




TRANSWESTERN

REAL ESTATE  
SERVICES

 **Innova**  
MedTec

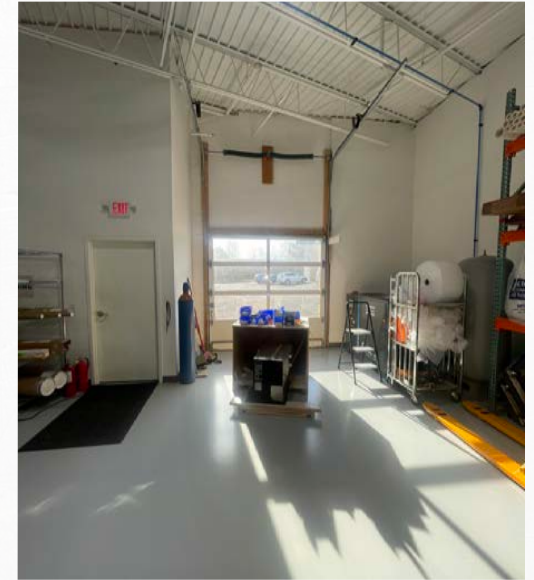
EDEN PRAIRIE

# BUSINESS CENTER

7615 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN

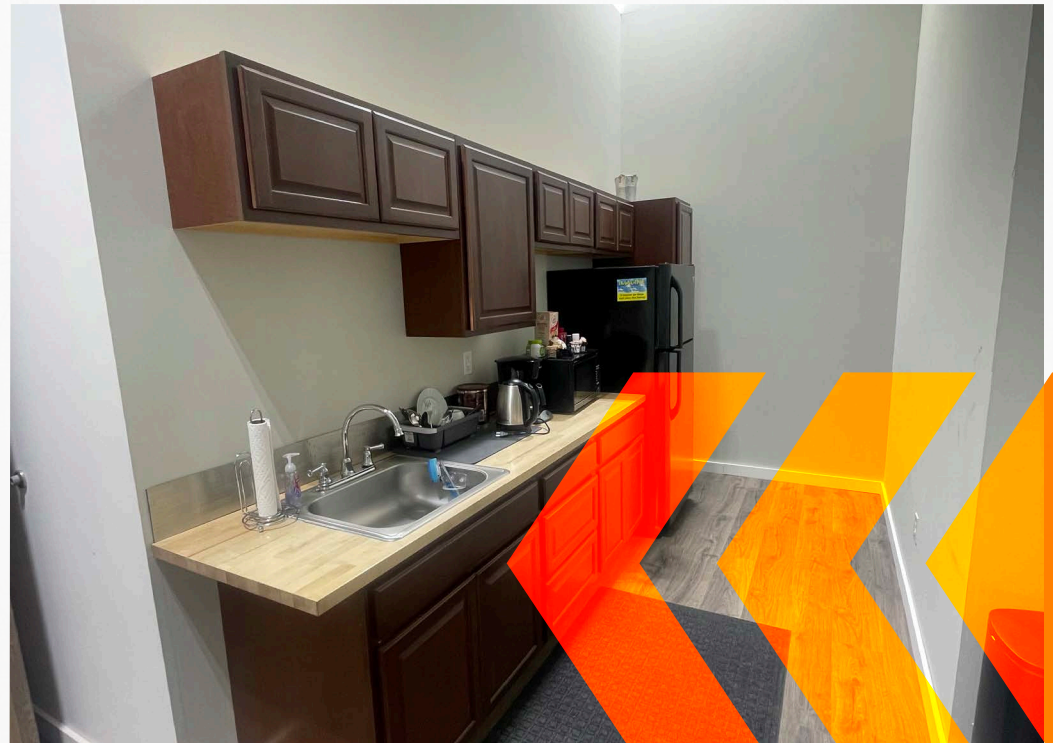


# PROPERTY SPECIFICATIONS



## SPACE SPECS

<b>Suite:</b>	7615 - Suite E	<b>Loading:</b>	1 Dock Door
<b>Available:</b>	12/1/2025	<b>Clear Height:</b>	15'
<b>Term:</b>	Sublease Through 5/31/2028	<b>Sprinklers:</b>	100%
<b>Total SF:</b>	6,244 SF	<b>HVAC:</b>	Fully Climate Controlled
<b>Office SF:</b>	2,180 SF	<b>CAM/Tax:</b>	\$5.45
<b>Warehouse SF:</b>	4,064 SF	<b>Rental Rate:</b>	Negotiable





