

FOR LEASE › INDUSTRIAL SPACE

Washington Square

7500-7586 WASHINGTON AVE S | EDEN PRAIRIE, MN

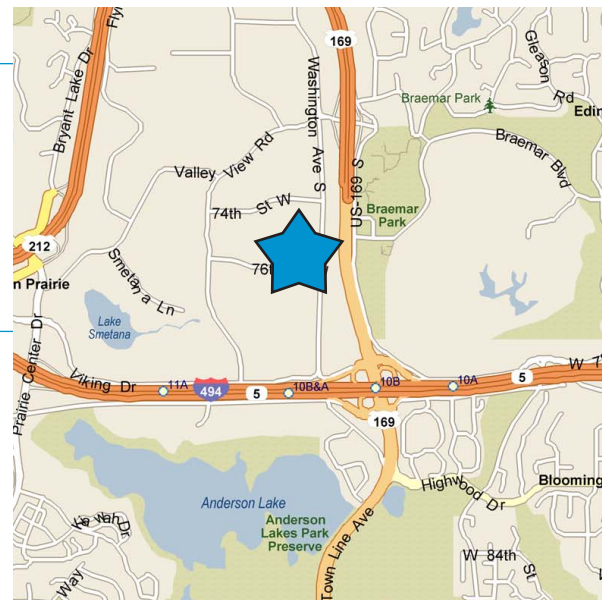


Office/Warehouse Space for Lease

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 7554

