

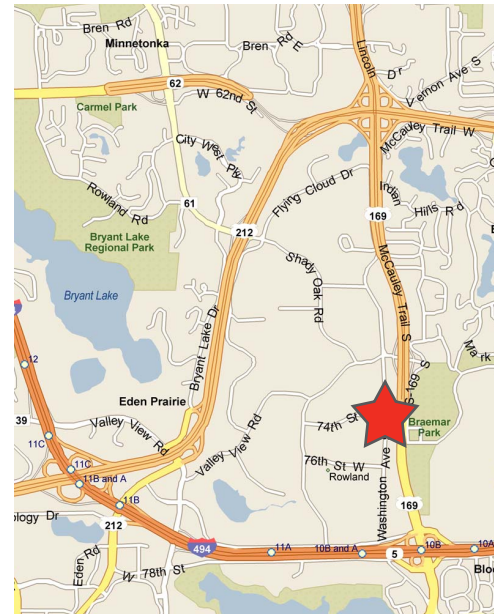
OFFICE/WAREHOUSE SPACE FOR LEASE >

Edina West Business Center

7401-7435 Washinton Avenue South | Edina, MN 55439



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SPACE FOR LEASE > OFFICE/WAREHOUSE

Well located office/warehouse building in Edina off Highway 169 with great visibility to the highway. Excellent access to I-494.

BUILDING AMENITIES

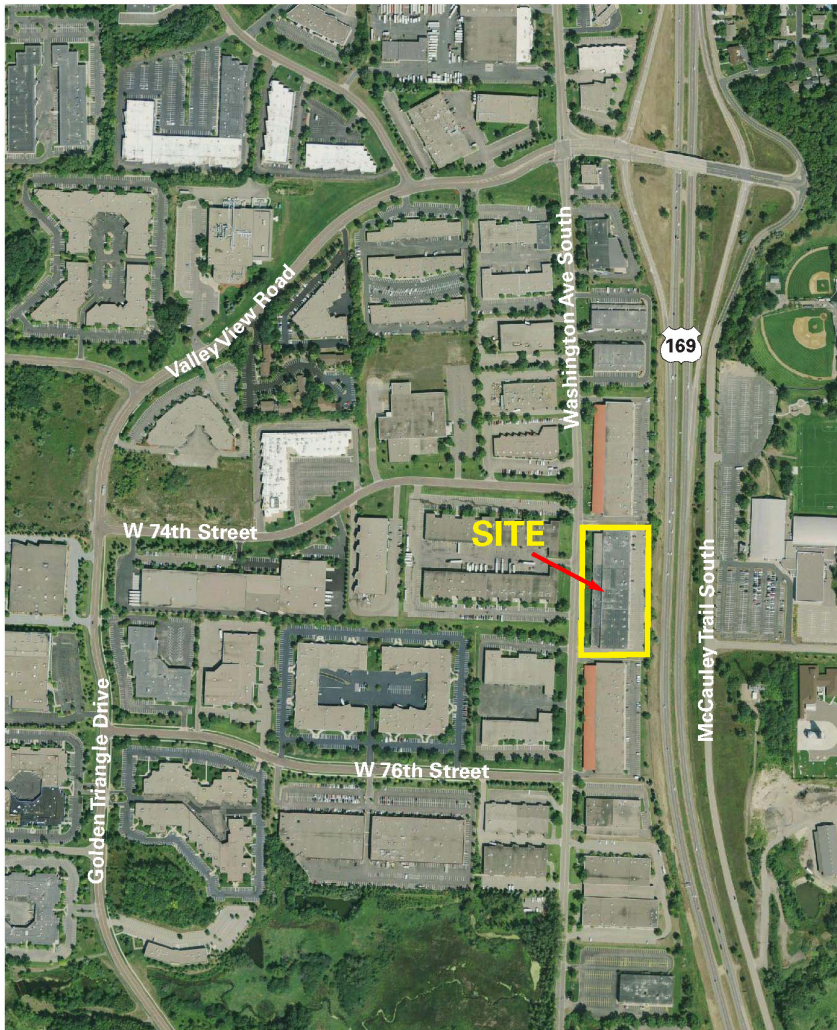
- > 76,276 square foot facility
- > Covered truck high loading
- > Exceptional access to Hwy 169 and I-494
- > 19' clear ceiling height
- > Retail-like visibility from Hwy 169

CONTACT US >

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EDINA WEST BUSINESS CENTER > AERIAL



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Edina West Business Center

7401-7435 Washington Avenue South | Edina, MN 55439

PROPERTY ADDRESS:

7401-7435 Washington Ave S
Edina, MN 55439

BUILDING SQUARE FEET:

