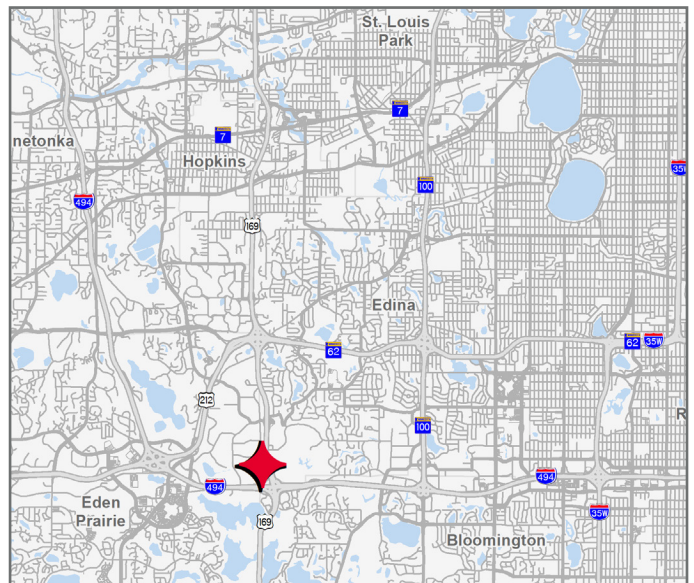




4,959 - 5,083 SF AVAILABLE

Property Highlights

- Fantastic location in the Golden Triangle
- Many area amenities
- Great access to Hwy 169 and 494
- Fully sprinklered
- Weather protected truck court
- Covered loading
- Ample parking



Kris Smeltzer

Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

Danny McNamara

Director
+1 952 893 8895
danny.mcnamara@cushwake.com

Sam Gleason

Associate
+1 952 241 1111
sam.gleason@cushwake.com

3500 American Blvd W Suite 200
Minneapolis, MN 55431
Main +1 952 831 1000
cushmanwakefield.com



Property Highlights

Building Size	77,500 SF	Fire Protection	Fully sprinklered
Year Built	1971	Lease Rates	Negotiable
Clear Height	18'	Total Tax/CAM	\$4.90 PSF (2024)

Space Available

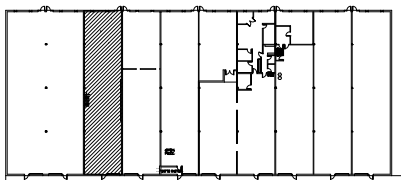
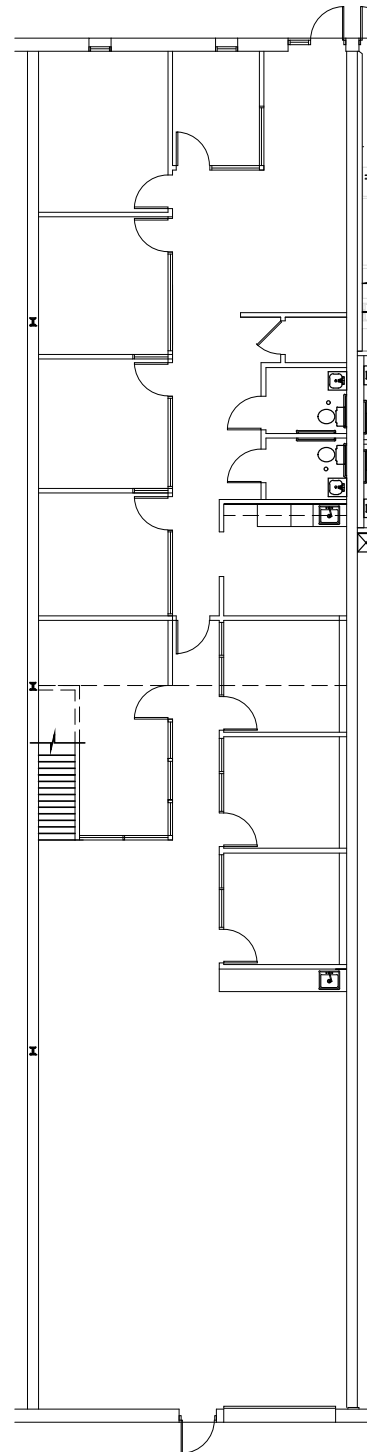
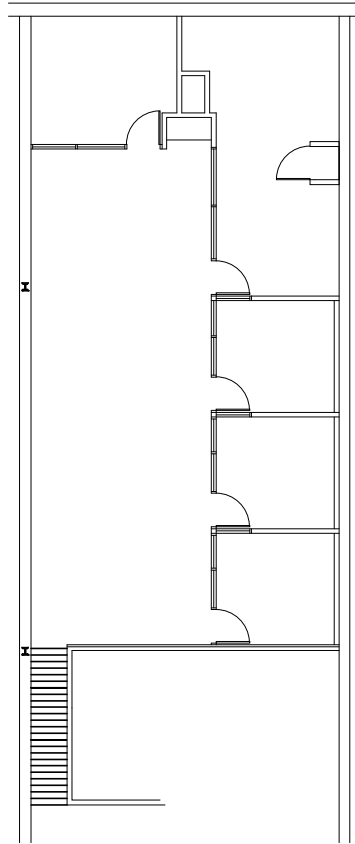
Suite	Total	Office	Mezzanine Office
7655	4,959 SF	3,479 SF	1,480 SF

