

FOR LEASE

19,313 SF OFFICE/WAREHOUSE VACANCY

Economical Office Warehouse Space
Excellent location with freeway visibility



RE/MAX RESULTS

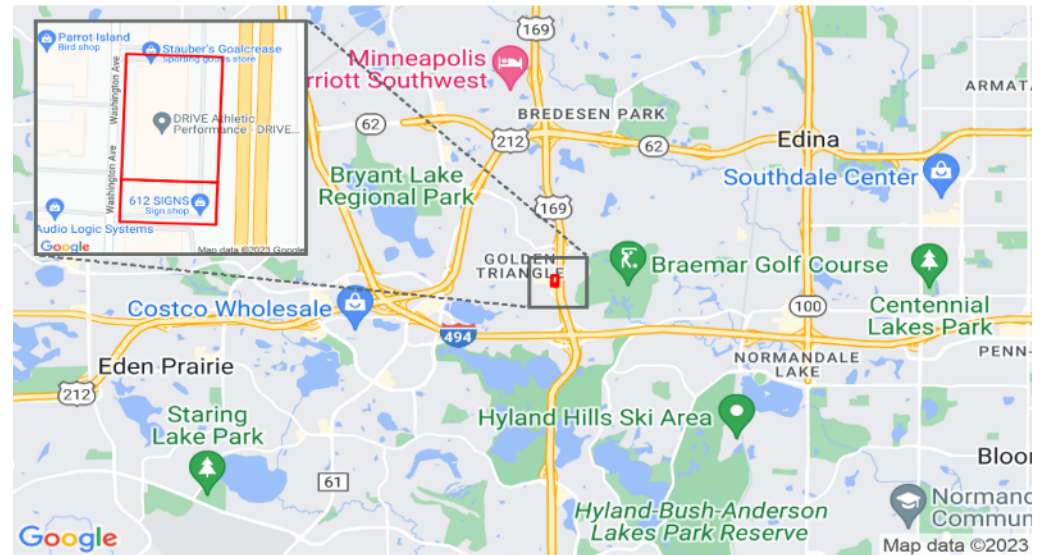
EDINA WEST BUSINESS CENTER

7401 - 7435 WASHINGTON AVE S | EDINA, MN

- Excellent Access to I494 & Hwy 169
- Freeway visibility with abundant parking
- Rare "Golden Triangle" warehouse vacancy
- Competitive lease rates
- Convenient location on the border of Eden Prairie, Edina and West Bloomington.
- Covered Loading Docks

