

FOR LEASE > INDUSTRIAL SPACE

# Washington Square

7500-7586 WASHINGTON AVE S | EDEN PRAIRIE, MN

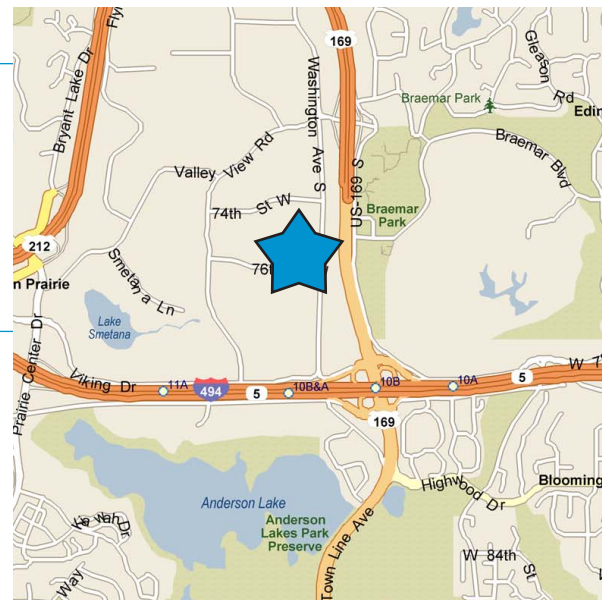


## Office/Warehouse Space for Lease

Washington Square is in a highly desirable office/warehouse complex consisting of two buildings totaling 78,205 square feet with immediate access to Highway 169.

## Building Amenities

- > Infill location in southwest metro
- > 78,205 total square feet on 5.61 acres
- > 16' clear height
- > Dock and drive-in loading
- > Immediate access to Highway 169
- > Clean, well-lit and functional office and warehouse space







## > Contact Us



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# Washington Square

7500-7586 WASHINGTON AVE S | EDEN PRAIRIE, MN

## PROPERTY ADDRESS:

7586 Washington Avenue S  
Eden Prairie, MN

## TOTAL BUILDINGS SQUARE FEET:

78,205 SF Total

## CURRENTLY AVAILABLE:

### > Suite 7502

8,881 SF Warehouse  
2,304 SF Office  
11,185 SF Total  
Four (4) Drive-in doors

### > Suite 7542

7,500 SF Warehouse  
3,000 SF Office  
10,500 SF Total  
One (1) Drive-in doors  
Two (2) Dock doors

### > Suite 7552

17,568 SF Warehouse  
5,423 SF Office  
22,991 SF Total  
\*1,260 SF Mezzanine available,  
free of charge if unused

## LOADING:

Three grade-level drive-in doors  
Four dock doors

## CLEAR HEIGHT:

16' clear

## NET RENTAL RATES:

\$4.75 PSF warehouse  
\$9.00 PSF office  
\* \$3.00 PSF mezzanine (Gross)

## 2018 EST. CAM & REAL ESTATE TAX:

\$1.59 PSF CAM  
\$1.77 PSF RE Tax  
\$3.36 Total PSF

## AMENITIES:

- Excellent southwest metro location
- Exceptional access to Hwy 169
- End cap
- 3 phase, 208/120 volt
- 40' x 30' column



