



THE  
**BROOKSHIRE**  
COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

# 7777 Washington Ave, Edina, Minnesota

22,746 SF Building

Space for Lease  
267-945 SF (rentable)

## LUXURY OFFICE SPACE AVAILABLE



CONTACT:

MARIO HADLEY

952-454-0577 | [MARIO@BROOKSHIRECO.COM](mailto:MARIO@BROOKSHIRECO.COM)

# Property Description

---

At 7777 Washington Ave S., nestled on a captivating three-acre expanse, lies The District Edina building, gracing the end of a serene, wooded drive and conveniently accessible via Hwy 169 and Hwy 494. Adding to its allure, Nine-mile creek flows past a main level shared patio amenity to the exceptional, updated 3-story mid-century building displaying its modern architecture. The District offers beautiful showrooms, as well as expansive common spaces. As the building stands tall, its two-sided 100-square-foot digital signage catches the attention of the approximately 180,000 vehicles traversing Highways 169 and 494, not to mention the additional 8,000 cars traveling along Washington Ave.



## PROPERTY HIGHLIGHTS

- 22,746 SF Building
- Approx. 100 parking stalls
- Governor's lounge / Art exhibit
- Modern architecture with great natural light
- Signage on Washington Ave
- Class A finish throughout

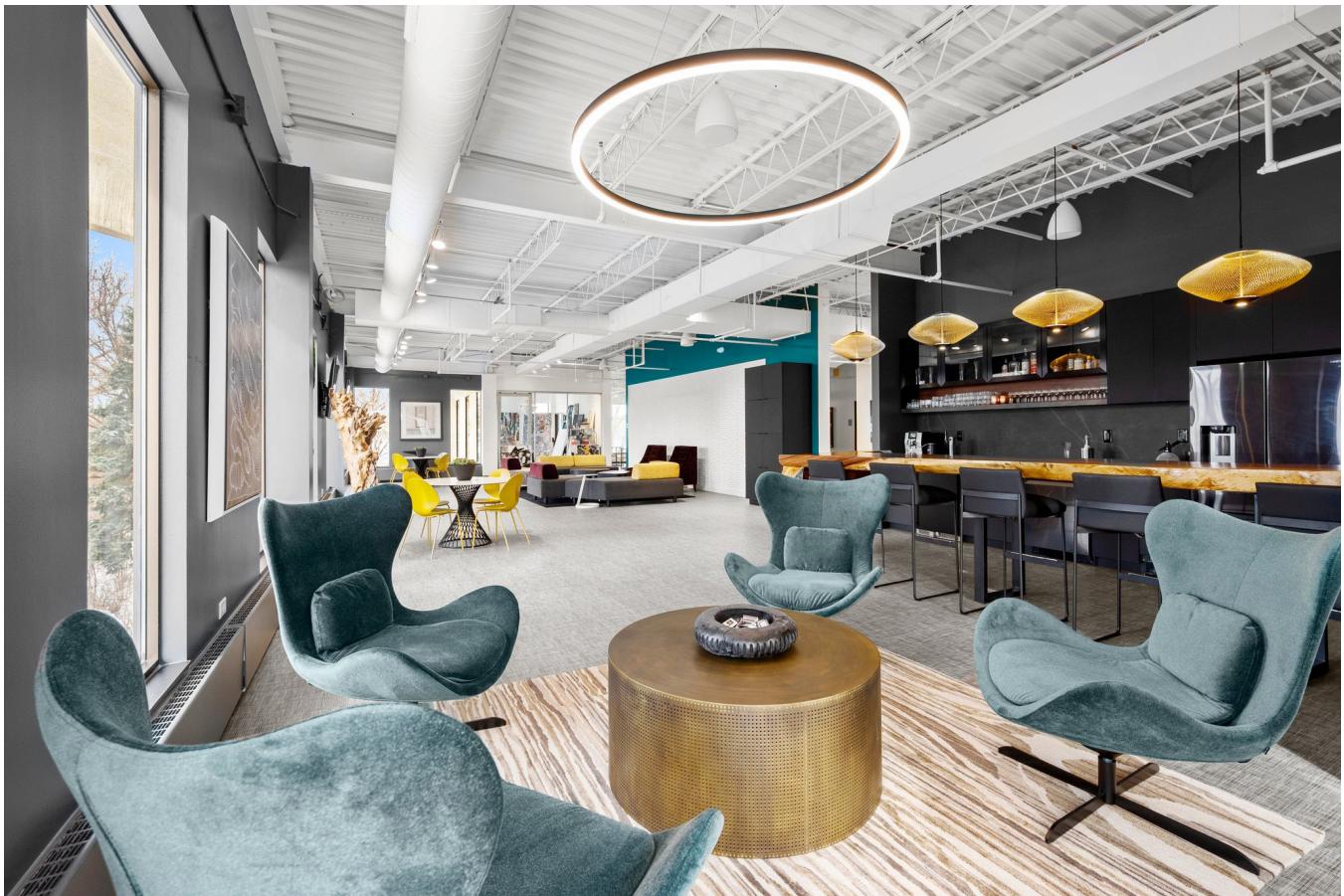
## LOCATION DESCRIPTION

- Proximity to I-494, Hwy 169
- Approximately 3.36 acres

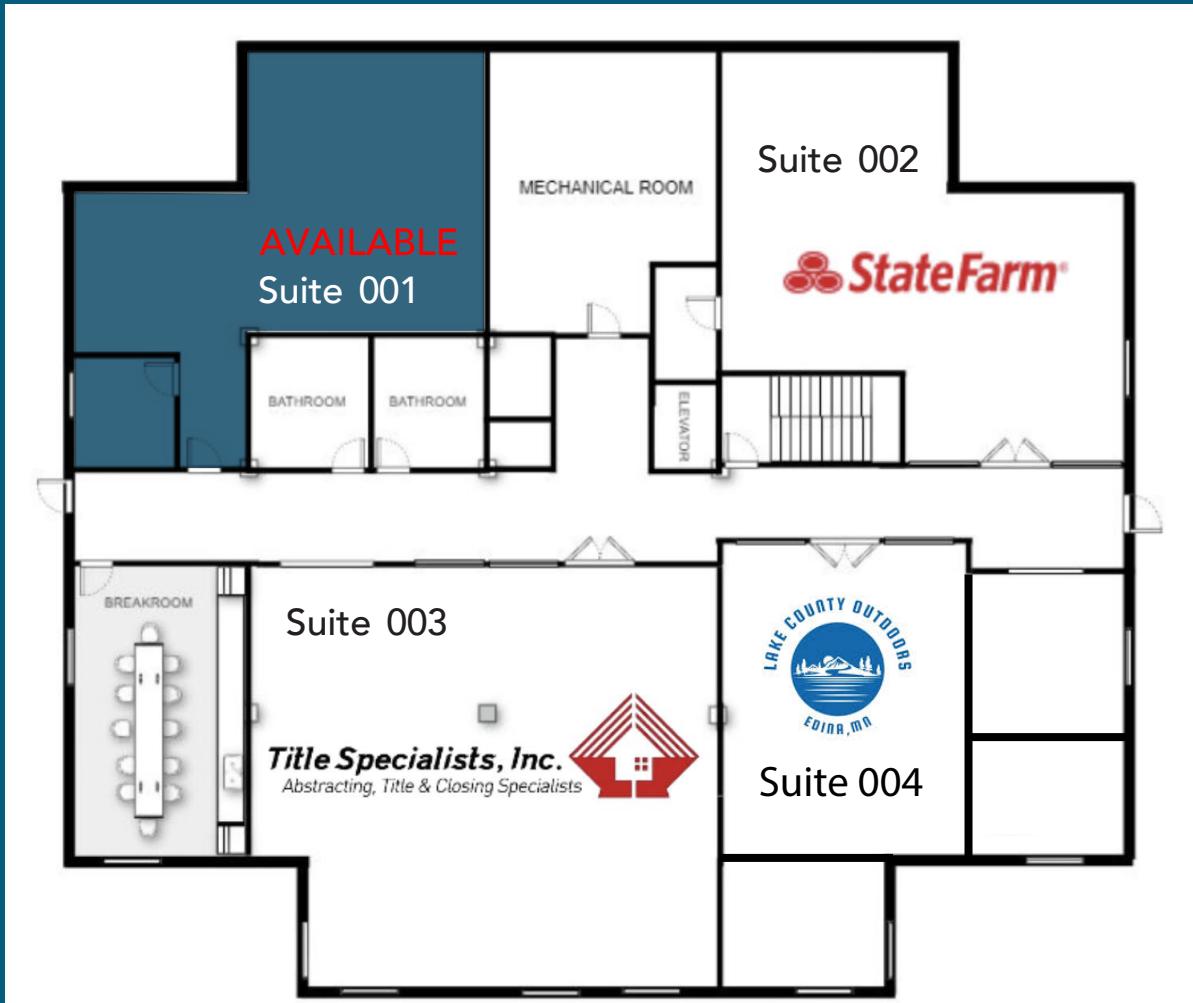
## PRICING SUMMARY

CAM & TAX \$13.06 PSF (2025)





# Available | Creek View



## ***Suite 001 - AVAILABLE IMMEDIATELY***

945 RSF | \$12/SF NNN

\*\$1,970/month Gross

# Available | Main Floor



***Suite 103 - AVAILABLE July 2026***

267 RSF | \$1,200 Gross

# Fully Leased | Penthouse Level

