



Industrial For Lease

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Washington Square

7500-7586 Washington Ave S, Eden Prairie

- Infill location in Southwest Metro
- 16' clear height
- Dock and drive-in loading
- Immediate access to Highway 169
- Clean, functional office and warehouse space
- Centrally located in the Golden Triangle

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Accelerating success.

For Lease

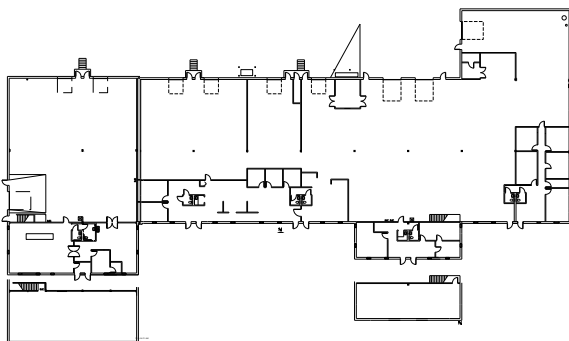
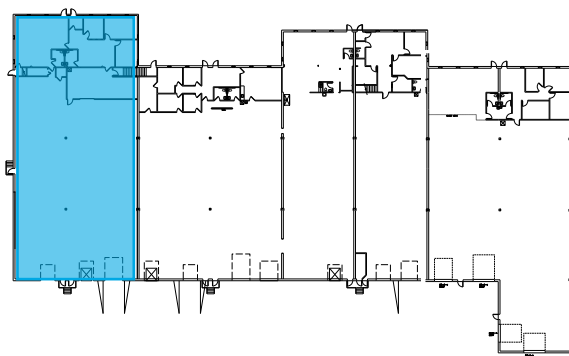
Building Information

Building Address:	7500-7586 Washington Ave S, Eden Prairie
Building Size:	78,205 SF
Site Size:	5.61 acres
Clear Height:	16'
Available 5/1/2026: Suite 7542	2,098 SF Office 10,113 SF Warehouse <u>12,211 SF Total</u>
Loading:	Two (2) dock doors One (1) drive-in door
Est. CAM & Taxes (2025):	\$5.13 PSF
Net Rental Rates:	Negotiable
Column Spacing:	40'6" x 40'
Electrical Service:	3-phase, 208/120V

