

WELSH

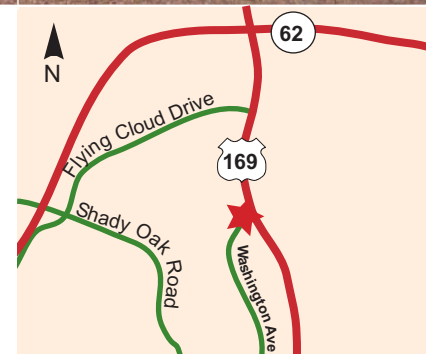
INNOVATION FROM THE GROUND UP



Southwest Business Center

6875 Washington Avenue South
Eden Prairie, Minnesota

- For Lease
- 42,093 square foot office/warehouse facility
- Loading docks and drive-in doors
- 18' clear height
- Fully sprinklered building
- Visibility to Highway 169
- Ample parking
- Outstanding location with convenient access to Highway 169, I-494, and Crosstown 62



For more information contact:

Nick Leviton
952.897.7843
nleviton@welshco.com

Jeff Jiovanazzo
952.897.7878
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NAIWELSH



Southwest Business Center For Lease

Building Address:

6875 Washington Avenue South
Eden Prairie, Minnesota

Nick Leviton

- 952.897.7843
- nleviton@welshco.com

Currently Available:

All first floor options have visibility from
Highway 169

Jeff Giovanazzo

- 952.897.7878
- jvj@welshco.com

Suite 200:

- 1,453 square feet
- Second floor corner office suite
 - End cap space

Suite 201:

- 1,198 square feet
- Second floor office space

www.welshco.com

Suite 203:

- 493 square feet
- Second floor office suite

4350 Baker Road, Suite 400
Minnetonka, MN 55343

Suite 206:

- 1,432 square feet
- Second floor corner office suite

Tel: 952.897.7700
Fax: 952.842.7700

Lease Term:

One (1) to five (5) years

Gross Rental Rate:

\$8.50 per square foot*

** The rental rate includes Base Rent, Common Area Maintenance, Real Estate Taxes, and Utilities. Janitorial expenses are excluded.*

