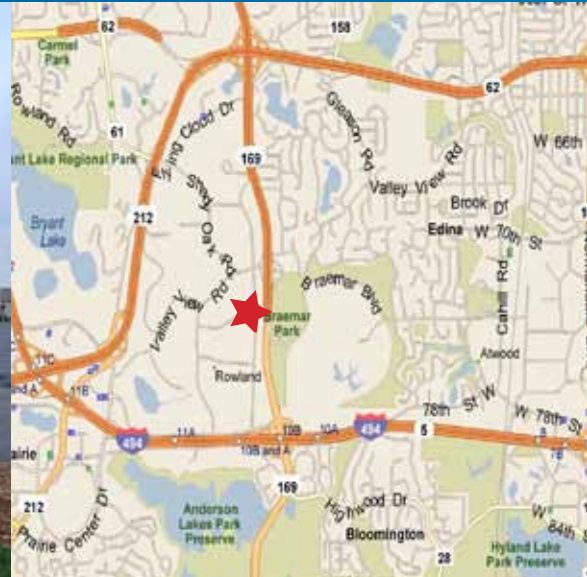


FOR LEASE > INDUSTRIAL SPACE



Northcrest II

7351-7379 WASHINGTON AVE S, EDINA, MINNESOTA



Office/Warehouse Space for Lease

75,000 square foot office/warehouse building available for lease. Located in excellent southwest metro location with great visibility from Hwy 169.

Building Amenities

- > 75,000 square feet office/warehouse building
- > 18' clear height
- > Covered dock loading
- > Great southwest metro location with retail-like visibility from Hwy 169
- > Exceptional access to I-494 & Hwy 169

Contact Us

JEFF GIOVANAZZO
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jeff.j@colliers.com

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952 897 7854
MINNEAPOLIS, MN
judd.welliver@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Northcrest II > Aerial



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PROPERTY FACT SHEET



Northcrest II

7351-7379 WASHINGTON AVE S, EDINA, MINNESOTA

PROPERTY ADDRESS:

7351-7379 Washington Ave S
Edina, Minnesota

BUILDING SQUARE FEET:

75,000 square feet total

CURRENTLY AVAILABLE: SUITE 7359

3,600 square feet total
996 square feet of office
2,604 square feet of whse
• One (1) dock door
• Class 1,000 clean room installed

SUITE 7351

7,200 square feet total
3,630 square feet of office
3,670 square feet of whse
• One (1) dock door

CEILING HEIGHT:

18' clear

COLUMN SPACING:

30' x 30'

LOADING:

13 docks, 4 drive-ins

NET RENTAL RATES:

\$9.00 psf office
\$4.50 psf warehouse

2011 EST. CAM & REAL ESTATE TAX:

\$1.07 per square foot CAM
\$1.86 per square foot RE Tax
\$2.93 total per square foot

AMENITIES:

- Covered loading
- Excellent west metro location with retail-like visibility from Hwy 169
- Exceptional access to Hwy 169 and I-494
- Area amenities include: child care, retail shops, hotels and restaurants



For Leasing Information, Contact:

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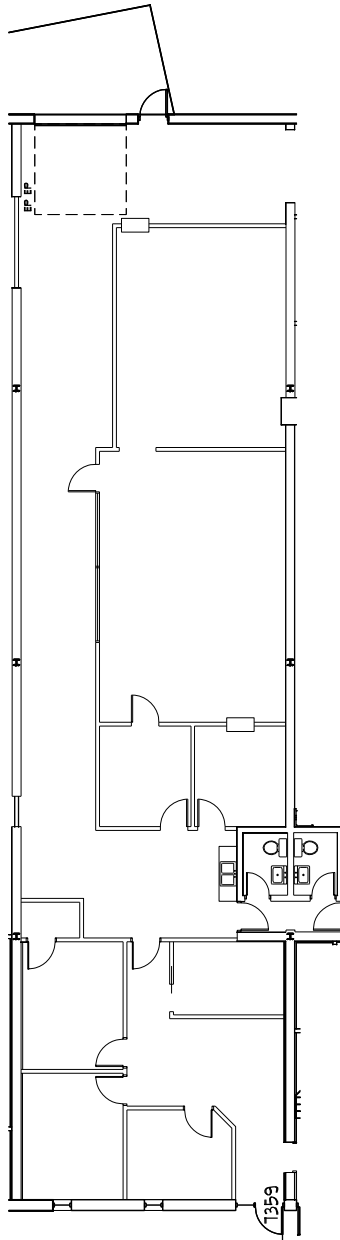
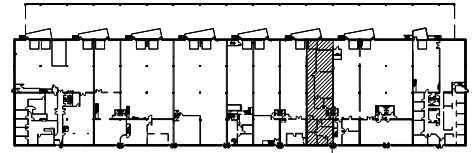
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Minnetonka, MN 55343

www.colliers.com

SQUARE FOOTAGE SUMMARY

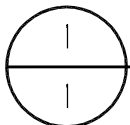
OFFICE
WAREHOUSE
TOTAL

996 SF.
2,604 SF.
3,600 SF.



KEY PLAN

NOT TO SCALE



SUITE 7359

10802.138

09.03.08

SCALE BAR:

