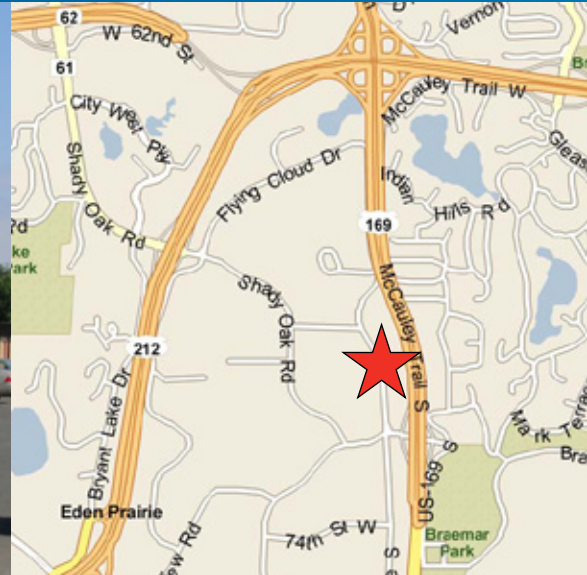


FOR LEASE > INDUSTRIAL SPACE

# Pro Building

7005-7035 WASHINGTON AVE S



## Building Amenities

- > 71,524 square feet office/warehouse building
- > 16' clear height
- > Dock door
- > Convenient location
- > Exceptional access to Highway 169 and I-494
- > Excellent west metro location with retail-like visibility from Highway 169

## Contact Us

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

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

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



## Contact Us

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

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

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



# PROPERTY FACT SHEET

## Pro Building



### PROPERTY ADDRESS:

7005-7035 Washington Ave S  
Edina, MN 55344

### YEAR BUILT:

1971

### BUILDING SQUARE FEET:

71,524 square feet total

### CLEAR HEIGHT:

16'

### CURRENTLY AVAILABLE:

#### SUITE 7005:

12,015 square feet total  
1,631 square feet office  
10,384 square feet warehouse

- One (1) dock
- Ability to add drive-in door

### POWER:

600 amp / 208 volt / 3 phase

### COLUMN SPACING:

27'3" x 26'

### PID NUMBER:

0711621220005

#### SUITE 7005 & 7009:

24,212 square feet total  
3,872 square feet office  
20,340 square feet warehouse

- Two (2) docks
- One (1) drive-in door

### NET RENTAL RATES:

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

#### SUITE 7005, 7009 & 7013:

36,045 square feet total  
4,893 square feet office  
31,152 square feet warehouse

- Three (3) docks
- One (1) drive-in door

### 2011 EST. CAM & REAL ESTATE TAX:

\$0.77 per square foot CAM  
\$1.72 per square foot tax  
\$2.49 per square foot total

#### SUITE 7005-7035:

71,524 square feet total  
BTS office  
71,524 square feet warehouse

- Six (6) docks
- One (1) drive-in door

### AMENITIES:

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



## For Leasing Information, Contact:

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

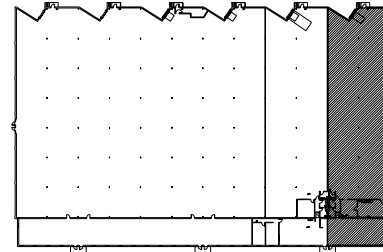
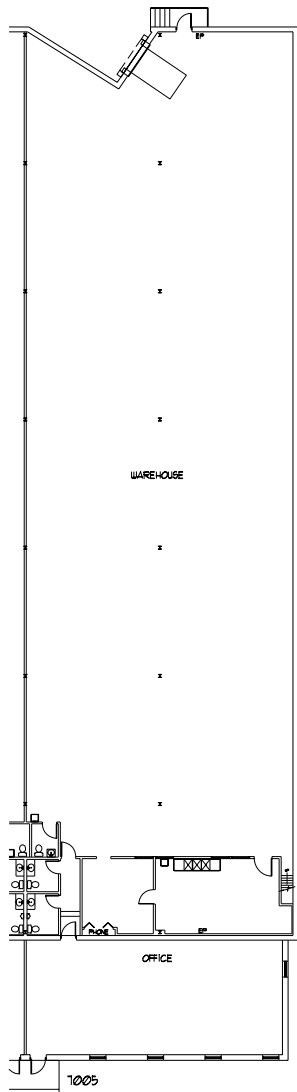
JUDD WELLIVER  
952 897 7854  
[judd.welliver@colliers.com](mailto:judd.welliver@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343