BUILDING INFORMATION

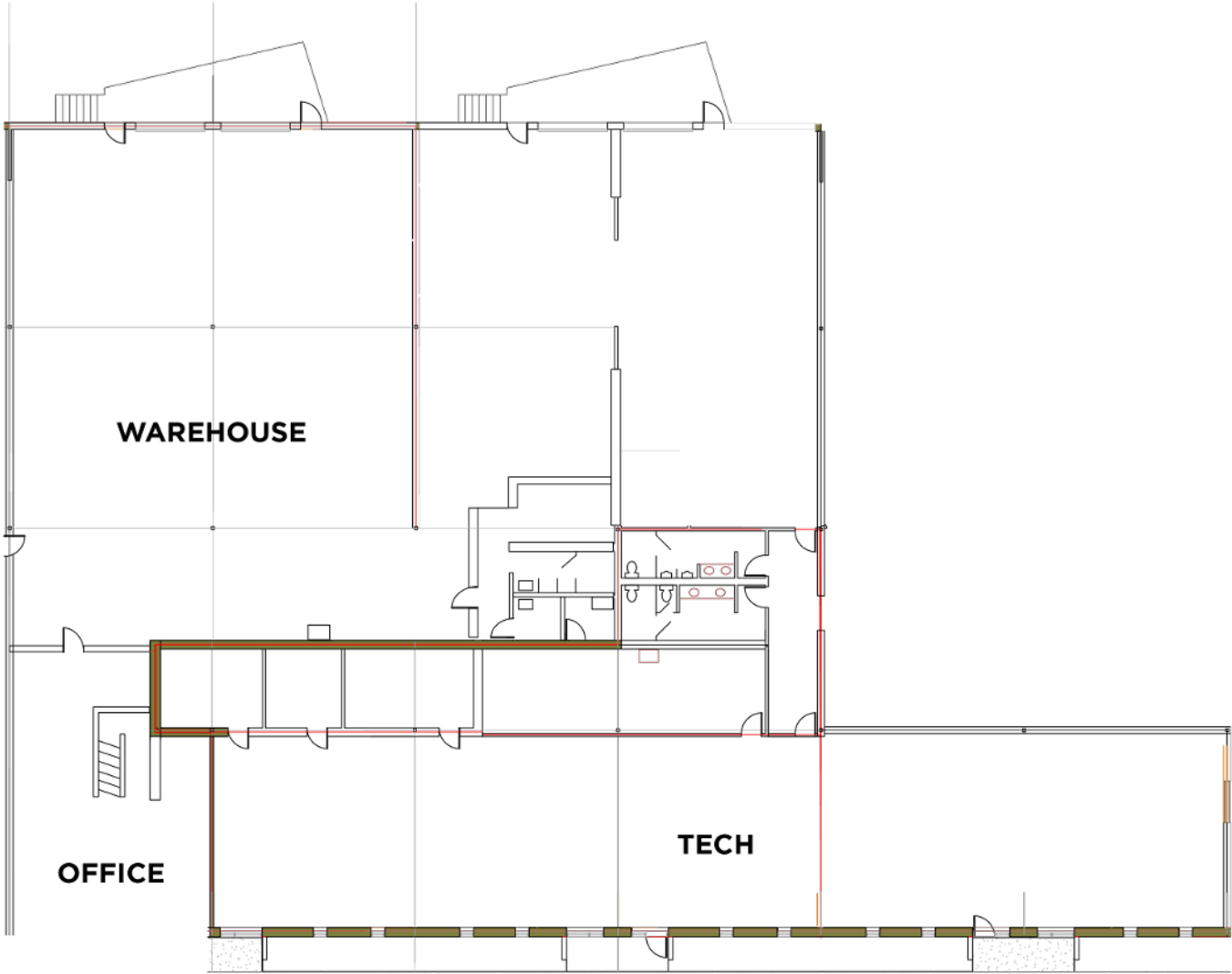
BUILDING SIZE	75,207 sqft
YEAR BUILT	1969
NET RATE	\$7.60
CAM/TAXES	\$6.67 PSF
VACANCY	
SUITE 7435	1,384 sqft Office 8,423 sqft Warehouse 5,463 sqft Tech Space 4043 sqft Mezzanine Office 19,313 Sqft Total
LOADING DOCK	3 "sawtooth" Loading Docks
CLEAR HEIGHT	18 feet