76,276 square feet

CURRENTLY AVAILABLE:

Suite 7407-7409:

2,273 SF first floor office
919 SF mezzanine
10,316 SF warehouse
13,508 SF total

- Two (2) dock doors

Suite 7427:

4,229 SF office
10,003 SF warehouse
14,232 SF total

- Two (2) dock doors

Suite 7429:

2,552 SF office
7,656 SF warehouse
10,208 SF total

- Two (2) dock doors

Suites 7427-7429:

6,781 SF office
17,659 SF warehouse
24,440 SF total

- Four (4) dock doors

CEILING HEIGHT:

19'

RENTAL RATES:

\$8.50 PSF office
\$4.50 PSF warehouse

2018 EST. CAM & REAL ESTATE TAX:

\$2.18 PSF Tax
\$2.23 PSF CAM
\$4.41 PSF Total

AMENITIES:

- Covered loading
- Highway 169 signage available
- Excellent southwest metro location with retail-like visibility from Hwy 169
- Exceptional access to Hwy 169 & I-494



FOR LEASING INFORMATION, CONTACT:

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FLOOR PLAN > SUITE 7407-7409

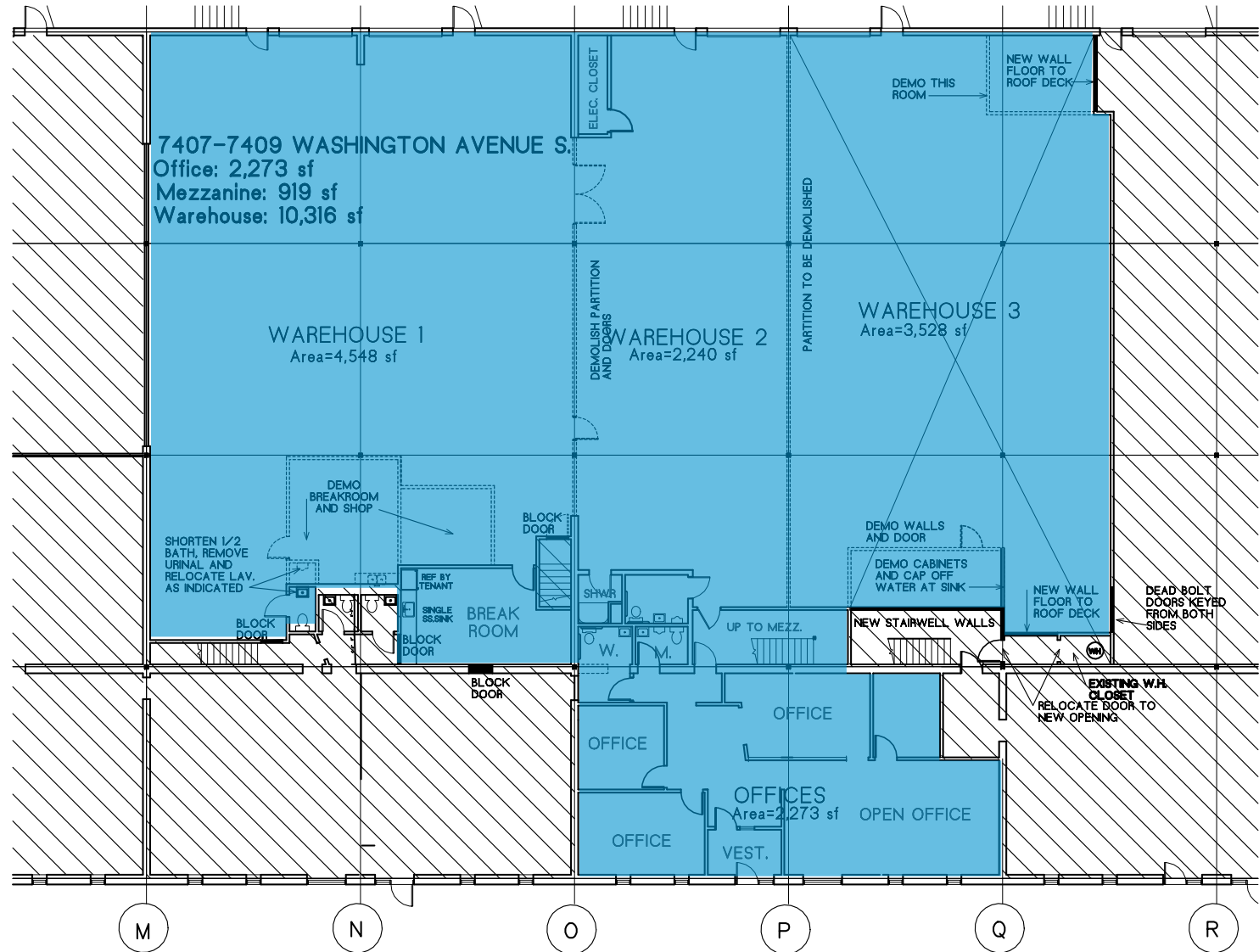
Edina West Business Center | 7401-7435 Washington Ave S | Edina, MN



