

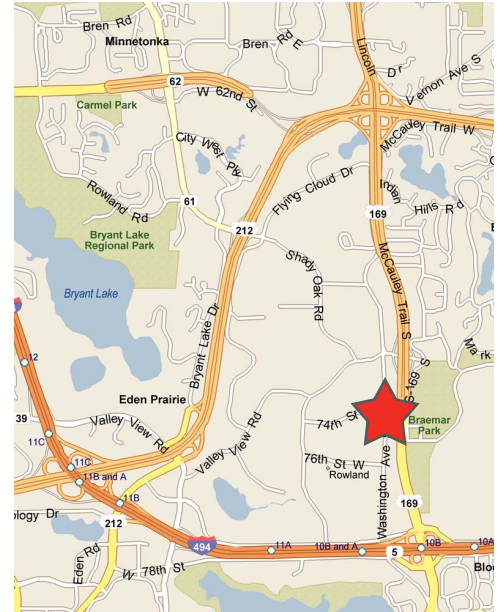
OFFICE/WAREHOUSE SPACE FOR LEASE >

Edina West Business Center

7401-7435 Washington Avenue South | Edina, MN 55439



Accelerating success.



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.

CONTACT US >

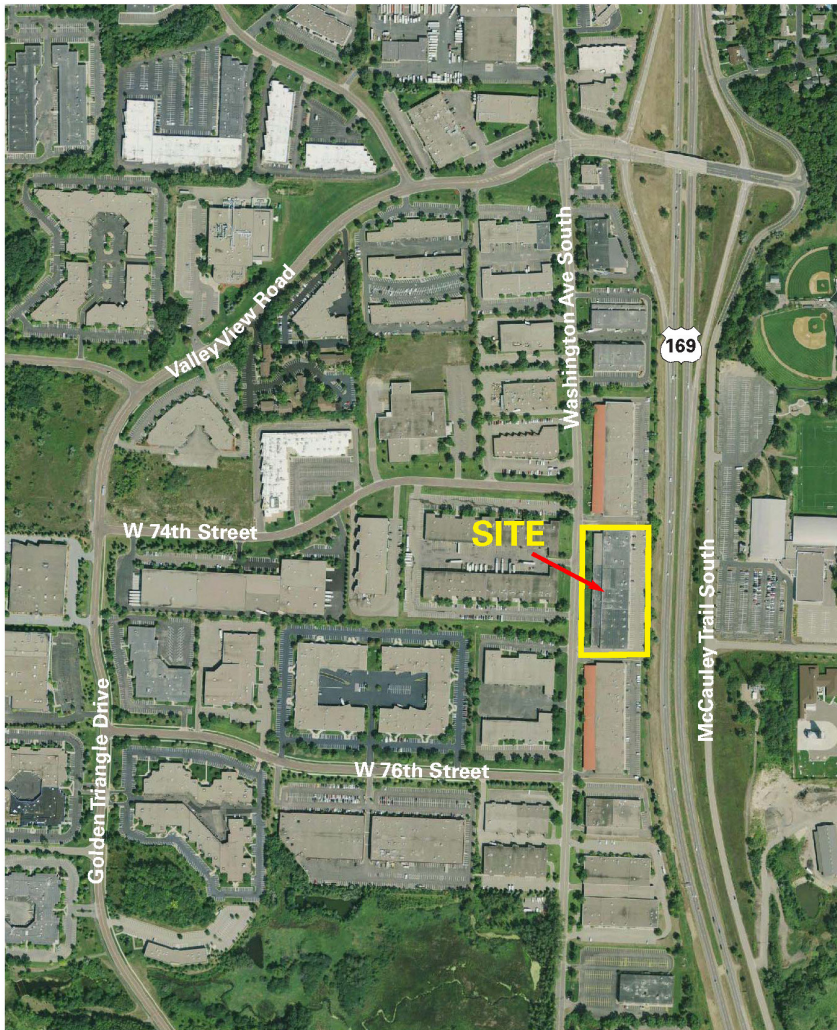
Joe Owen CCIM SIOR
952 897 7888
joe.owen@colliers.com

Rob Brass
952 897 7757
rob.brass@colliers.com

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

EDINA WEST BUSINESS CENTER > AERIAL



CONTACT US

Joe Owen CCIM SIOR
952 897 7888
joe.owen@colliers.com

Rob Brass
952 897 7757
rob.brass@colliers.com



Accelerating success.