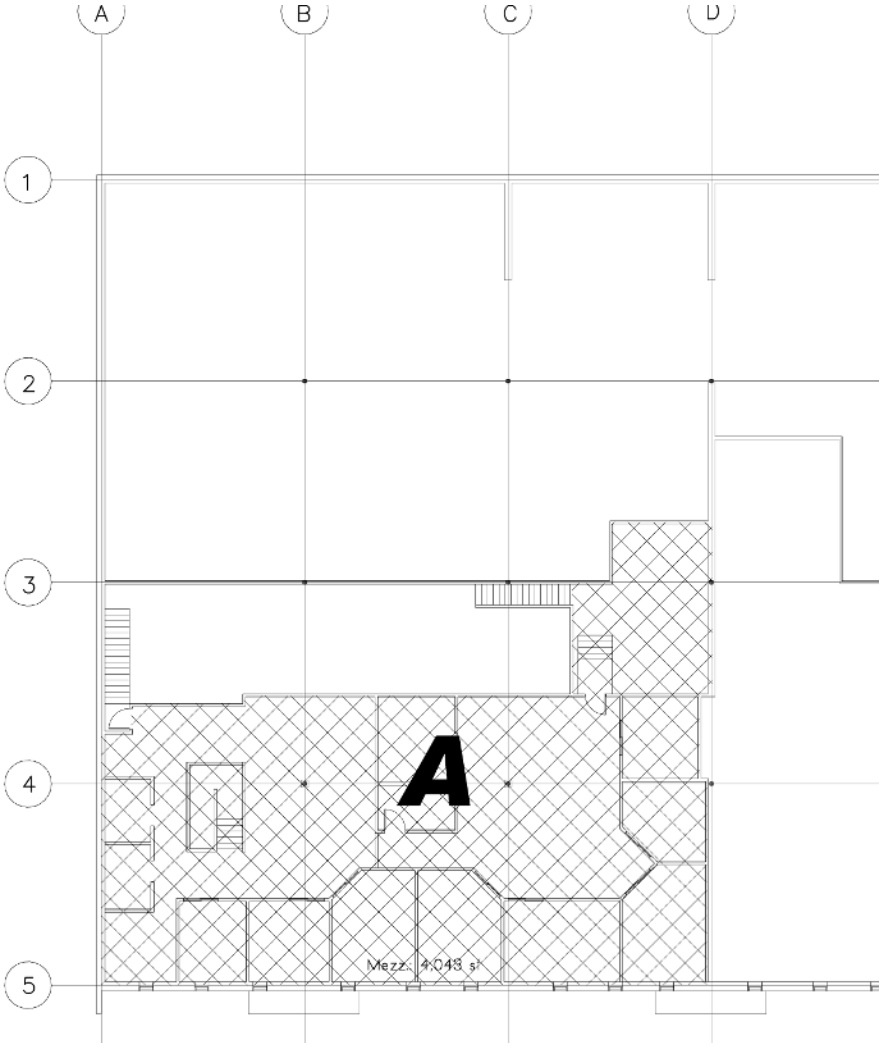
EDINA WEST BUSINESS CENTER

7401 - 7435 WASHINGTON AVE S | EDINA, MN

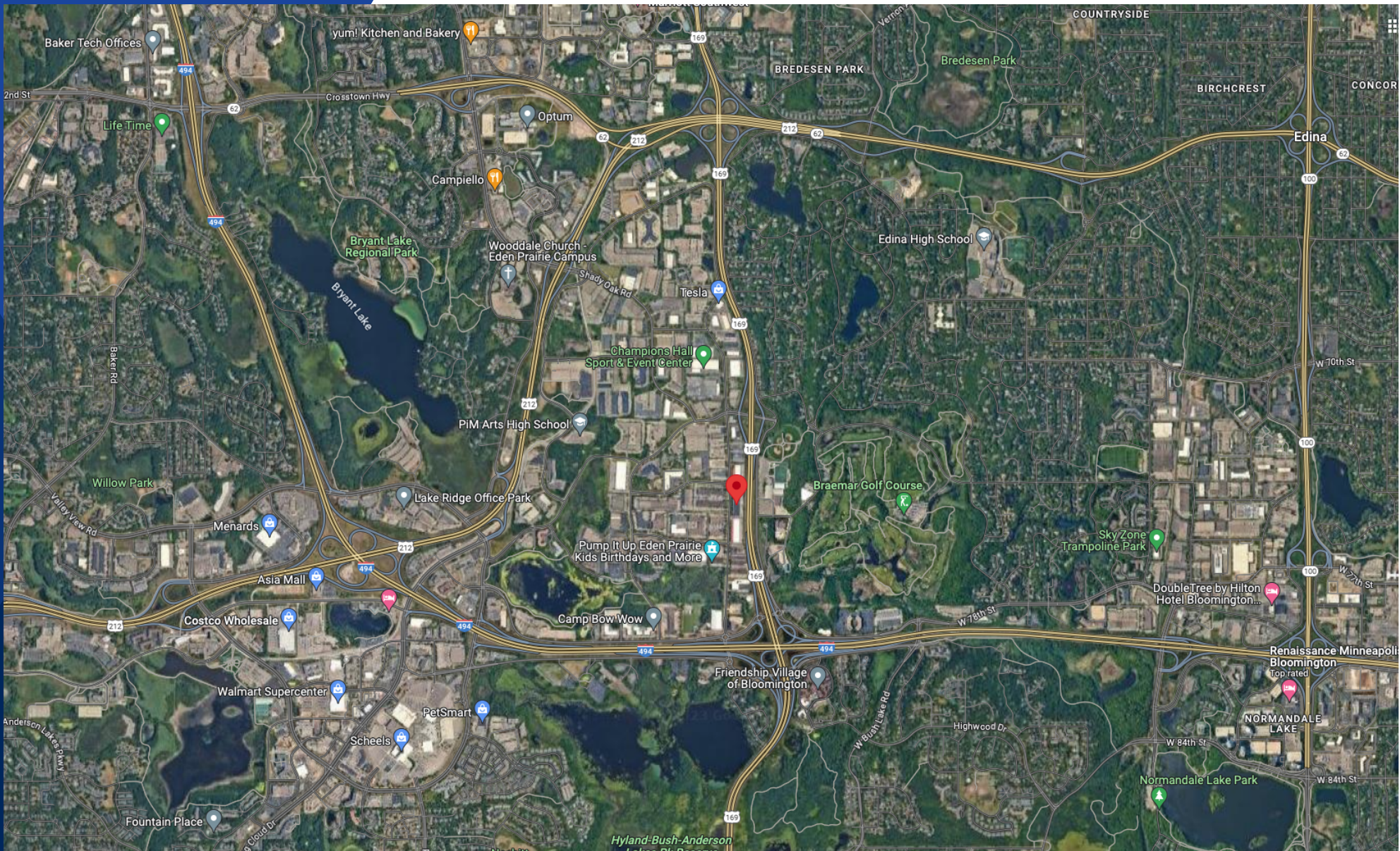
FLOOR PLAN



EDINA WEST BUSINESS CENTER
7401 - 7435 WASHINGTON AVE S | EDINA, MN



MEZZANINE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7401-7435 Washington Ave S, Edina, MN 55439

CITY, STATE

Edina, MN

POPULATION

135,395

AVG. HH SIZE

2.32

MEDIAN HH INCOME

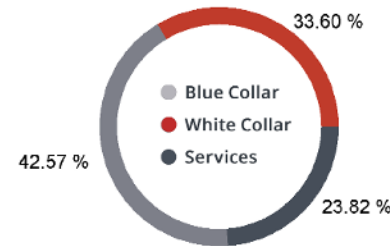
\$77,667

HOME OWNERSHIP

Renters: **21,197**

Owners: **39,422**

EMPLOYMENT



54.52 %
Employed

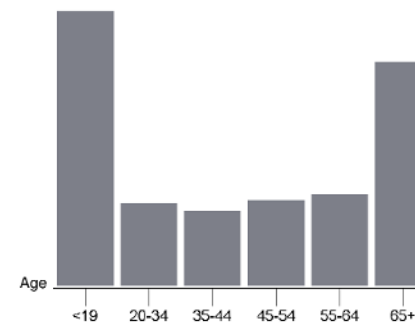