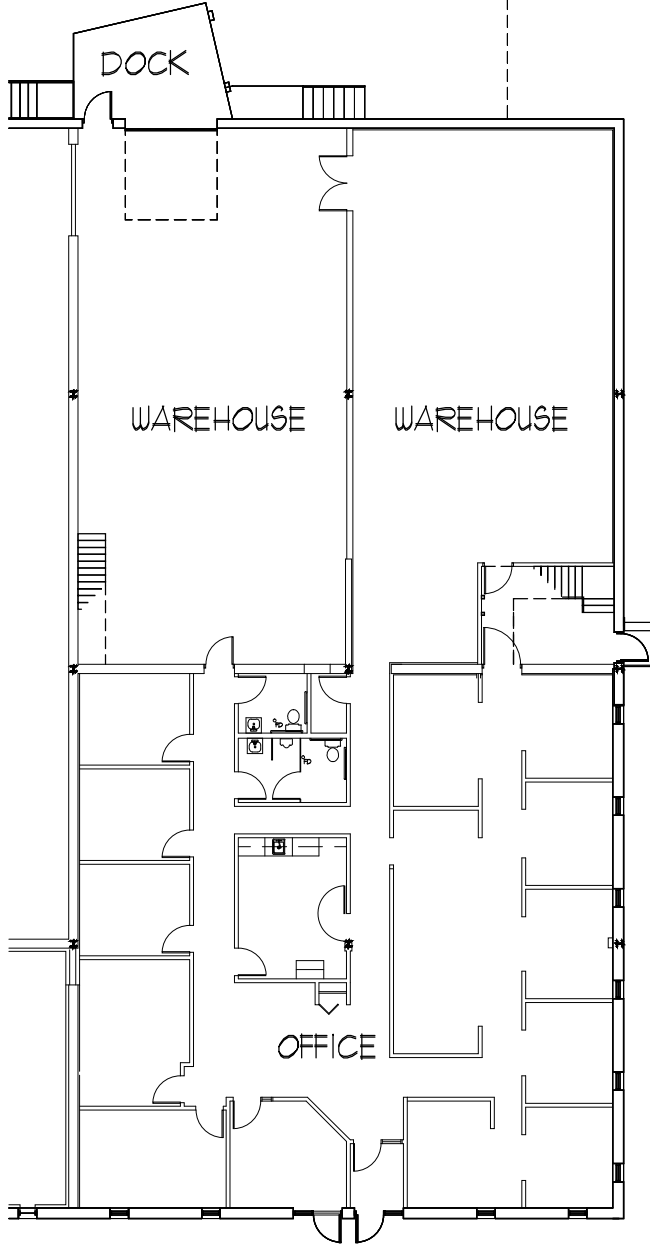
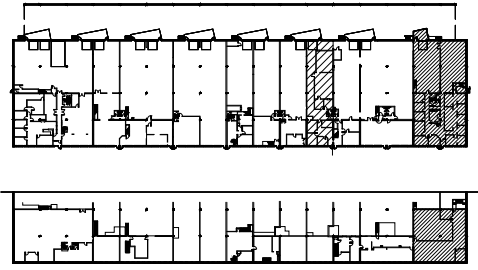


NORTHCREST II

7353 - WASHINGTON AVENUE SOUTH
EDINA, MN

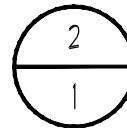
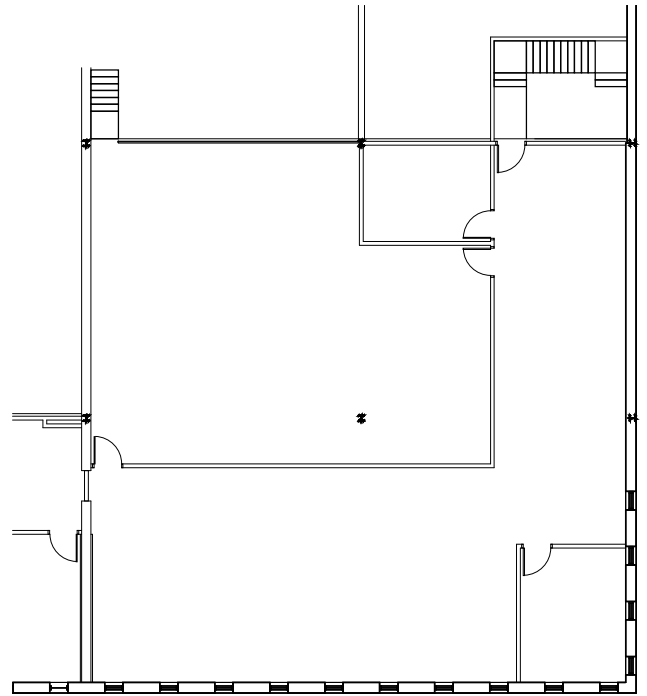
SQUARE FOOTAGE SUMMARY

OFFICE	3,630 S.F.
WAREHOUSE	3,510 S.F.
DOCK	177 S.F.
MEZZANINE	3,630 S.F.
MECH	15 S.F.
TOTAL	<u>11,022 S.F.</u>

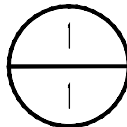


KEY PLAN

NOT TO SCALE



MEZZANINE



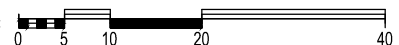
SUITE 7351

11754 / TTL

10.17.11



SCALE BAR:



LEASED BY:



NORTHCREST II

7351 - WASHINGTON AVENUE SOUTH
EDINA, MN

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