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 7427:

2,552 SF office

7,656 SF warehouse

10,208 SF total

- Four (4) dock doors, two (2) dock platforms

Suite 7429B:

6,647 SF total warehouse

- One (1) dock door

Suite 7429:

4,229 SF office

10,003 SF warehouse

14,232 SF total

- Four (4) dock doors, two (2) dock platforms

Suites 7427-7429:

6,781 SF office

17,659 SF warehouse

24,440 SF total

- Seven (7) dock doors, four (4) dock platforms

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:

Joe Owen CCIM SIOR

952 897 7888

joe.owen@colliers.com

Rob Brass

952 897 7757

rob.brass@colliers.com

Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400, Minnetonka, MN 55343

www.colliers.com/msp



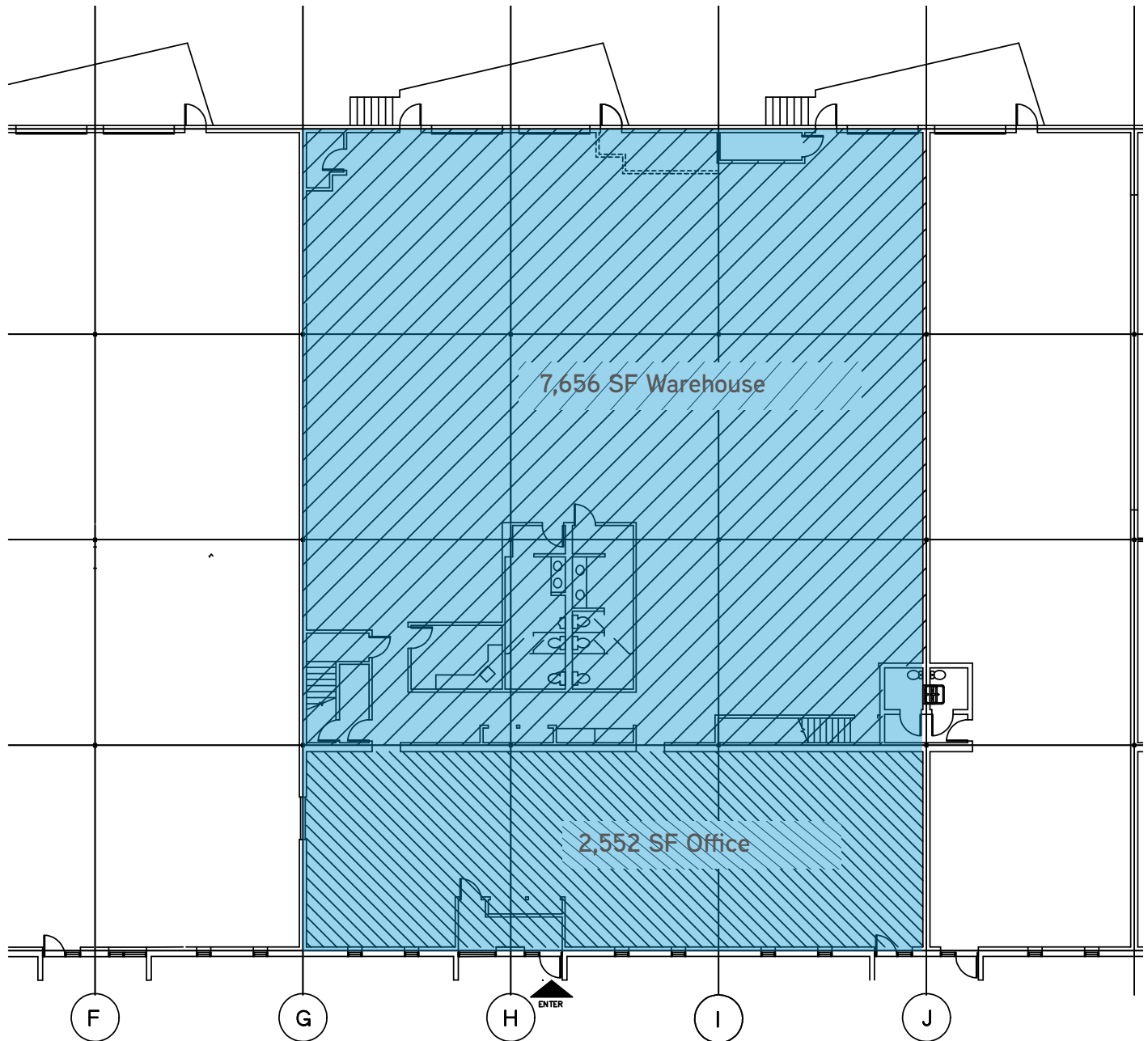
SUBSCRIBE TO OUR BLOG

FLOOR PLAN > SUITE 7427

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



Accelerating success.



