

WELSH

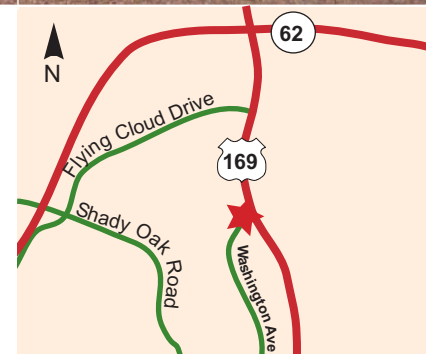
INNOVATION FROM THE GROUND UP



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:

Jeff Giovanazzo
952.897.7878
jvj@welshco.com

Nick Leviton
952.897.7843
nleviton@welshco.com

NAIWELSH



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Southwest Business Center For Lease

Building Address:

6875 Washington Avenue South
Eden Prairie, Minnesota

Nick Leviton

- 952.897.7843
- nleviton@welshco.com

Building Square Feet:

42,093 square feet total

Jeff Jiovanazzo

- 952.897.7878
- jjvj@welshco.com

Currently Available:

Bay 1, 2 & 3:

11,302 square feet total
3,800 square feet of office
7,502 square feet of warehouse

- Two (2) dock doors
- Available February 1, 2012

www.welshco.com
www.mnspace.com

Ceiling Height:

18' clear

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Rental Rates:

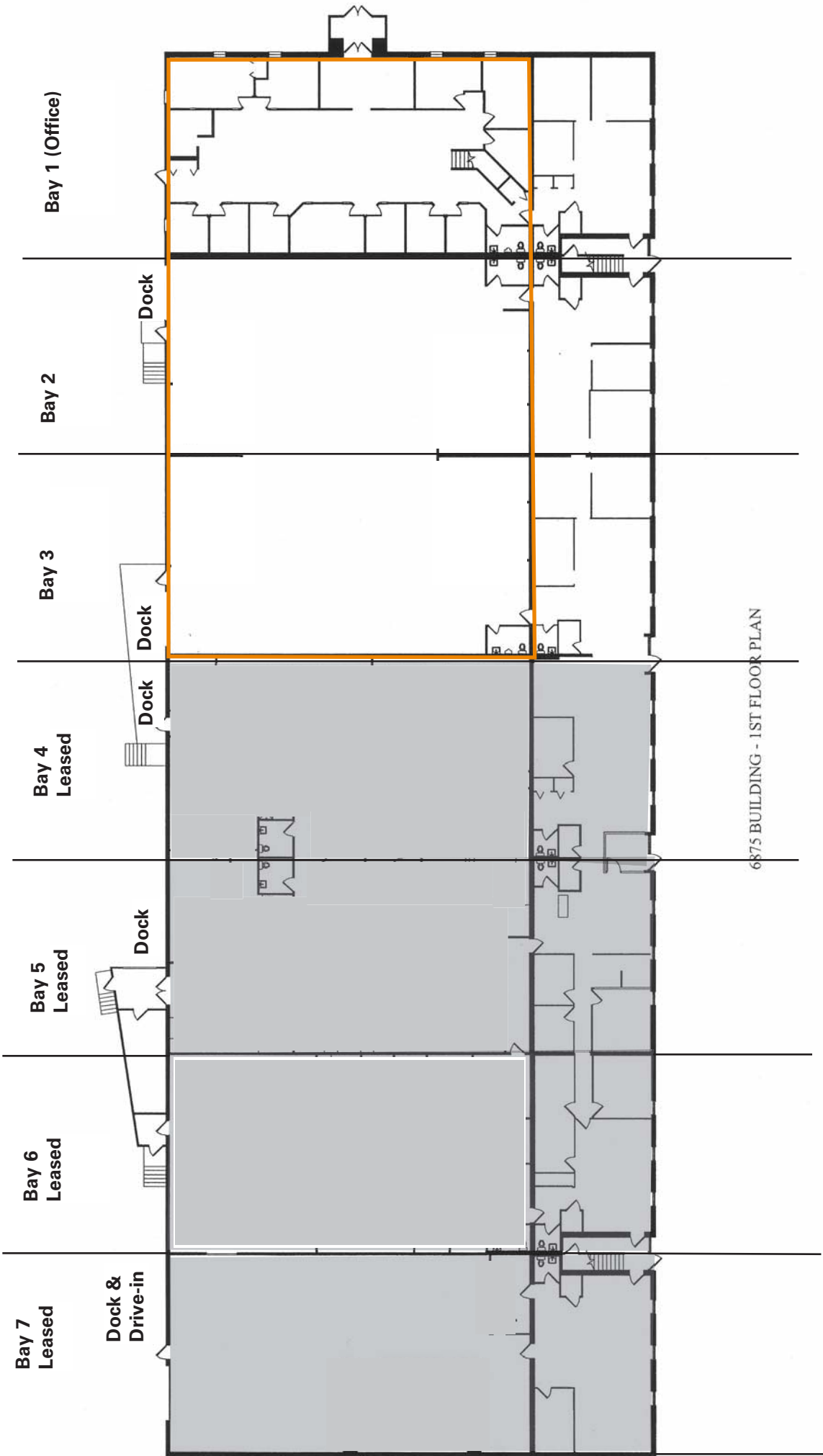
\$8.50 psf for office
\$4.50 psf for warehouse

**2011 (est.) CAM &
Real Estate Taxes:**

\$2.97 psf total (CAM Includes Utilities!)

Amenities:

- Outstanding location with visibility and signage on Highway 169
- Excellent parking
- Fully sprinklered



6875 BUILDING - 1ST FLOOR PLAN