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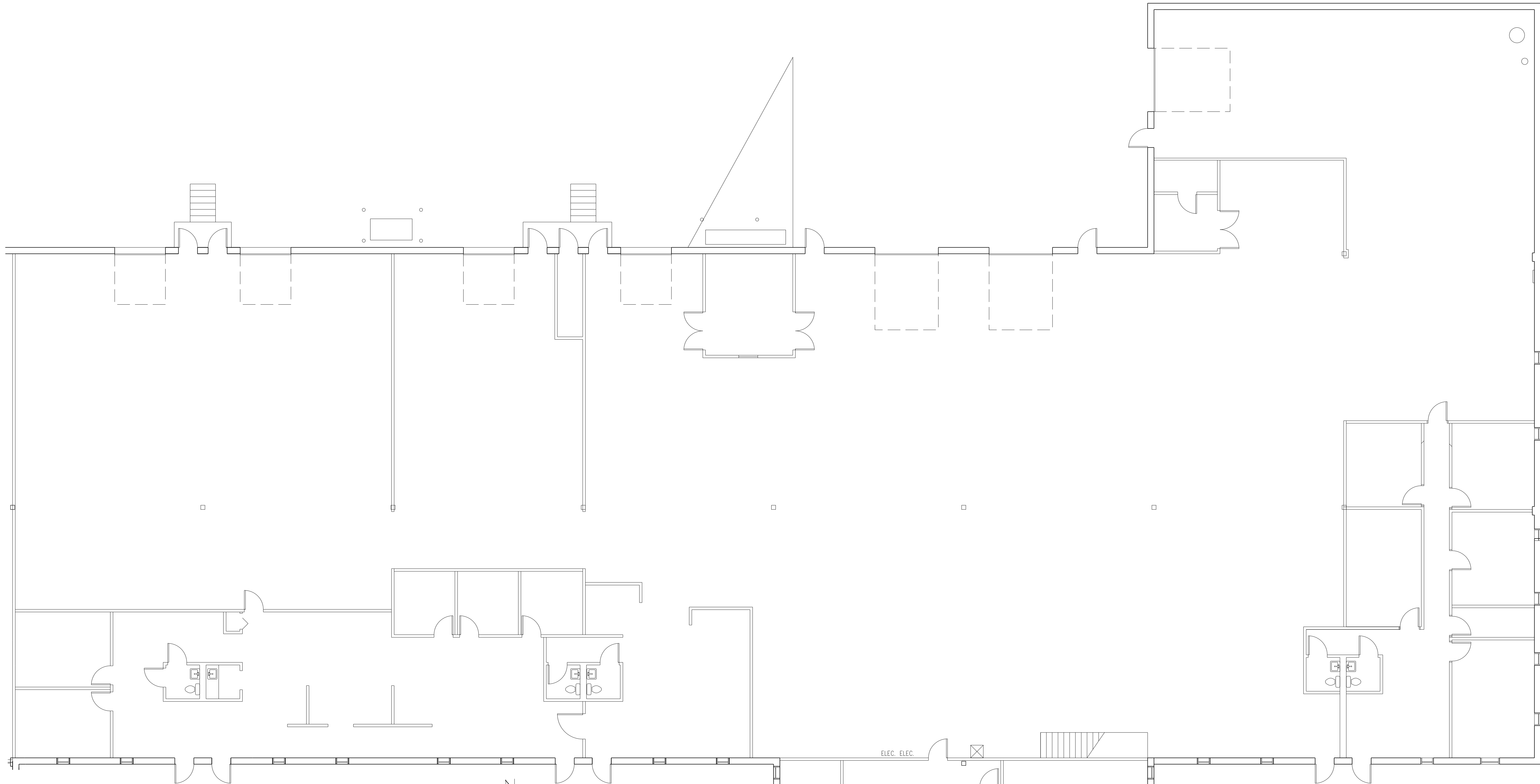
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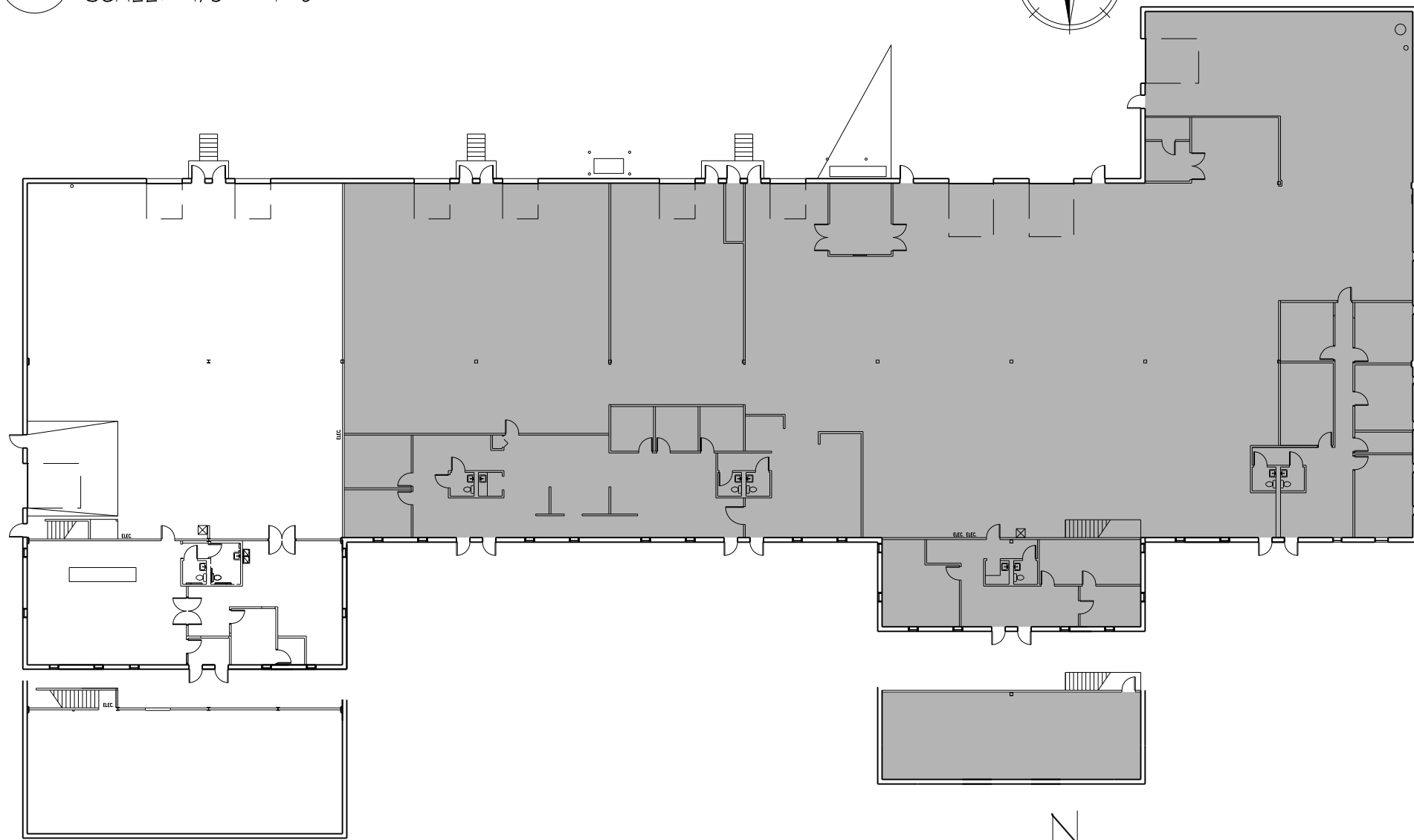