7427 Washington Ave S
2,552 SF Office
7,656 SF Warehouse
10,208 SF 1st Floor Footprint



CONTACT US >

Joe Owen CCIM SIOR
952 897 7888
joe.owen@colliers.com

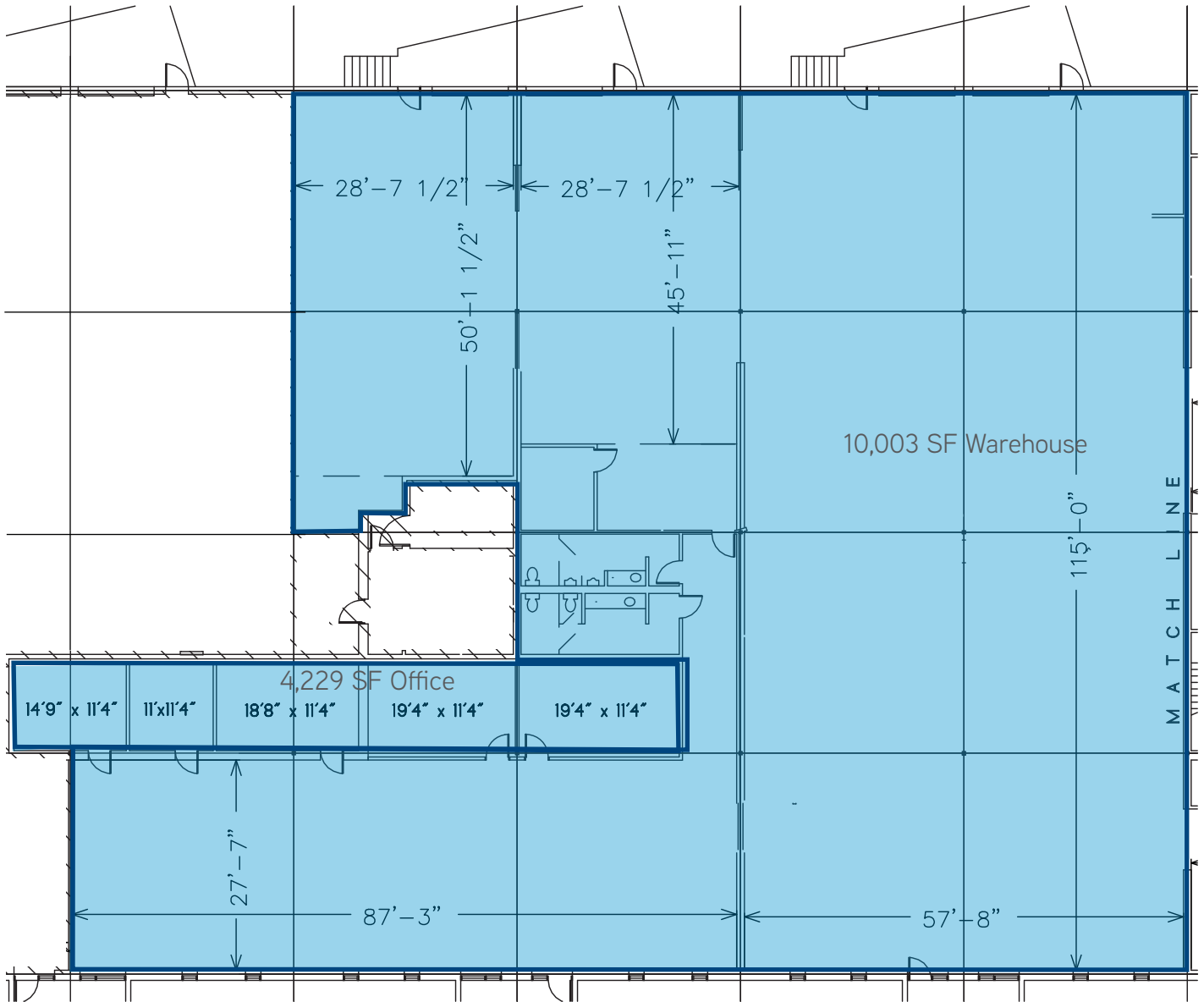
Rob Brass
952 897 7757
rob.brass@colliers.com

FLOOR PLAN > SUITE 7429

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



Accelerating success.



