

OFFICE BUILDING FOR SALE OR LEASE >

# Creekside Building

7777 Washington Ave S | Edina, MN 55439



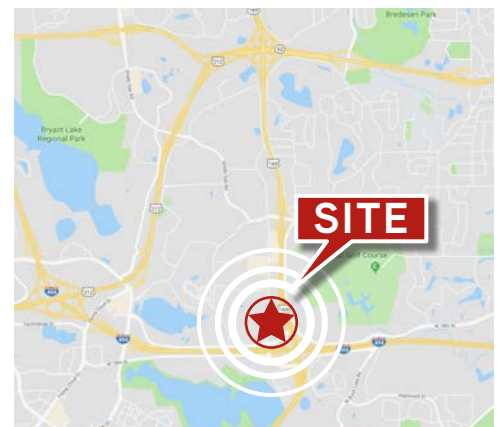
Accelerating success.



## BUILDING FOR SALE OR LEASE > OFFICE

The Creekside Building is a 3-story office building with an incredible Edina office location at the intersection of Highway 169 and I-494. Nine Mile Creek runs through a portion of the property, making this a great corporate professional office.

The property features new access off of Highway 169 via the 78th Street exit for convenience and is located directly across from the Minnesota Viking Training Facility redevelopment site.



## CONTACT US >

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# CREEKSIDE BUILDING > FOR SALE OR LEASE

## PRIME LOCATION OPPORTUNITY

Located on the junction of Highway 169 and I-494, the Creekside Building is 1.5 miles from Eden Prairie Center and 5.1 miles from Southdale Center. Creekside Building features easy access to I-494, Highway 169, Highway 62, and Highway 212.

## SITE INFORMATION

- > **Location:** 7777 Washington Ave S | Edina, MN
- > **Description:** Office Building
- > **Building SF:** 21,120 sf
- > **Floors:** 3
- > **Acreage:** 3.36 acres



## HIGHLIGHTS >



### AVAILABLE FOR LEASE

- > Suite 108: 2,673 sf
- > Suite 200: 7,000 sf (second floor)
- > Lower Level: 6,500 sf
- > Lease Rates: \$10.00 – \$14.00 PSF



### BUILDING FOR SALE

\$1,875,000.00  
(\$88.78 PSF)



### TRAFFIC COUNTS

- > Washington Ave: 7,900 vpd
- > US 169: 63,000 vpd
- > I-494: 141,000 vpd



**Floors:**  
3



**Year Built:**  
1972



**Internet:**  
T1 Fiber



**Building Type:**  
3 Star Office



**Sprinkler:**  
Wet



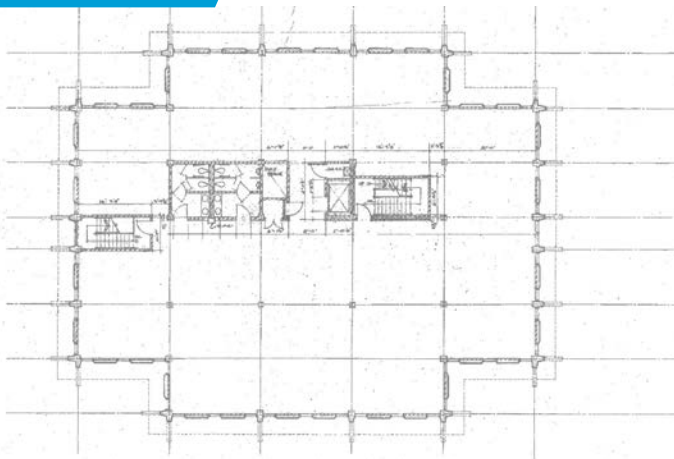
**Parking:**  
100 Stalls



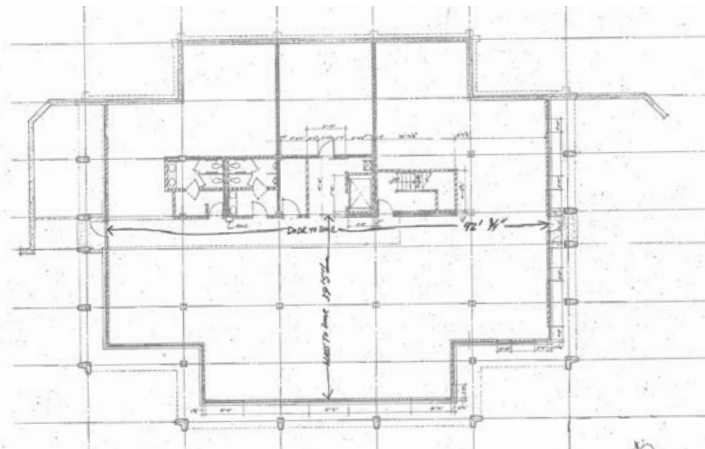
First Floor



Second Floor



Lower Level







## CREEKSIDE BUILDING > AERIAL



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