Suite	Total	Warehouse	Office	2nd Level Office	Loading
7685	5,083 SF	1,875 SF	1,604 SF	1,604 SF	1 dock

Suite 7655

1,480 SF Mezzanine Office
3,479 SF Office

4,959 SF Total



Suite 7685

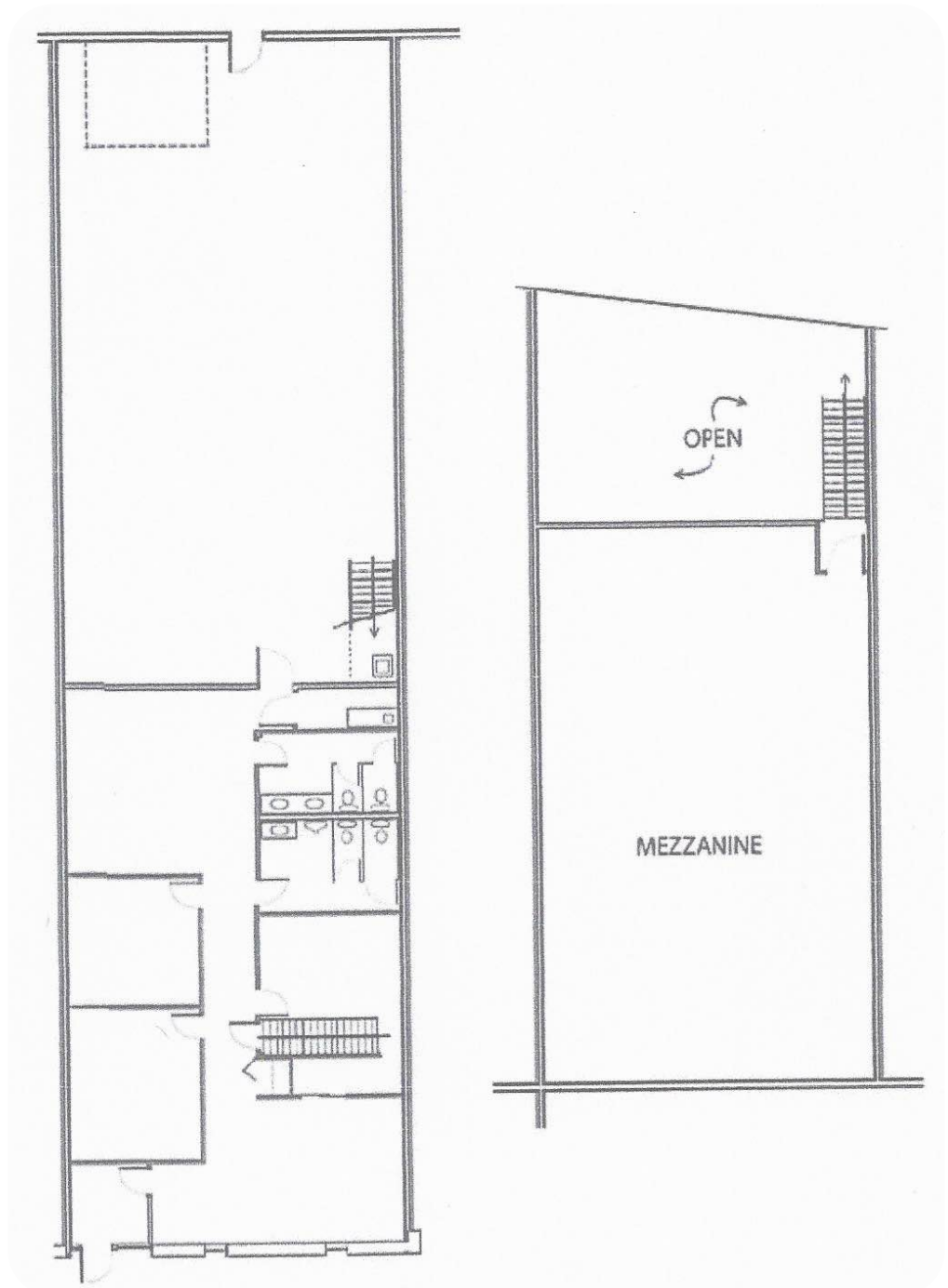
1,604 SF Office

1,604 SF 2nd Level Office

1,875 SF Warehouse

5,083 SF Total

1 dock

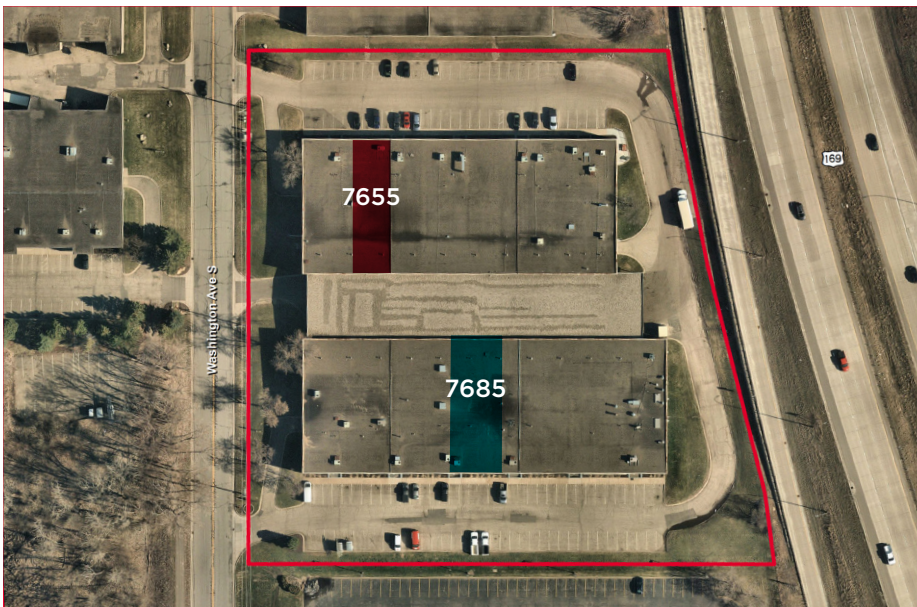




FOR LEASE

Edina Warehouse

7651-7697 Washington Ave S, Edina, MN



Kris Smeltzer

Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

Danny McNamara

Director
+1 952 893 8895
danny.mcnamara@cushwake.com

Sam Gleason

Associate
+1 952 241 1111
sam.gleason@cushwake.com

3500 American Blvd W Suite 200
Minneapolis, MN 55431
Main +1 952 831 1000
cushmanwakefield.com