



Colliers



# Northcrest II

## Corbin Chapman

Vice President  
+1 952 374 5811  
corbin.chapman@colliers.com

## Joe Owen ccim, sior

Executive Vice President  
+1 952 897 7888  
joe.owen@colliers.com

## George Brekke

Associate  
+1 952 225 7888  
george.brekke@colliers.com

1600 Utica Avenue S, Suite 300  
Minneapolis, MN 55416  
+1 952 897 7700  
colliers.com/msp

7351-7379 Washington Ave S  
Edina, MN

Open warehouse space with excellent  
visibility to Highway 169

- Flexible small bay space
- Excellent location in Southwest market
- Exceptional visibility to 85,000 VPD on Highway 169

Capital Partners, a local landlord, owns a large portion  
of square footage in the Golden Triangle area, providing  
flexibility for tenants as their businesses grow.

Owned by:



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their own due diligence and verification.

Accelerating success.

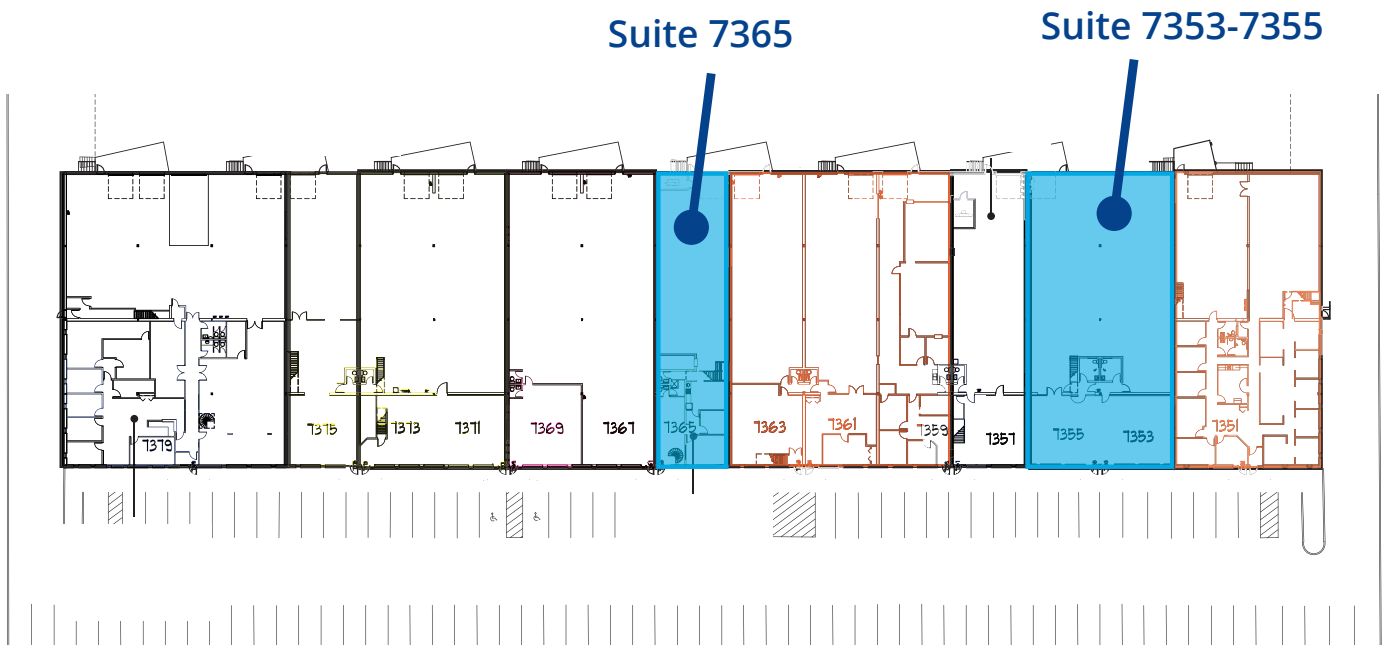
# For Lease

## Building Information

Address:	7351-7379 Washington Avenue S Edina, MN	
Clear Height	18'	
Parking	1.75/1,000 SF parking ratio	
Currently Available: Suite 7365	First Floor Total - One dock door	3,600 SF
Currently Available: Suite 7353-7355	Office Warehouse	2,111 SF 5,089 SF
Loading	One dock door	
Net Lease Rate	Negotiable	
Est. CAM & Tax (2026)	\$5.64 PSF Total	