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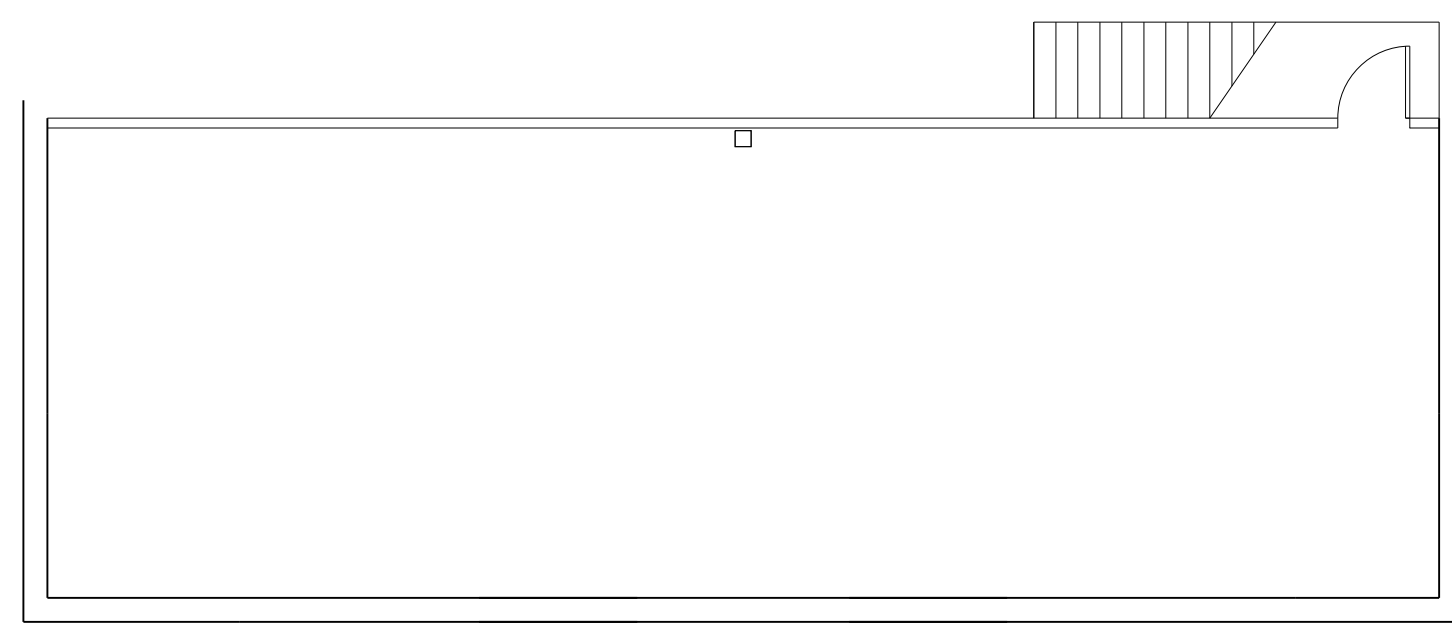
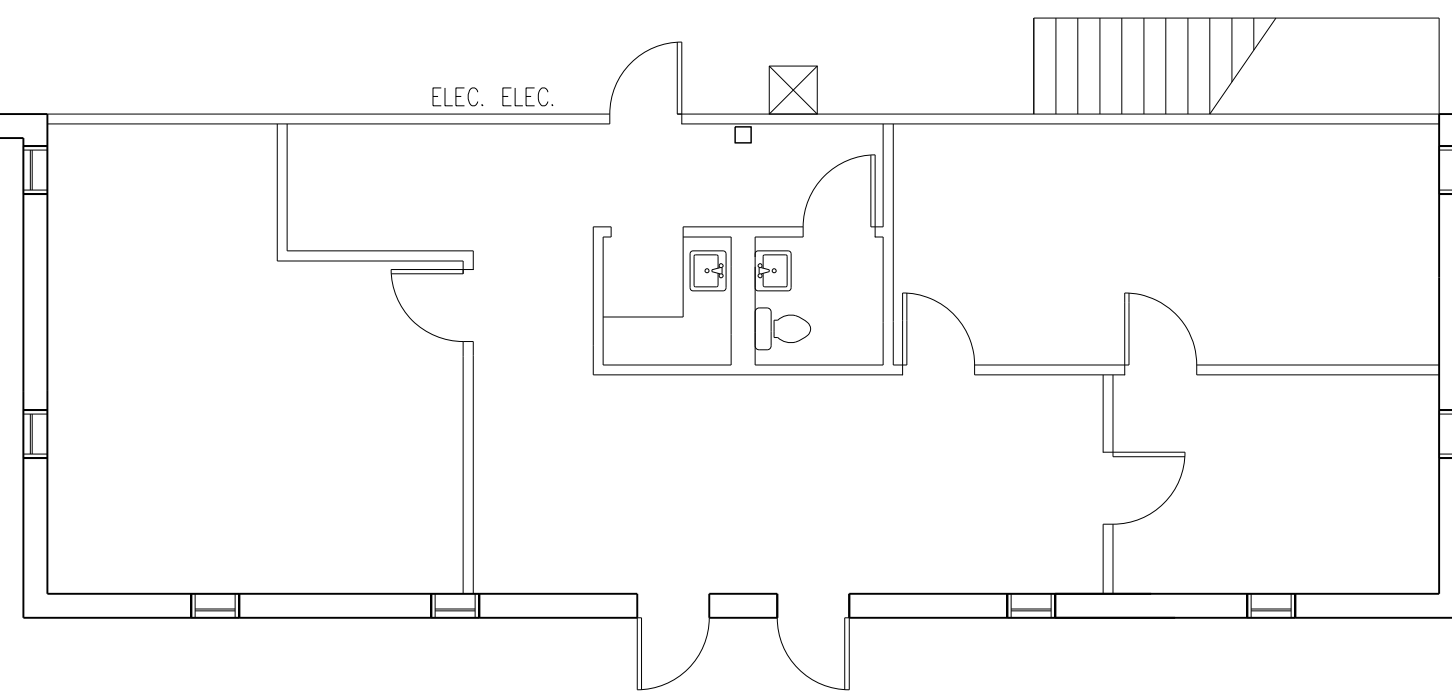
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1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



