OFFICE/WAREHOUSE SPACE FOR LEASE ›

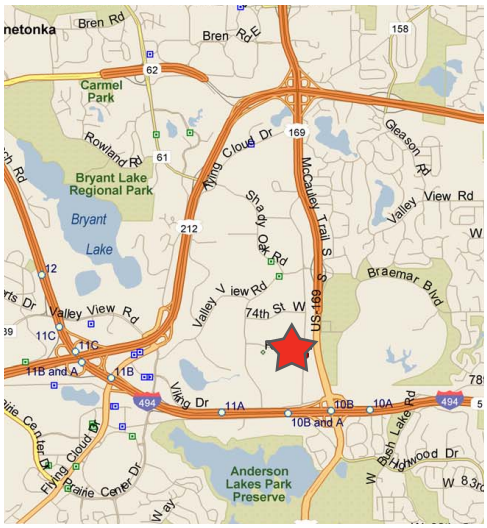
Eden Park Business Center

7630-7674 Washington Avenue South | Eden Prairie, MN 55344

Colliers INTERNATIONAL

Accelerating success.





BUILDING AMENITIES

- 73,836 square foot office/warehouse facility
- 14' – 18' clear ceiling height
- Fully sprinklered
- Excellent power distribution
- Low operating expenses
- Outstanding southwest location with easy access to Interstate 494 and Highways 169 and 62
- 100% Air-conditioned warehouse

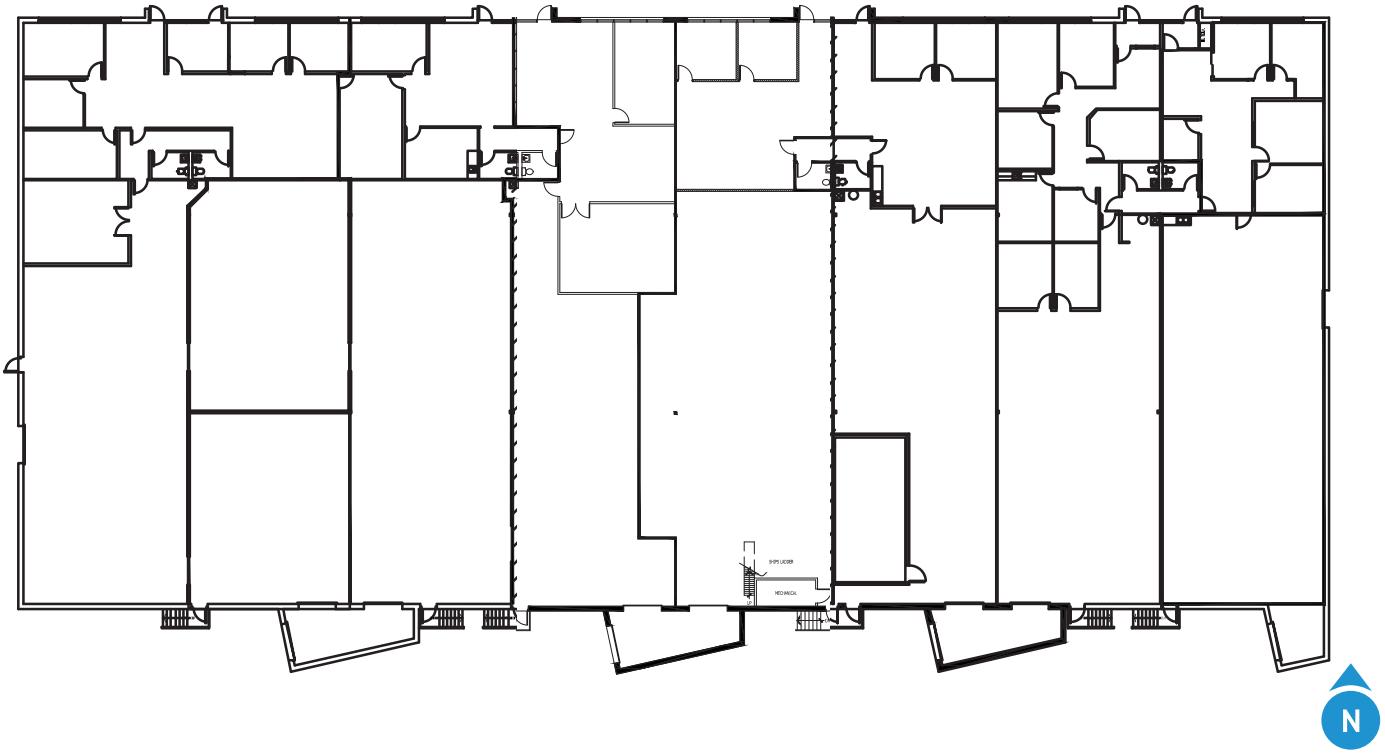
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EDEN PARK BUSINESS CENTER › FLOOR PLAN



