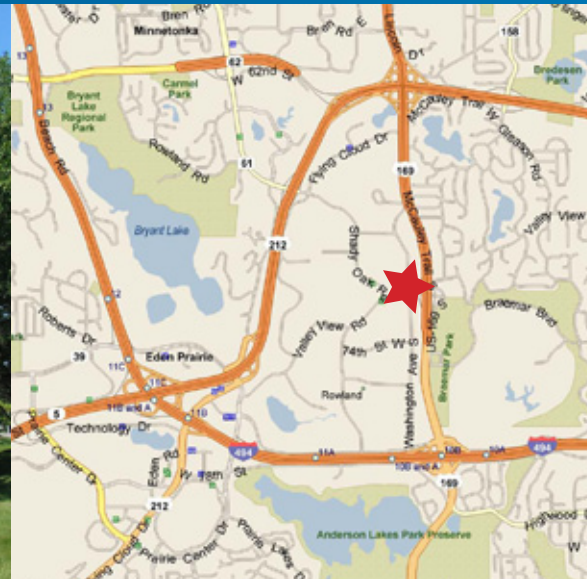


FOR LEASE > INDUSTRIAL SPACE



Valley Square

7202-7264 WASHINGTON AVE S, EDEN PRAIRIE, MINNESOTA



Office/Warehouse Space for Lease

Office and warehouse space available in highly sought after Eden Prairie location.

Building Amenities

- > 61,000 square foot office/warehouse facility
- > Truck high loading docks and drive-in doors
- > 14' clear ceiling height
- > Prime Eden Prairie location
- > Easy access to Crosstown 62, Highway 169, Highway 212 and Interstate 494

Contact Us

JEFF GIOVANAZZO
952 897 7878
MINNEAPOLIS, MN
jeff.j@colliers.com

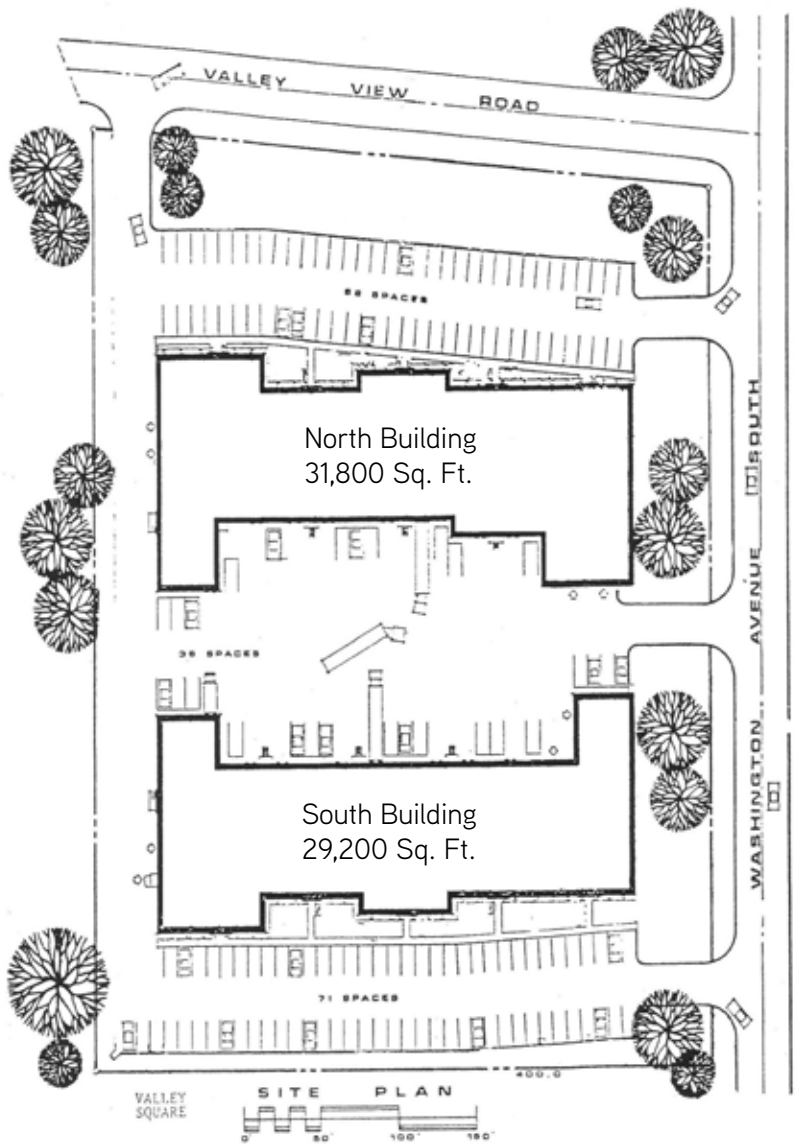
JUDD WELLIVER
952 897 7854
MINNEAPOLIS, MN
judd.welliver@colliers.com

COLIN QUINN
952 897 7768
MINNEAPOLIS, MN
colin.quinn@colliers.com

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

Valley Square > Site Plan

Valley Square consists of two buildings totaling 61,000 square feet. It is located off of Highway 169 and Valley View Road in Eden Prairie, offering convenient access and great visibility.