## FOR LEASING INFORMATION, CONTACT:

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# FLOOR PLAN >

WASHINGTON SQUARE | SUITE 7502



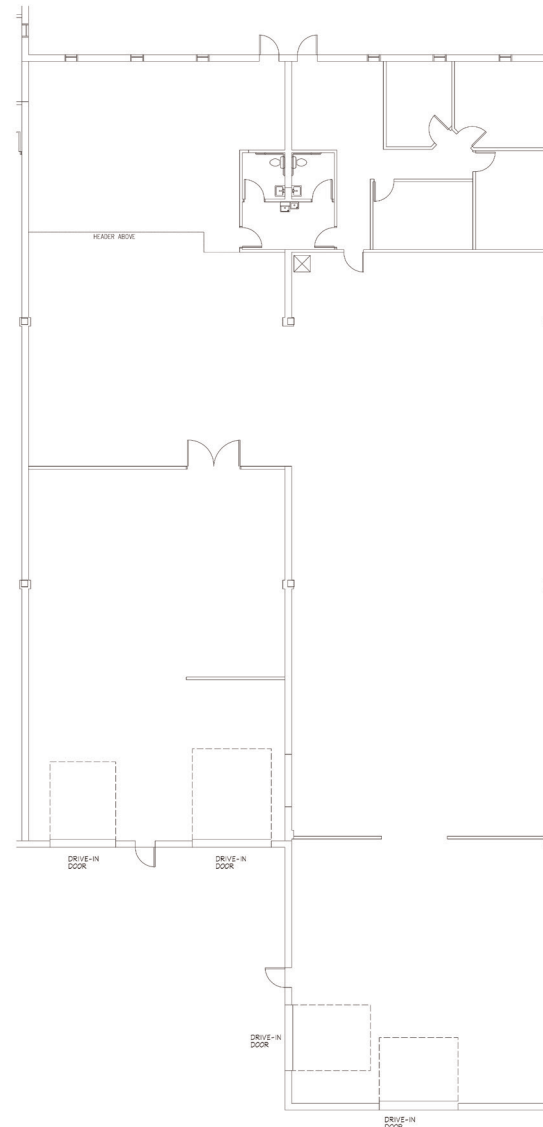
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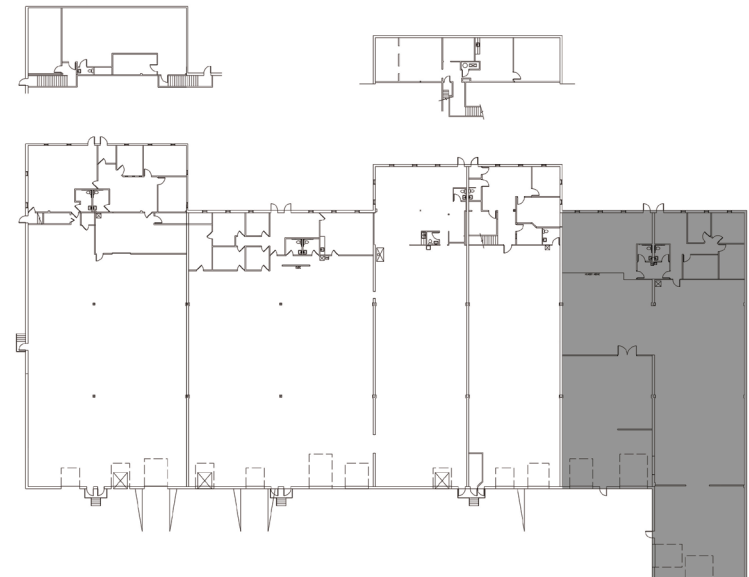
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1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 BUILDING PLAN  
NOT TO SCALE