PROPERTY HIGHLIGHTS

Building Size	73,836 SF
Ceiling Height	14' – 18'
Net Rental Rates	$9.00 PSF office $4.50 PSF warehouse
2018 CAM/Tax	$3.65 PSF total
Suite 7636	5,110 SF
Suite 7638	4,089 SF

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PROPERTY FACT SHEET ›

Eden Park Business Center

7630-7674 Washington Avenue South | Eden Prairie, MN 55344

PROPERTY ADDRESS:
7630-7674 Washington Ave S
Eden Prairie, MN 55344

BUILDING SQUARE FEET:
73,836 square feet total

CURRENTLY AVAILABLE:

Suite 7638:
2,000 square feet office
2,089 square feet warehouse
4,089 square feet total
- One (1) dock door
- 14' clear height
- Air-Conditioned warehouse

Suite 7636:
1,260 square feet office
3,850 square feet warehouse
5,110 square feet total
- One (1) dock door
- 14' clear height
- Air-Conditioned warehouse

Suites 7636-7638:
3,260 square feet office
5,939 square feet warehouse
9,199 square feet total
- Two (2) dock doors
- 14' clear height
- Air-Conditioned warehouse

CEILING HEIGHT:
14' – 18' clear

NET RENTAL RATES:
$9.00 per square foot office
$4.50 per square foot warehouse

2018 EST. CAM & REAL ESTATE TAX:
$3.65 total per square foot







FOR LEASING INFORMATION, CONTACT:

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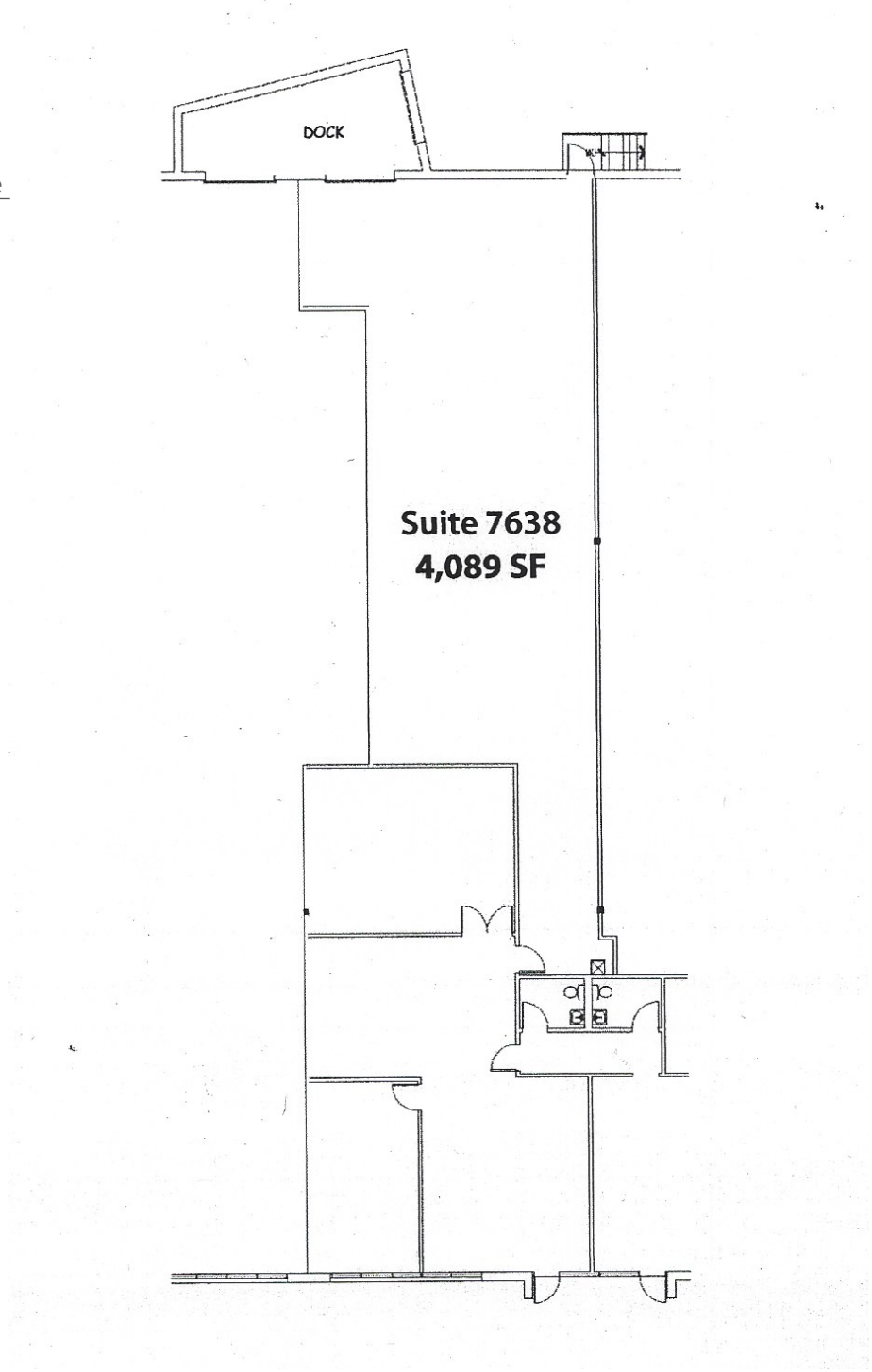
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FLOOR PLAN › SUITE 7638

