

WELSH

INNOVATION FROM THE GROUND UP

# For Lease

OCC Financial Plaza  
7221-7225 Ohms Lane  
Edina, Minnesota

- Excellent location
- Easy access to Interstate 494 and Highways 100 & 169
- Great building and space at an inexpensive price
- New roof & HVAC
- Recently updated common areas



For more information contact:

Judd Welliver  
952.897.7854  
jwelliver@welshco.com

**NAIWELSH**



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



## OCC Financial Plaza For Lease

**Building Address:**

7221-7225 Ohms Lane  
Edina, Minnesota

**Judd Welliver**

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

**Building Square Feet:**

10,161 square feet total

**Currently Available:**

**Suite 1YY:**

702 square feet of office

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

**Rental Rates:**

\$19.50 psf gross  
• Negotiable

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

**Year Built:**

1981

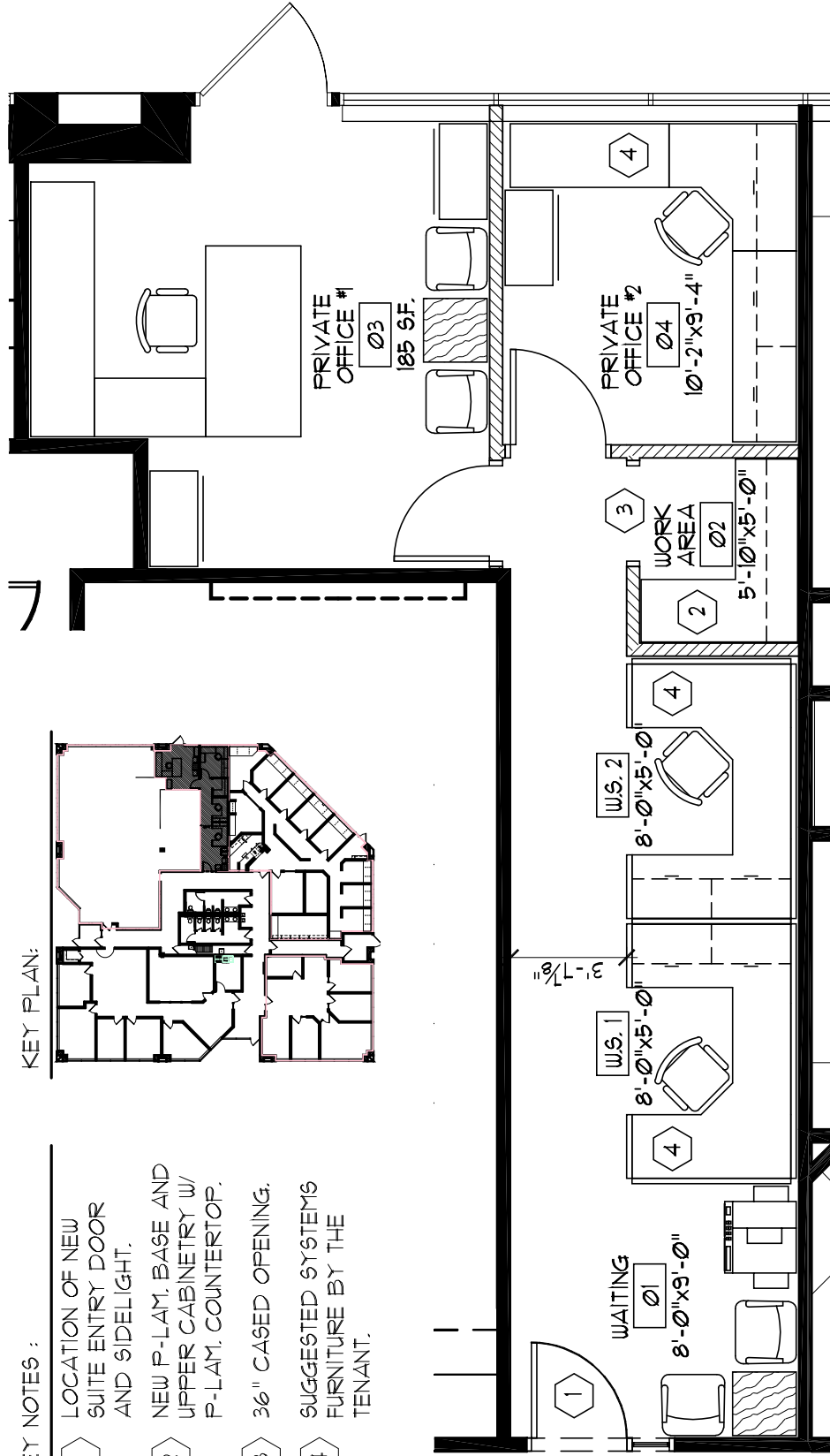
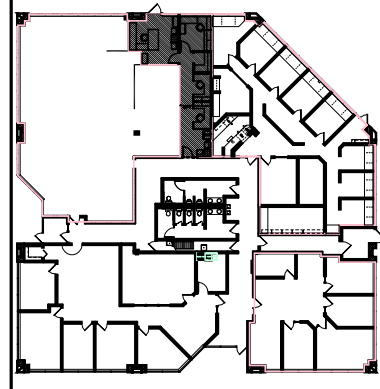
**Amenities:**

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KEY NOTES :

- 1 LOCATION OF NEW SUITE ENTRY DOOR AND SIDELIGHT.
- 2 NEW P-LAM. BASE AND UPPER CABINETS W/ P-LAM. COUNTERTOP.
- 3 36" CASSED OPENING.
- 4 SUGGESTED SYSTEMS FURNITURE BY THE TENANT.

KEY PLAN:



1 SUITE 1YY FIT PLAN FOR PRICING

SCALE: 1'-0"=3/16"

SQUARE FOOTAGE:

U= 600 SF.

R= 102 SF.

**GENESIS**  
ARCHITECTURE  
A WELSH COMPANY  
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Minneapolis, MN 55439  
952.897.7874 Fax: 952.897.7740

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SQUARE FOOTAGE:  
U= 600 SF.  
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SUITE 1YY FIT PLAN

1221 OHMS LANE  
EDINA, MN

SCALE: 1'-0"=3/16"  
JOB: 2006.105.0  
REVISION: DATE

DRAWN BY: CJB  
DATE: 01 FEB. 08

1YY