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7407-7409 Washington Ave S
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919 SF Mezzanine
10,318 SF Warehouse

13,508 SF Total

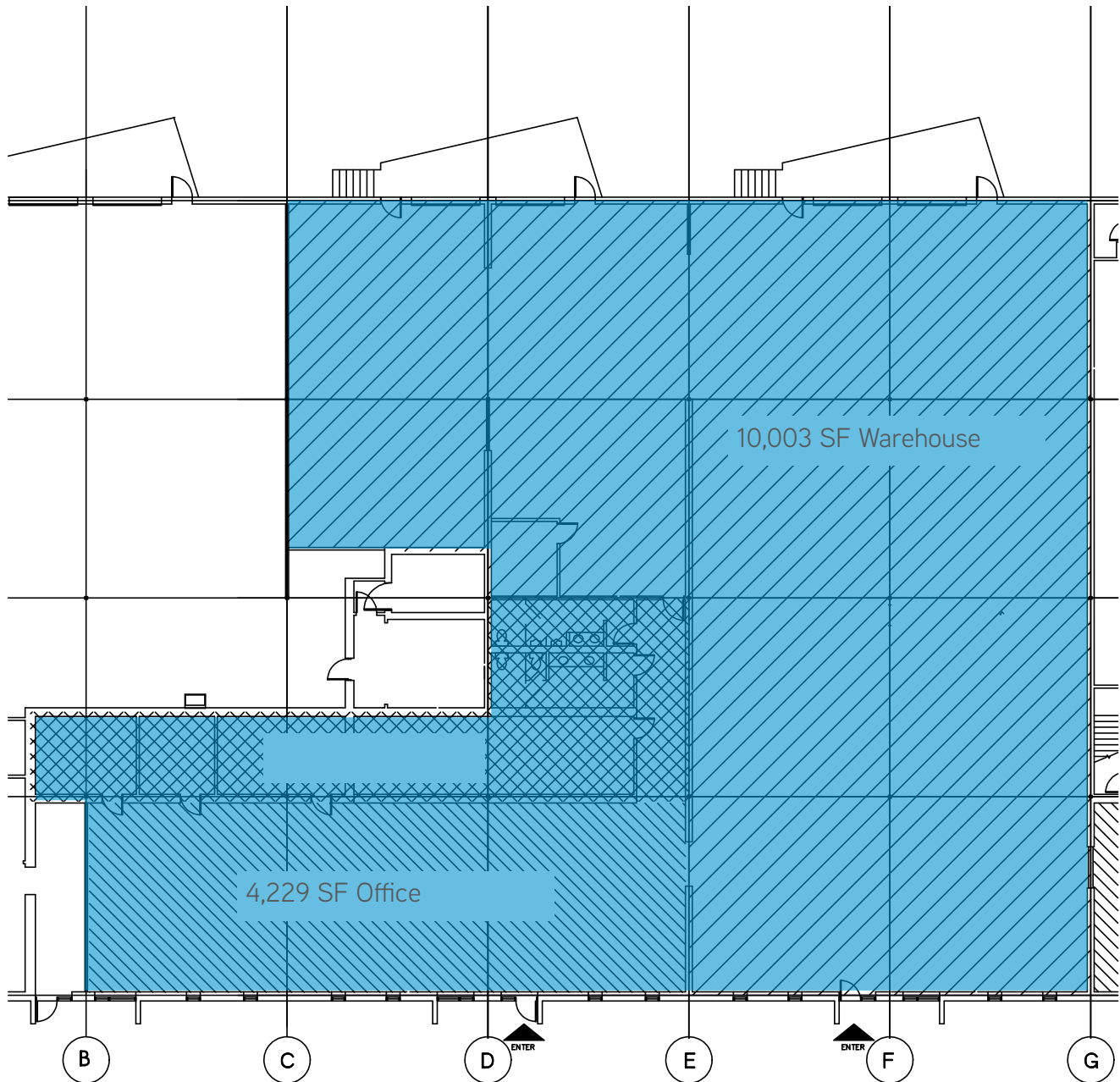


FLOOR PLAN > SUITE 7427

Edina West Business Center | 7401-7435 Washington Ave S | Edina, MN



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7427 Washington Ave S
4,229 SF Office
10,003 SF Warehouse
14,232 SF 1st Floor Footprint