Eden Park Business Center | 7630-7674 Washington Ave S | Eden Prairie, MN

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SUITE 7638:
2,000 square feet office
2,089 square feet warehouse
4,089 square feet total



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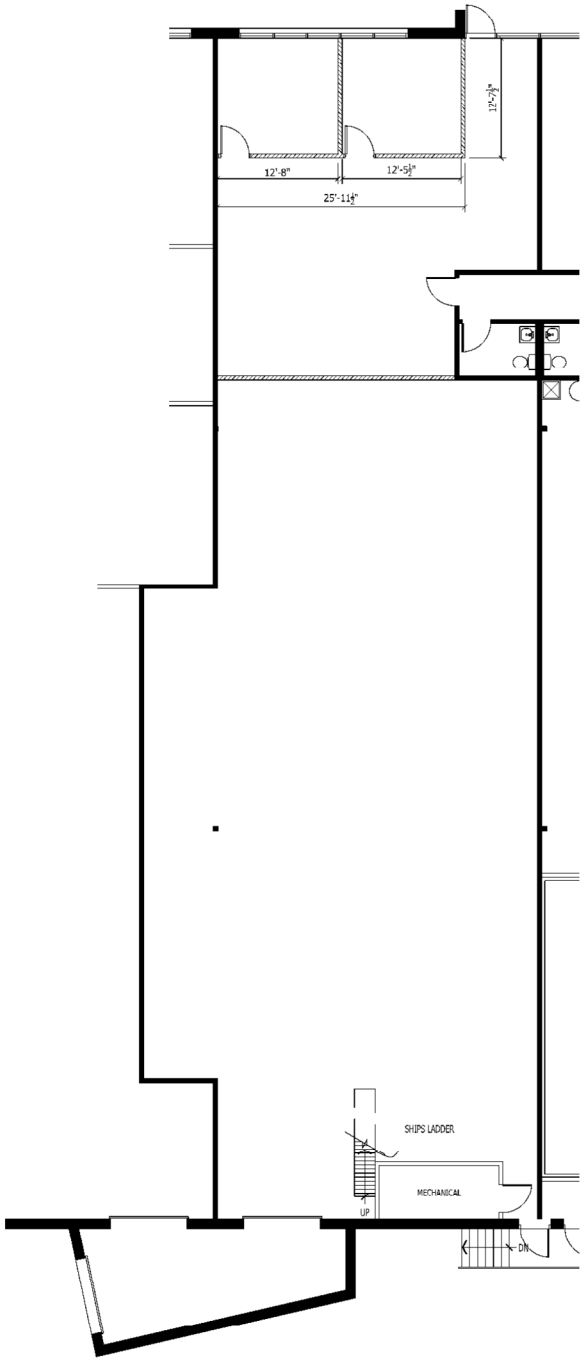
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FLOOR PLAN › SUITE 7636