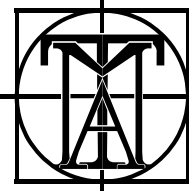
2 BUILDING PLAN
NOT TO SCALE



3 MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

BUILDING DATA

TOTAL BUILDING FOOTPRINT AREA.....	34,140 SF
TYPICAL STRUCTURAL BAY.....	30' x 40'
CLEAR HEIGHT	16'
TENANT DOCK DOORS	4
TENANT DRIVE IN DOORS	3
GROUND FLOOR OFFICE AREA	5,423 SF
GROUND FLOOR WAREHOUSE AREA	17,568 SF
TOTAL GROUND FLOOR.....	22,991 SF
MEZZANINE AREA	1,260 SF
TOTAL TENANT AREA	24,251 SF

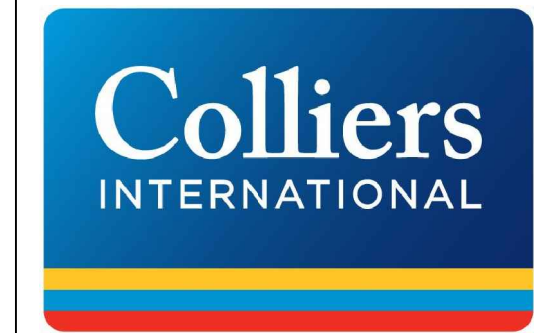


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Issue & Revision Dates

DATE

12-01-17

217031A

EXISTING
CONDITIONS

A1.0