1.24 %
Unemployed

EDUCATION

High School Grad: **16.08 %**
Some College: **23.44 %**
Associates: **6.21 %**
Bachelors: **53.77 %**

GENDER & AGE

48.18 % **51.82 %**

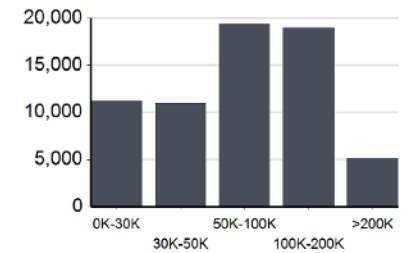


RACE & ETHNICITY

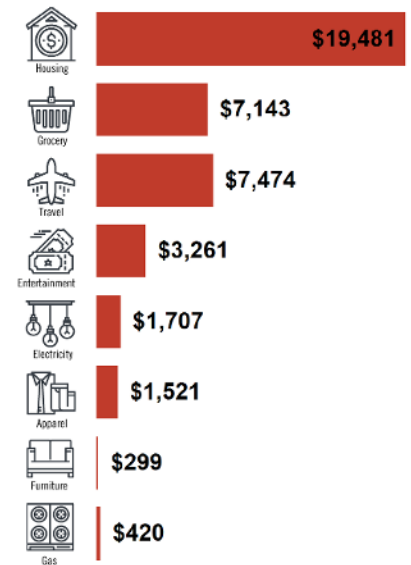
White: **91.40 %**
Asian: **3.61 %**
Native American: **0.03 %**
Pacific Islanders: **0.00 %**
African-American: **1.60 %**
Hispanic: **1.90 %**
Two or More Races: **1.47 %**



INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

CONTACT



RE/MAX RESULTS

TONY WEINSTINE

Tony@WeinstineCommercial.com

612.210.6116