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PROPERTY FACT SHEET



Valley Square

7202-7264 WASHINGTON AVE S, EDEN PRAIRIE, MINNESOTA

PROPERTY ADDRESS:

7202-7264 Washington Ave S
Eden Prairie, Minnesota

BUILDING SIZE:

61,000 square feet total

CURRENTLY AVAILABLE:

SUITE 7212:

2,700 square feet total
750 square feet of office
1,950 square feet of whse
• One (1) dock door

SUITE 7256:

2,400 square feet total
760 square feet of office
1,640 square feet of whse
• One (1) dock door

SUITE 7214:

2,400 square feet total
759 square feet of office
1,641 square feet of whse
• One (1) dock door

CLEAR HEIGHT:

14' clear height

NET RENTAL RATES:

\$9.00 psf office
\$4.50 psf warehouse

2012 (EST) CAM & REAL ESTATE TAXES:

\$2.25 psf for CAM
\$1.64 psf for Real Estate Taxes
\$3.89 psf total



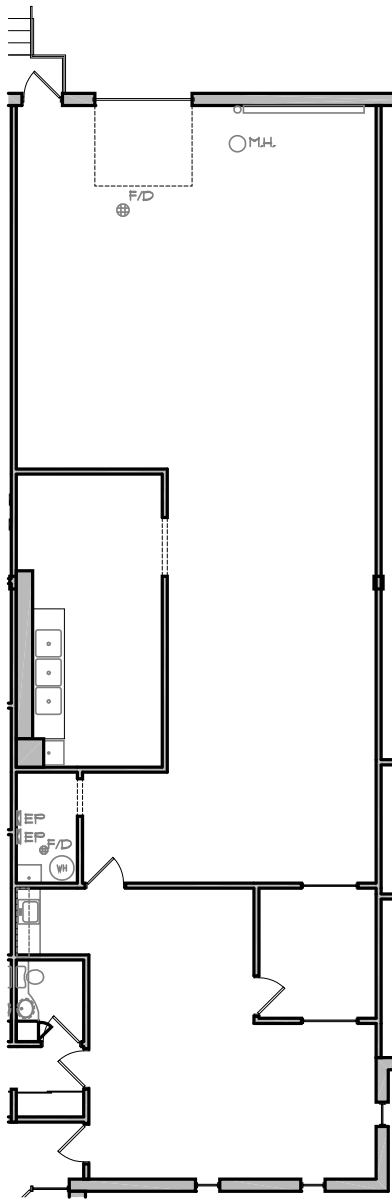
For Information, Contact:

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WAREHOUSE 1,942 S.F.
OFFICE 758 S.F.



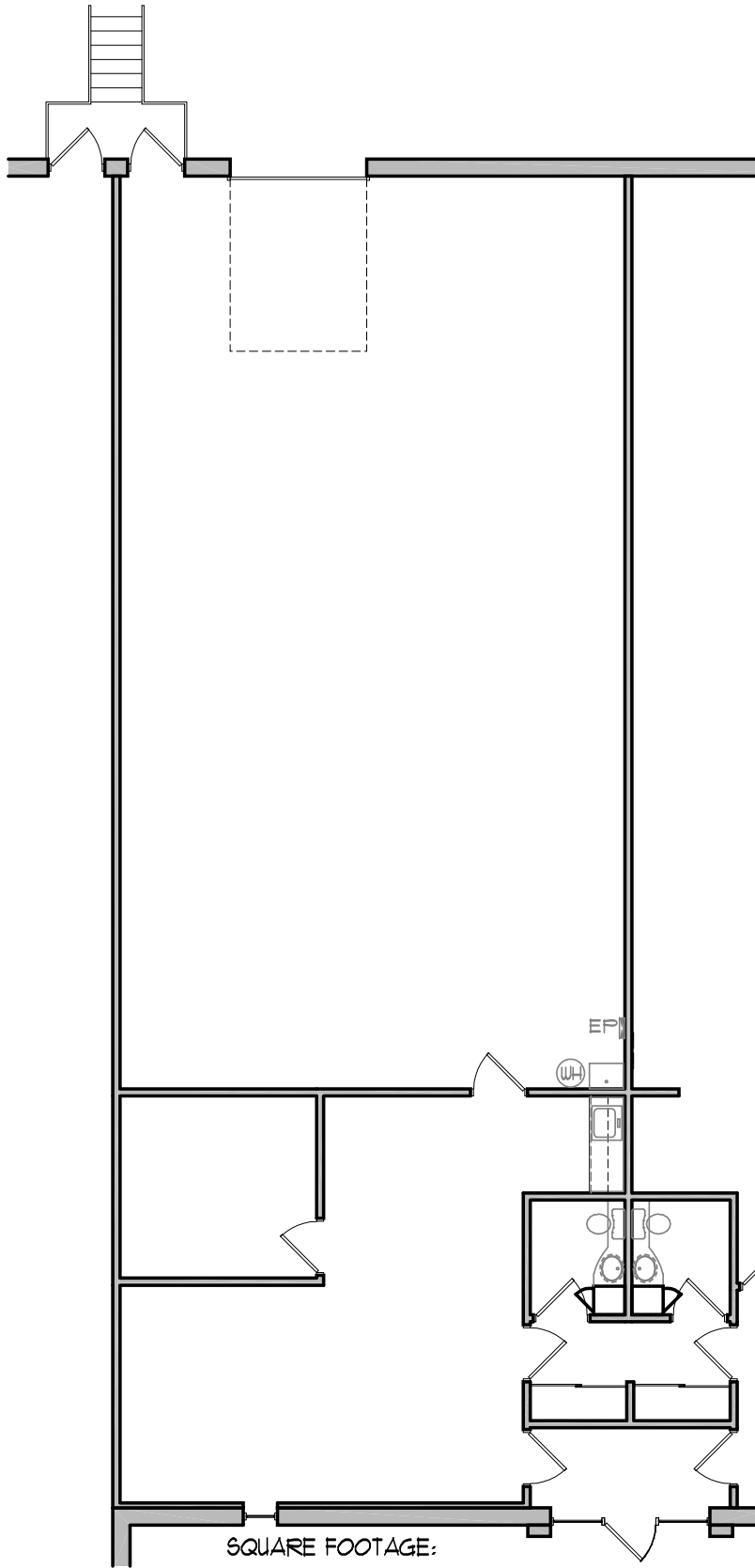
4350 Baker Road, Suite 400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740