# FLOOR PLAN

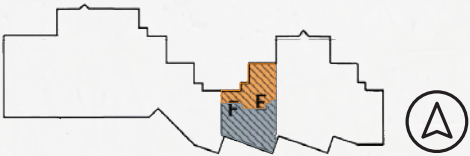
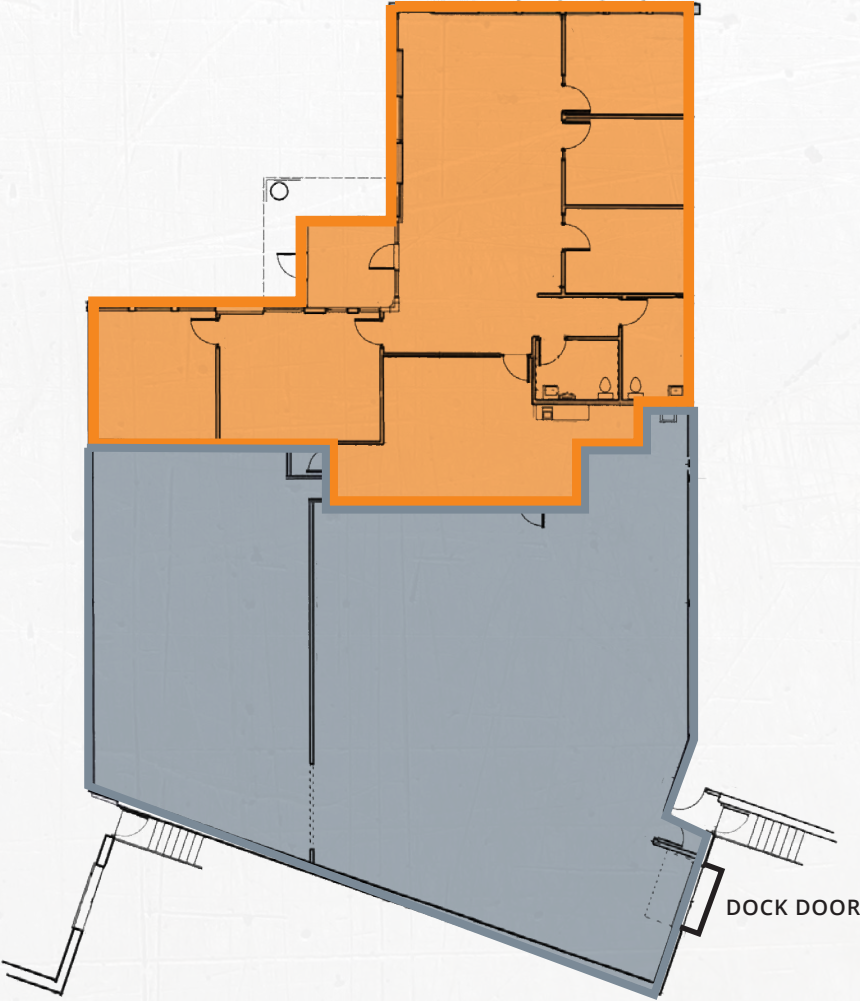
## SUITE 7615

AVAILABLE  
TOTAL - 6,244 SF  
OFFICE - 2,180 SF  
WAREHOUSE - 4,064 SF

LOADING:  
1 DOCK

OFFICE

WAREHOUSE







212

SITE

GOLDEN TRIANGLE DR

SMETANA LN

LAKE SMETANA

BRAEMAR GOLF COURSE

169

494

PRIME  
LOCATION





SITE

HYATT PLACE  
Fairfield  
BY MARRIOTT  
LUCE

LAKE SMETANA

FRGMNT  
coffee

BEST  
BUY

Cub  
FOODS

extended  
STAY  
AMERICA  
Hampton  
Inn  
by Hilton

DOLLAR TREE  
DISCOUNT  
TIRE  
CHAMPPS  
POPOVERS  
BREMER BANK

EMERSON

COSTCO  
WHOLESALE

Walmart  
Save money. Live better.  
jiffy lube  
KONA GRILL  
kitchen • sushi • cocktails

Office DEPOT  
OfficeMax  
verizon  
SportClips

EDEN PRAIRIE  
CENTER

McDonald's  
Huntington

AREA  
AMENITIES



# THINKING BEYOND THE OBVIOUS



## CONTACT

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