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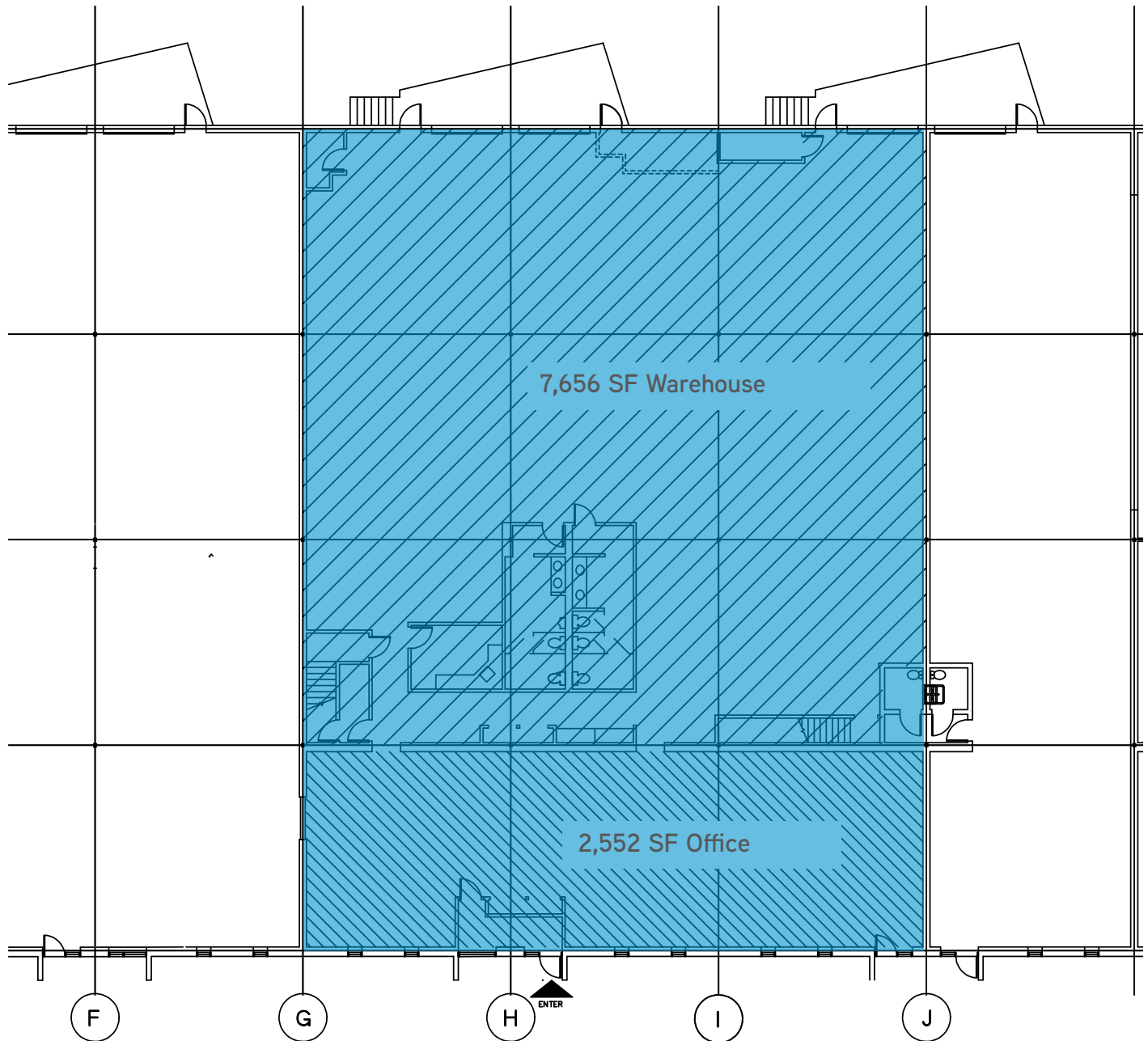
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FLOOR PLAN > SUITE 7429

Edina West Business Center | 7401-7435 Washington Ave S | Edina, MN



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7429 Washington Ave S
2,552 SF Office
7,656 SF Warehouse

10,208 SF 1st Floor Footprint

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Rob Brass
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FLOOR PLAN > SUITE 7427-7429

Edina West Business Center | 7401-7435 Washington Ave S | Edina, MN

7427-7429 Washington Ave S

6,781 SF Office

17,659 SF Warehouse

24,440 SF Total



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