## > SUITE 7502

8,881 SF Warehouse  
2,304 SF Office  
11,185 SF Total  
Four (4) Drive-in doors

# FLOOR PLAN >

WASHINGTON SQUARE | SUITE 7542



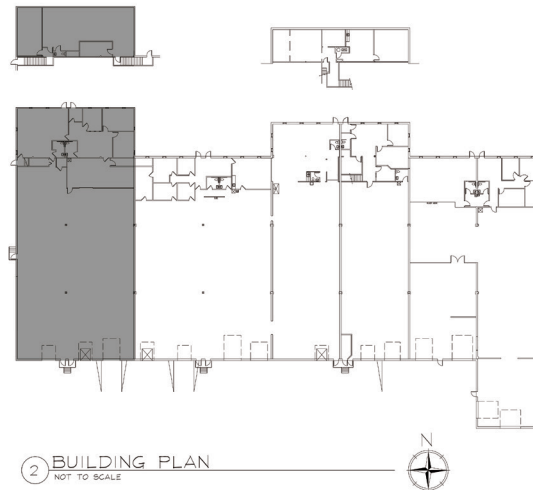
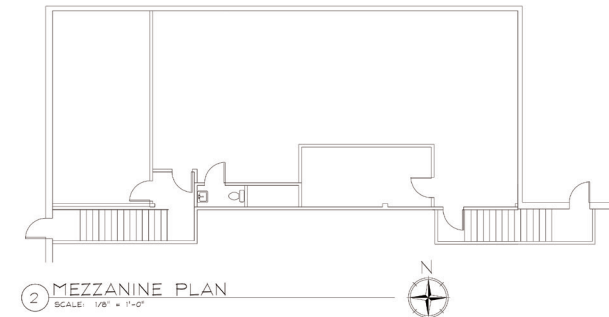
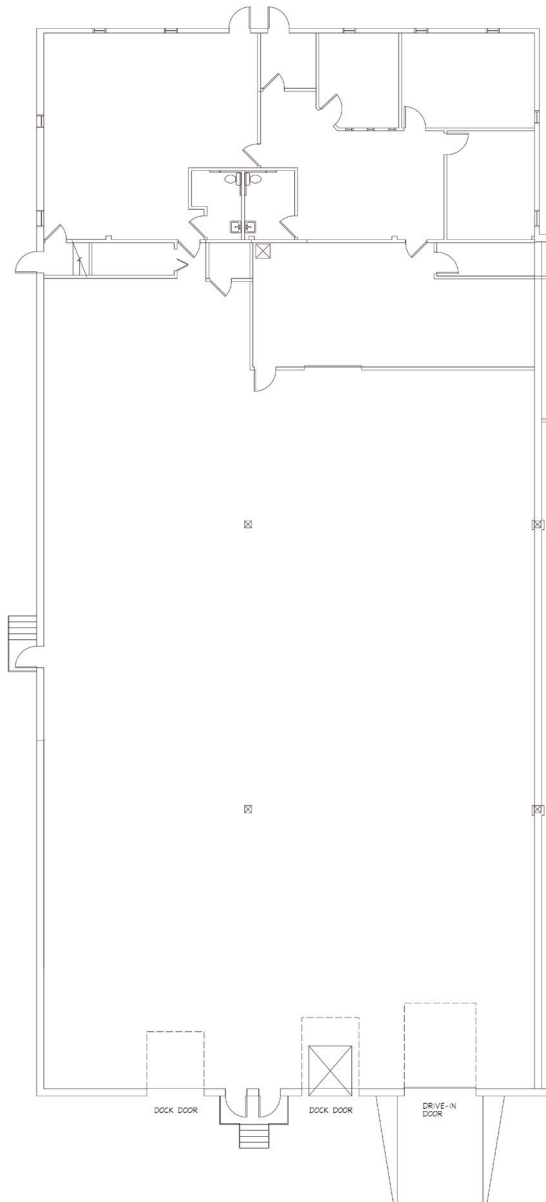
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## > SUITE 7542

7,500 SF Warehouse  
3,000 SF Office  
10,500 SF Total  
One (1) Drive-in doors  
Two (2) Dock doors