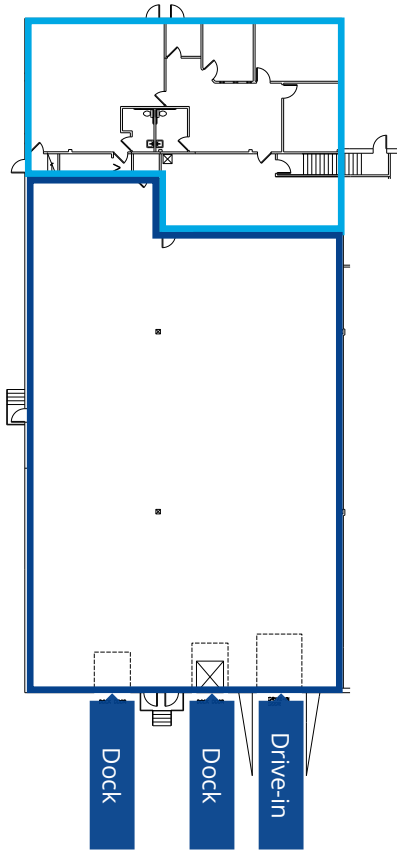


Site Plan

Suite 7542



Floor Plan



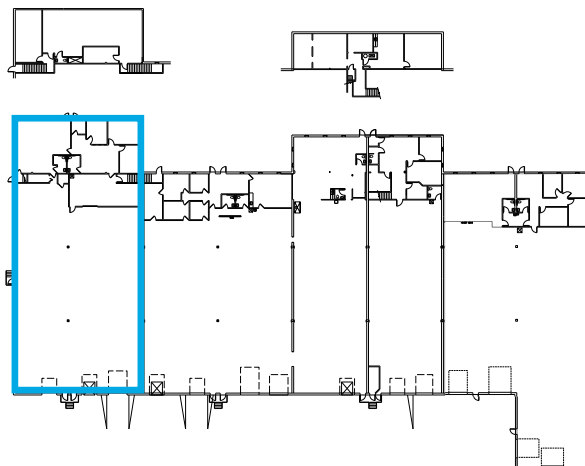
Suite 7542
12,211 SF Total



2,098 SF Office



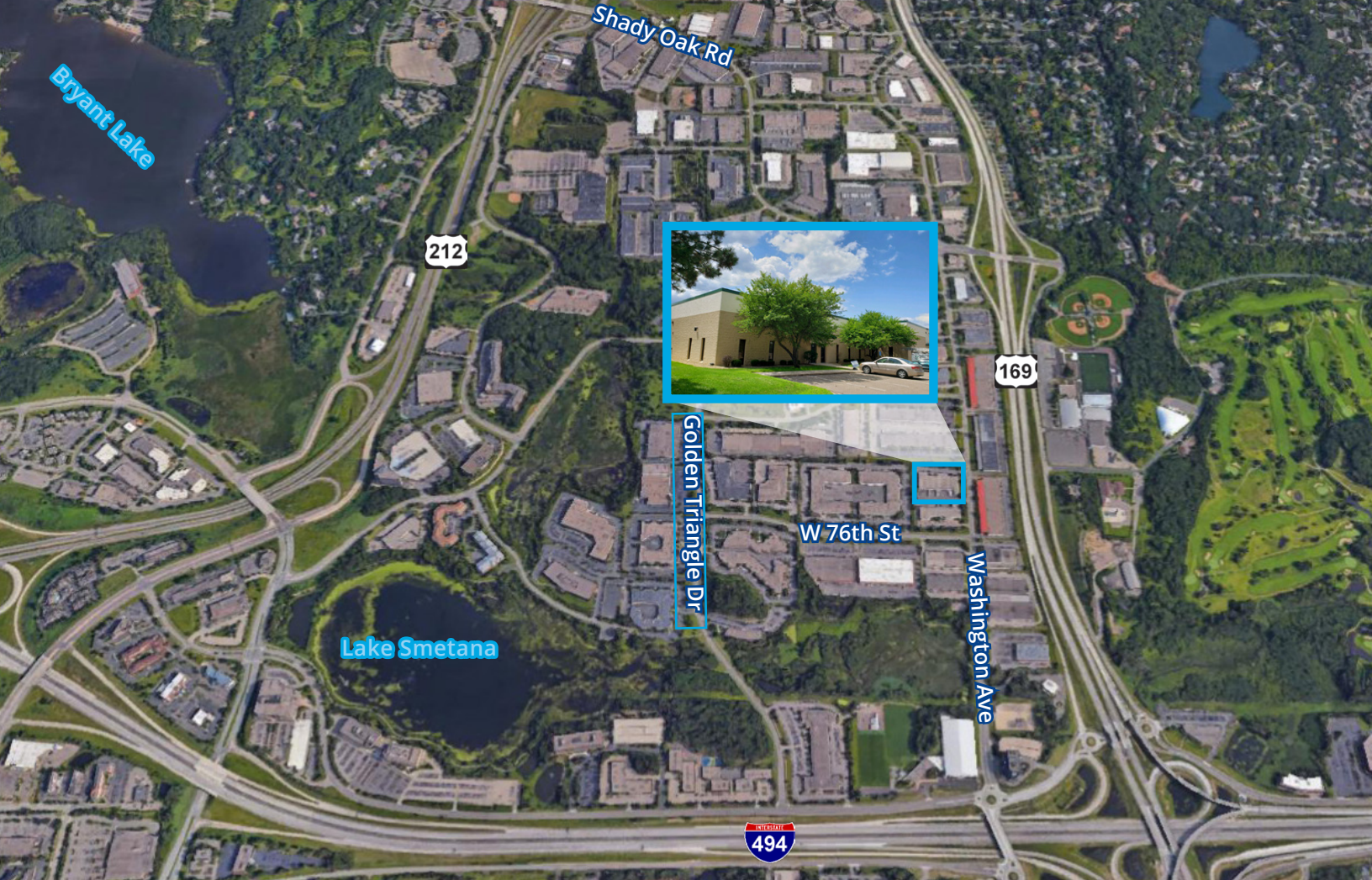
10,113 SF Warehouse



North Building
Plan



Suite 7542 - 12,211 SF



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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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