



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

7777 Washington Ave, Edina, Minnesota

22,746 SF Building

Suites available from
1,071 - 2,315 SF (rentable)

LUXURY OFFICE SPACE AVAILABLE



CONTACT:

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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

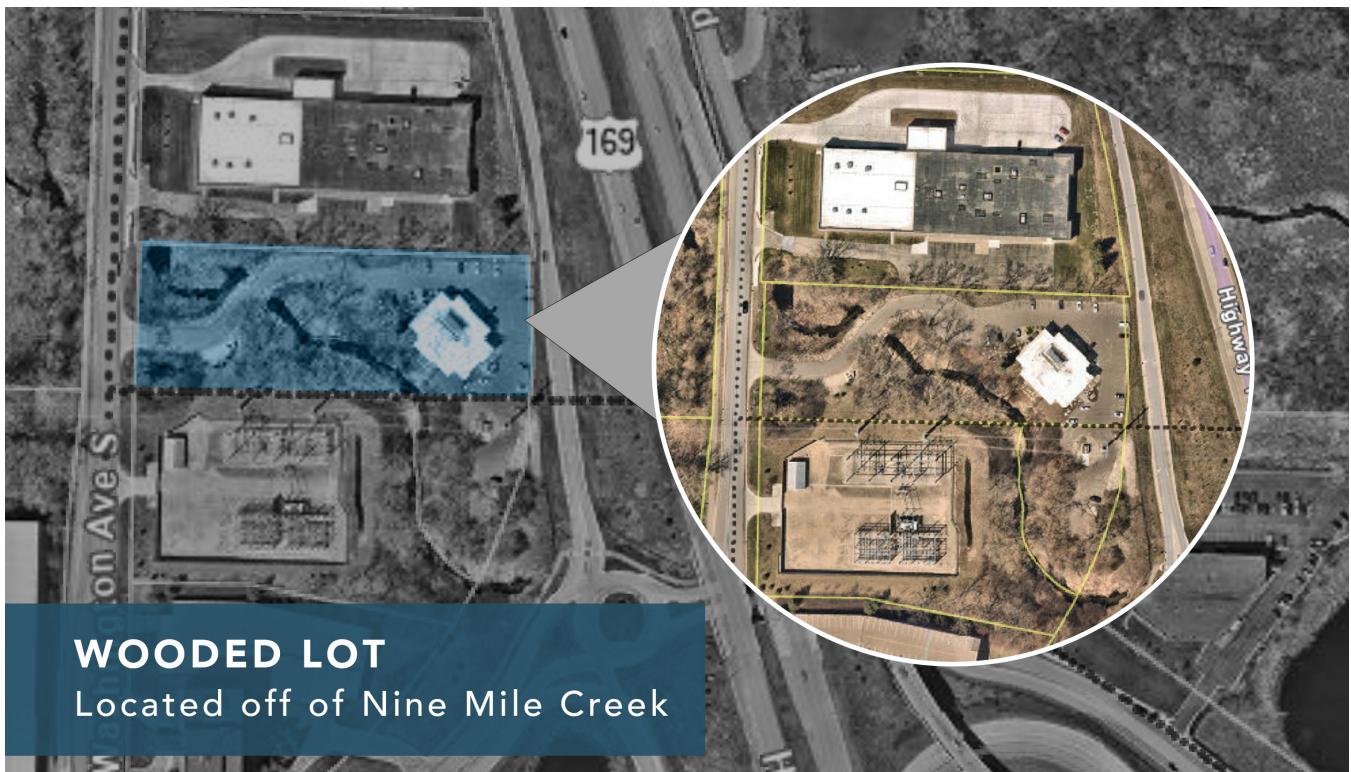
- 22,746 SF
- Approx. 100 parking stalls
- Governor's lounge / Art exhibit
- Modern architecture with great natural light
- Signage on Washington Ave
- Class A finish throughout

LOCATION DESCRIPTION

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

PRICING SUMMARY

CAM & TAX \$12.50 PSF (2024)





Available Suites | Main Floor

Rentable SF

Suite 101 - 1,071 SF

Lease Rate: \$18 PSF NNN



Available Suites | Penthouse Level

Rentable SF



Suite 204 - Approx. 1,100 SF

Lease Rate: \$20 PSF NNN

Suite 205 - Approx. 2,096 SF

Lease Rate: \$20 PSF NNN

Fully Leased | Creek View