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

# Pro Building

7005-7035 WASHINGTON AVE S, EDINA, MN



KEY PLAN

NOT TO SCALE



## SQUARE FOOTAGE SUMMARY

OFFICE	1,631 SF
WAREHOUSE	10,346 SF
BUILDING M/E	38 SF
TOTAL	12,015 SF



FLOOR PLAN - SUITE 1005

08131

03.14.08  
SCALE: 1/32" = 1'-0"



## PRO BUILDING

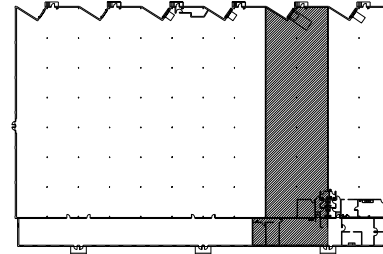
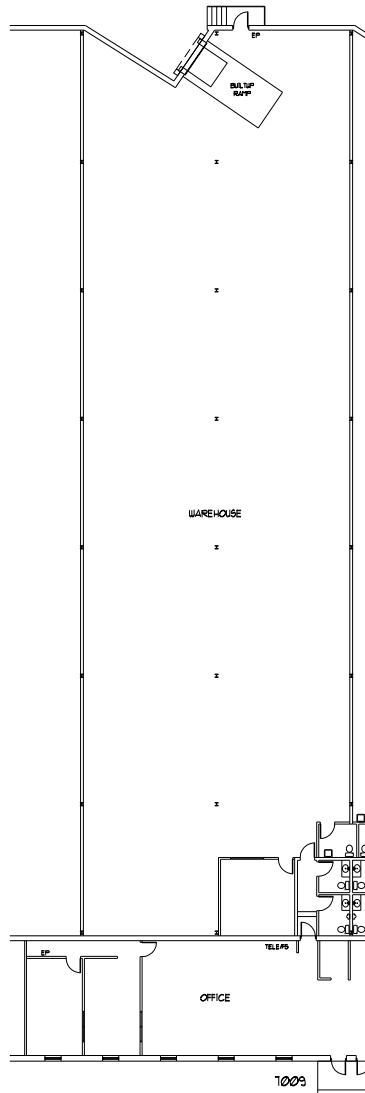
7005-7035 WASHINGTON AVE. S.  
EDINA, MN. 55439

JEFF GIOVANAZZO  
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)

# Pro Building

7005-7035 WASHINGTON AVE S, EDINA, MN



KEY PLAN

NOT TO SCALE



## SQUARE FOOTAGE SUMMARY

OFFICE	2,241 SF
WAREHOUSE	9,956 SF
BUILDING M/E	39 SF
TOTAL	12,236 SF



## FLOOR PLAN - SUITE 1009

10702.196

09.28.07

SCALE: 1/32" = 1'-0"



## PRO BUILDING

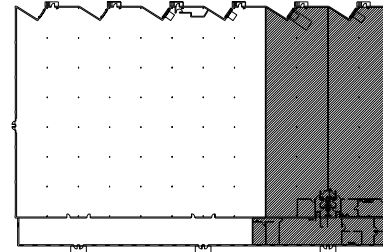
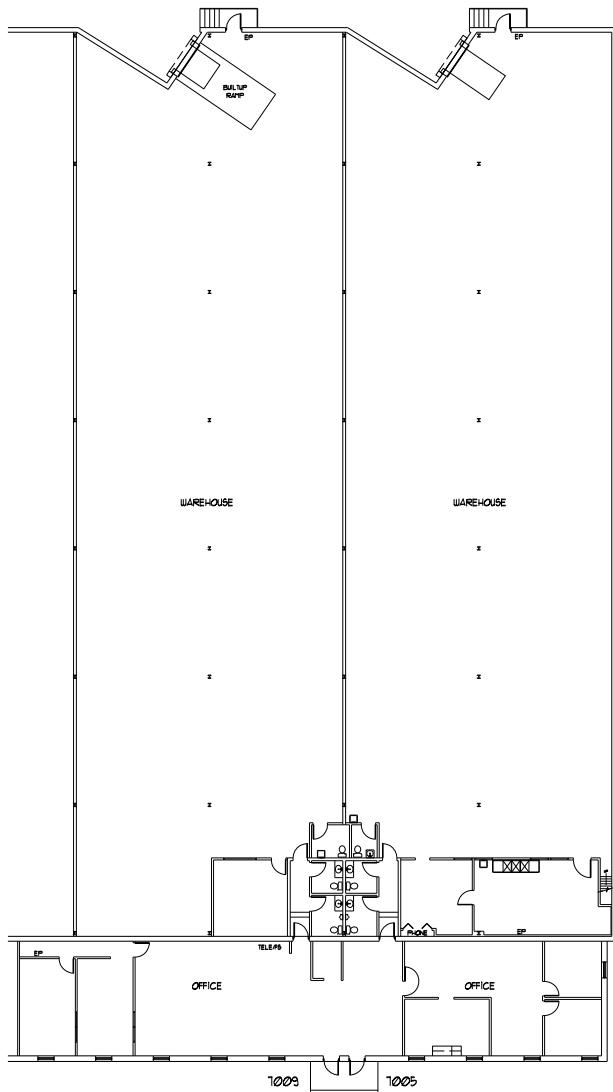
7005-7035 WASHINGTON AVE. S.  
EDINA, MN. 55439

JEFF GIOVANAZZO  
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)

# Pro Building

7005-7035 WASHINGTON AVE S, EDINA, MN



KEY PLAN

NOT TO SCALE



## SQUARE FOOTAGE SUMMARY

<u>SUITE 1005</u>	OFFICE	2,311 SF
	WAREHOUSE	9,600 SF
	BUILDING M/E	38 SF
	TOTAL	<u>12,015 SF</u>

<u>SUITE 1009</u>	OFFICE	2,241 SF
	WAREHOUSE	9,956 SF
	BUILDING M/E	39 SF
	TOTAL	<u>12,236 SF</u>

<u>SUITE 1005 &amp; 1009 COMBO</u>	OFFICE	4,618 SF
	WAREHOUSE	19,556 SF
	BUILDING M/E	77 SF
	TOTAL	<u>24,251 SF</u>



## FLOOR PLAN - SUITES 1005 AND 1009

10702.136

09.28.01

SCALE: 1/32" = 1'-0"



## PRO BUILDING

7005-7035 WASHINGTON AVE. S.  
EDINA, MN. 55439

JEFF GIOVANAZZO  
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)