# FLOOR PLAN >

WASHINGTON SQUARE | SUITE 7554



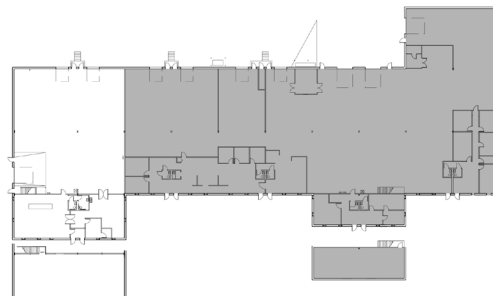
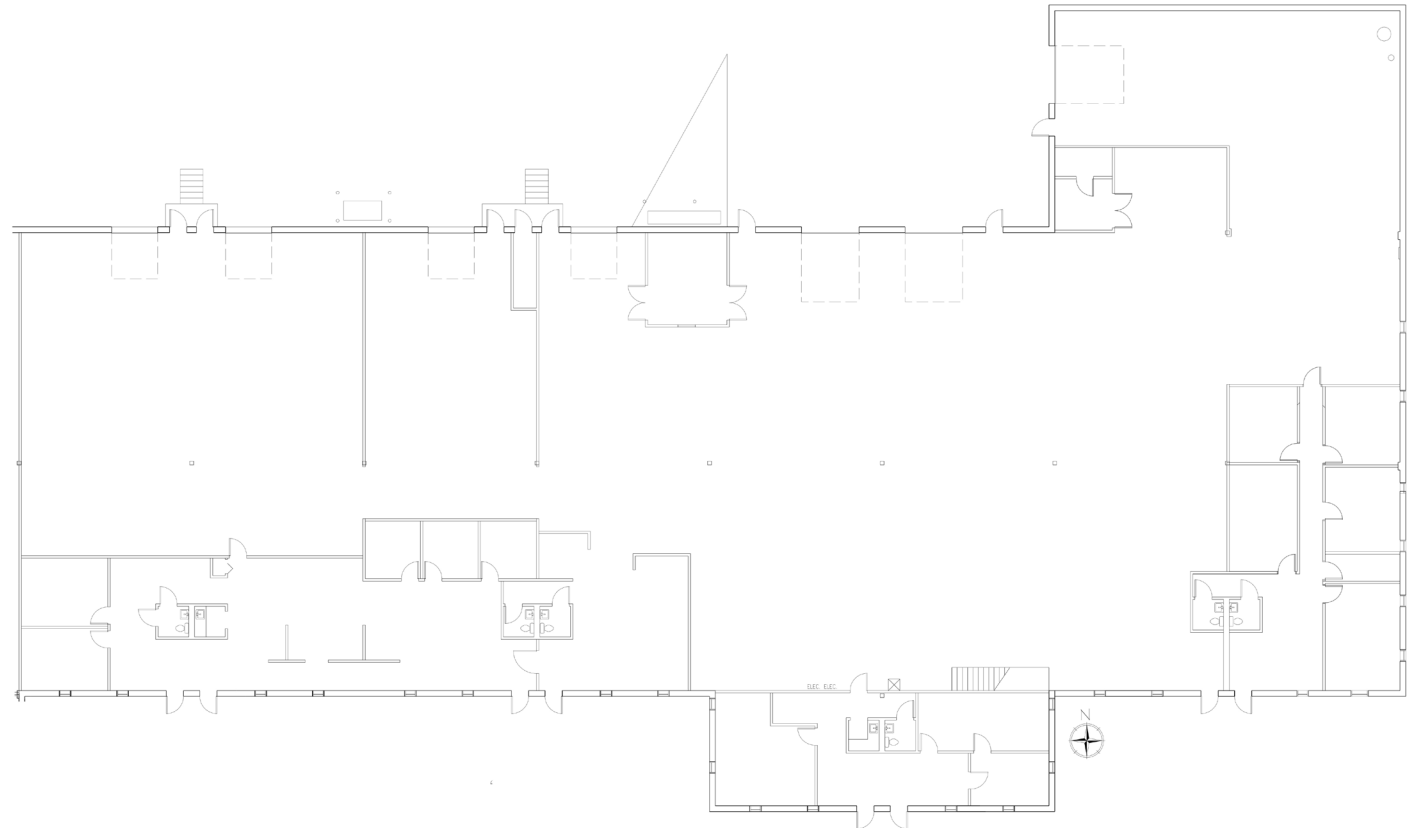
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