## Building Plan

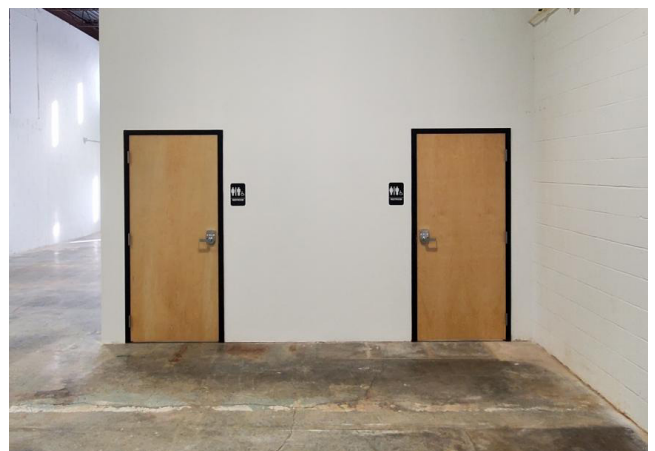
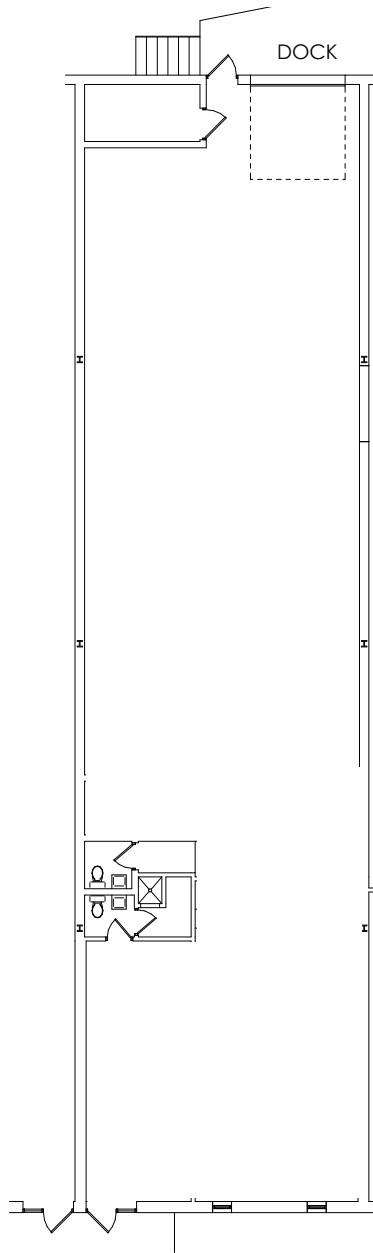


# Floor Plan

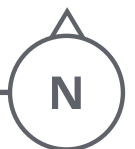
Suite 7365

3,600 SF Total Warehouse

- BTS Office
- Brand New Restrooms




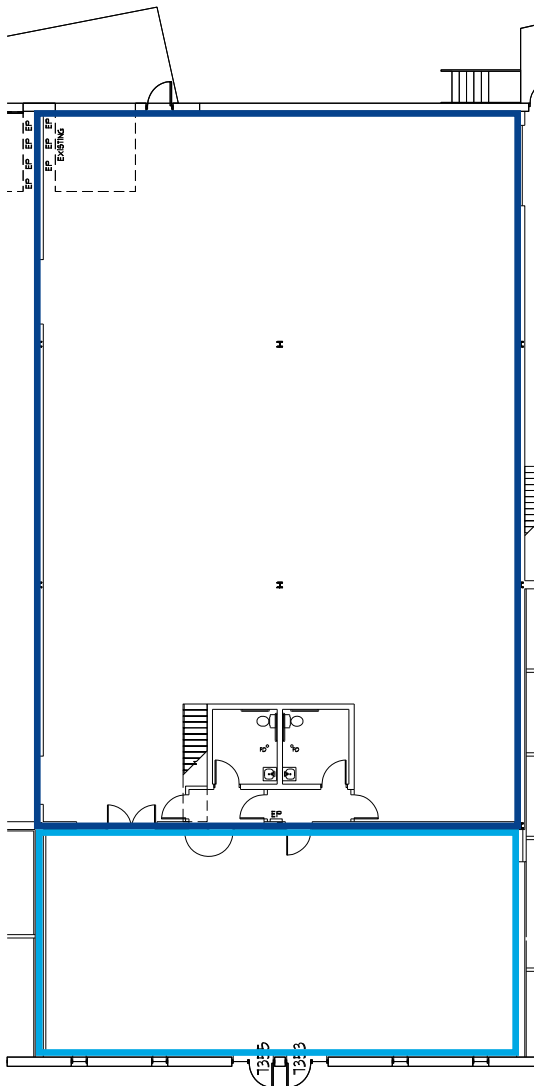
\*Restroom layout on plan not to scale.



# Floor Plan

Suite 7353-7355  
7,200 SF Total

-  2,111 SF Office
-  5,089 SF Warehouse



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# Contact

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Vice President  
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## Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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