Eden Park Business Center | 7630-7674 Washington Ave S | Eden Prairie, MN

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SUITE 7636:
1,260 square feet office
3,850 square feet warehouse
5,110 square feet total



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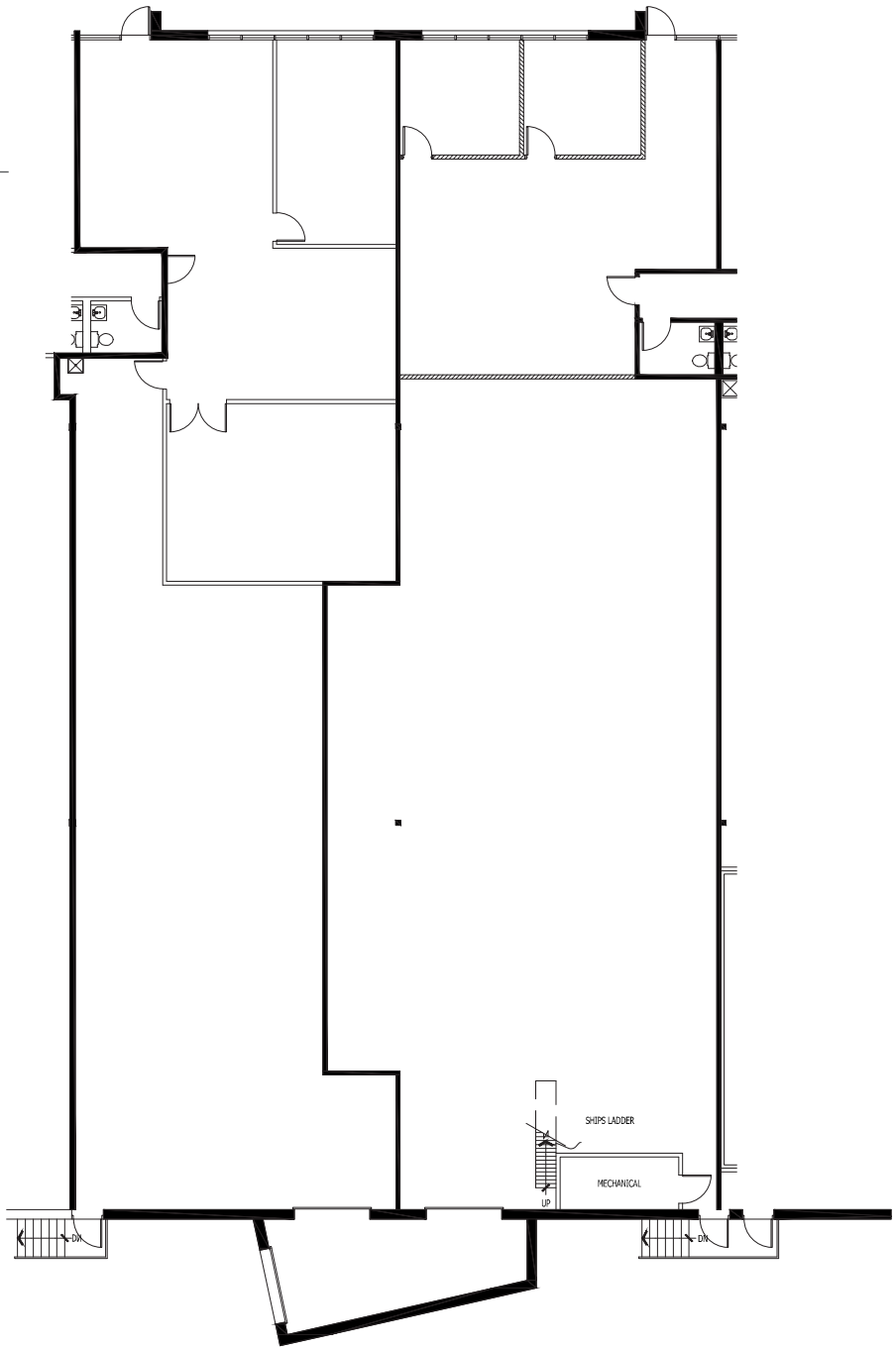
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FLOOR PLAN › SUITE 7636-7638

Eden Park Business Center | 7630-7674 Washington Ave S | Eden Prairie, MN

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SUITES 7636-7638:
3,260 square feet office
5,939 square feet warehouse
9,199 square feet total



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