7429 Washington Ave S
4,229 SF Office
10,003 SF Warehouse
14,232 SF 1st Floor Footprint



CONTACT US >

Joe Owen CCIM SIOR
952 897 7888
joe.owen@colliers.com

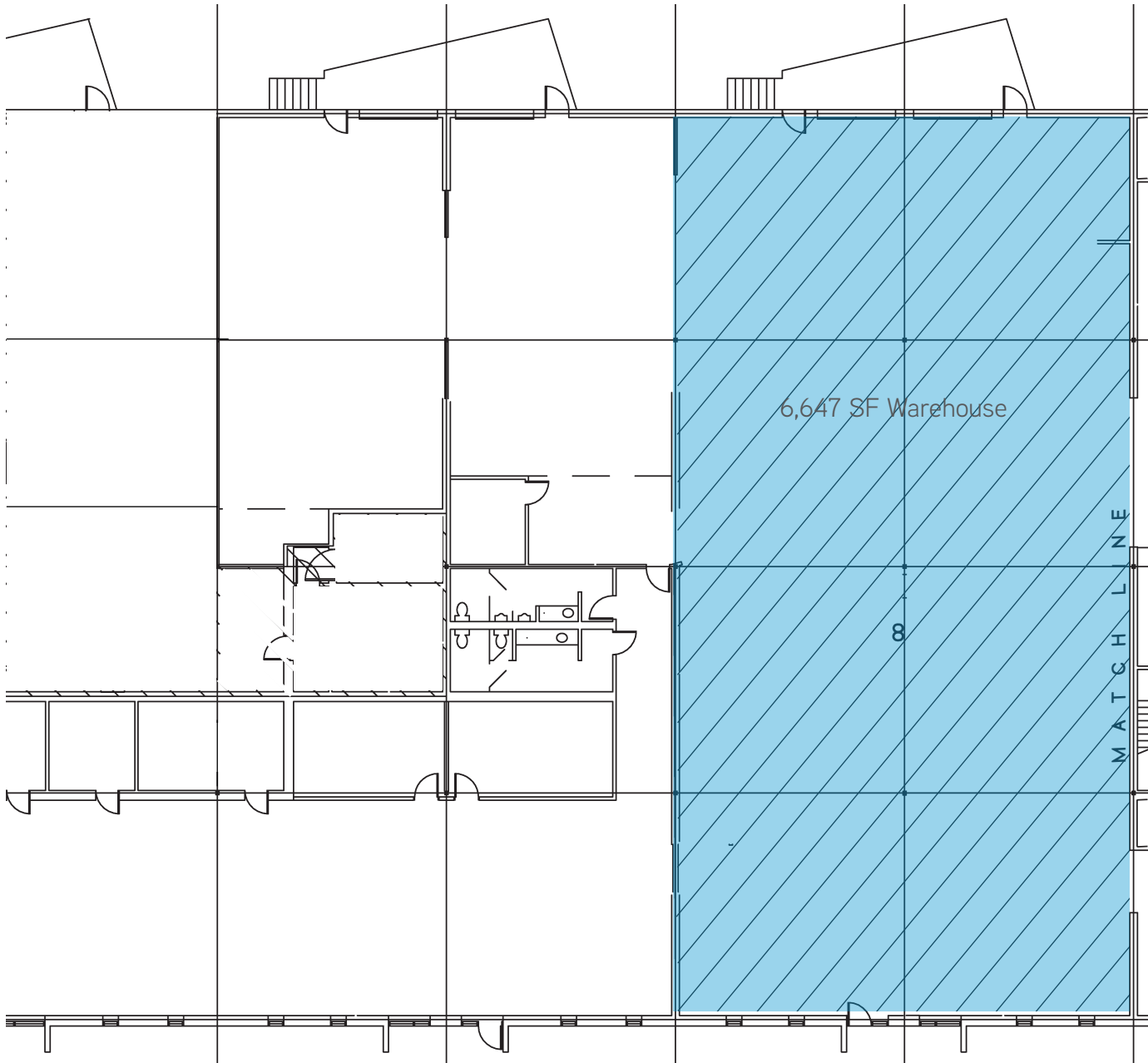
Rob Brass
952 897 7757
rob.brass@colliers.com

FLOOR PLAN > SUITE 7429B

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



Accelerating success.