AS-BUILT FLOOR PLAN
VALLEY SQUARE
7212 WASHINGTON AVENUE
EDEN PRAIRIE, MN
2,700 SF

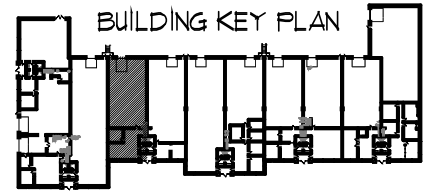
SCALE: 1/16" = 1'-0"
JOB:
REVISION: _____ DATE _____
▲ _____ XXX _____

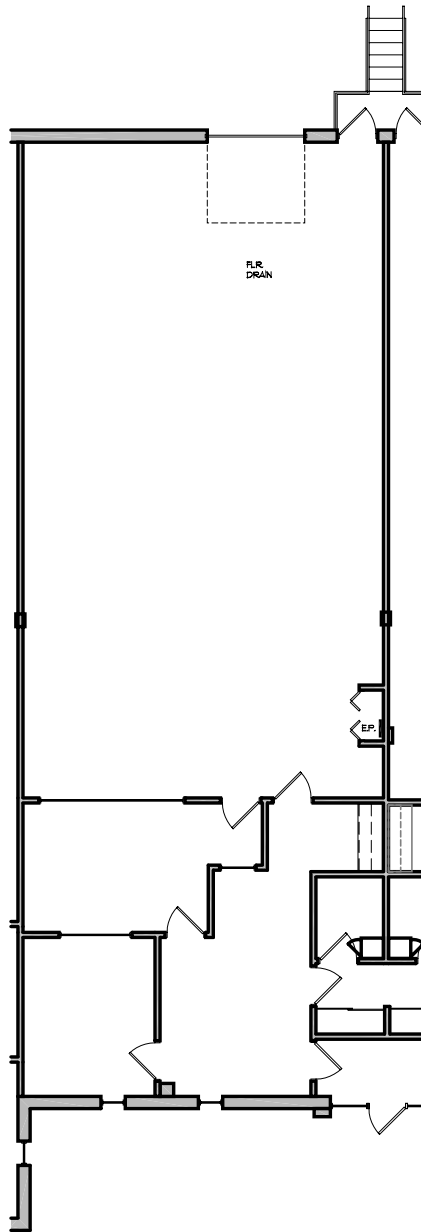
DRAWN BY:
DATE:

A-1



SQUARE FOOTAGE:
 OFFICE = 760 SF
 WAREHOUSE = 1,640 SF
 TCTAL = 2,400 SF





1 FLOOR PLAN
A-1 1/16" = 1'-0"

WAREHOUSE 1,651 S.F.
OFFICE 759 S.F.



4350 Eaker Road, Suite 400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740

AS-BUILT FLOOR PLAN
2410 U.S.F.
VALLEY SQUARE
7214 WASHINGTON AVENUE
EDEN PRAIRIE, MN

SCALE:	AS NOTED
JOB:	2002.0000
REVISION:	DATE
▲	XXX

DRAWN BY: JLN
DATE: 16 DEC 09

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