 919.0 sf  
WREHSE: 2,354.0 sf  
7405 Washington Ave. S  
Edina, MN 55439