7429B Washington Ave S
6,647 SF Total Warehouse



CONTACT US >

Joe Owen CCIM SIOR

952 897 7888

joe.owen@colliers.com

Rob Brass

952 897 7757

rob.brass@colliers.com

FLOOR PLAN > SUITE 7427-7429

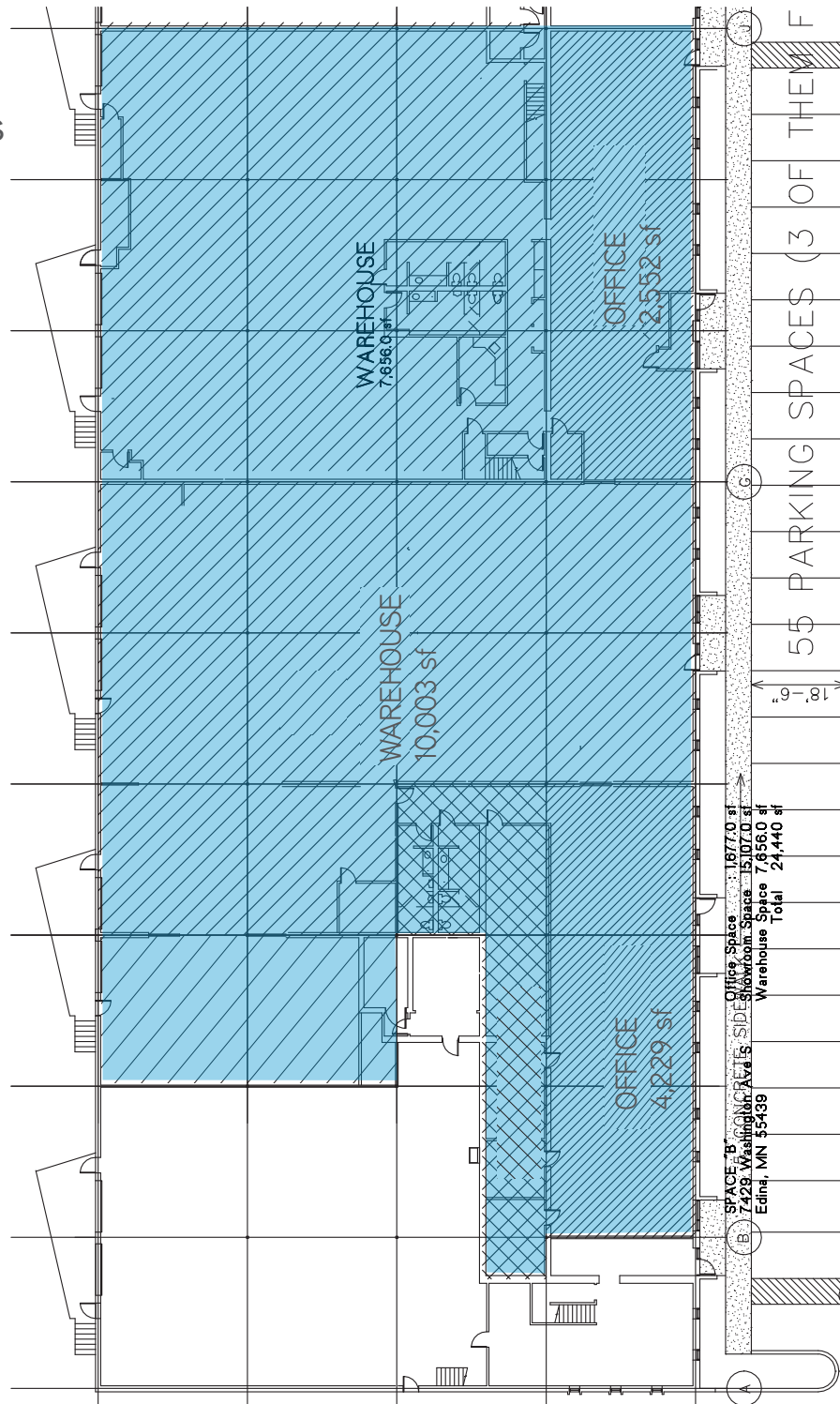
Edina West Business Center | 7401-7435 Washington Ave S | Edina, MN



Accelerating success.

7427-7429 Washington Ave S
6,781 SF Office
17,659 SF Warehouse

24,440 SF Total



CONTACT US >

Joe Owen CCIM SIOR
952 897 7888
joe.owen@colliers.com

Rob Brass
952 897 7757
rob.brass@colliers.com

