



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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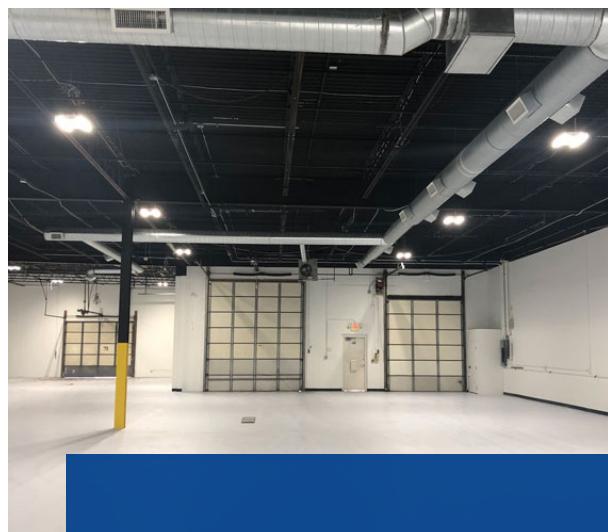
Owned by:

 **Capital
Partners**

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'



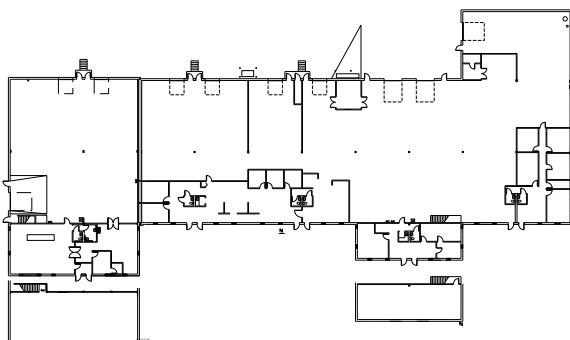
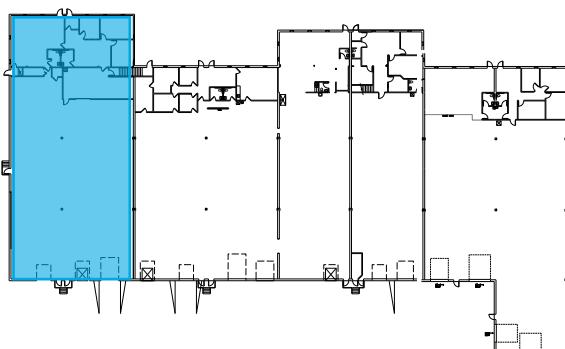
Available 5/1/2026:
Suite 7542

2,098 SF Office
10,113 SF Warehouse
12,211 SF Total

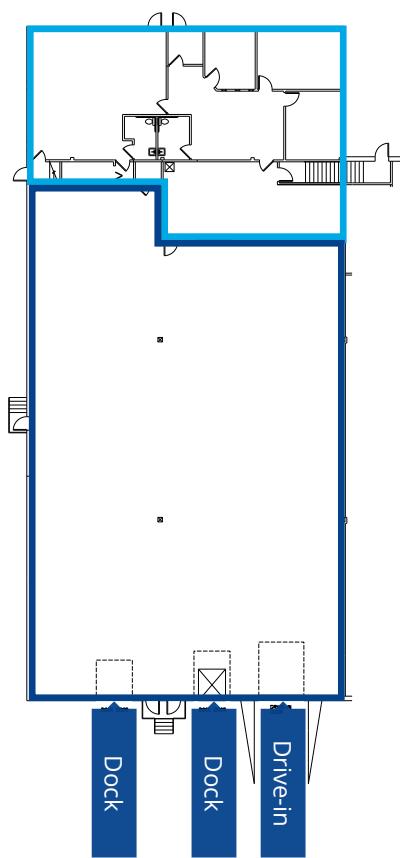
Loading:	Two (2) dock doors One (1) drive-in door
Est. CAM & Taxes (2025):	\$5.13 PSF
Net Rental Rates:	Negotiable
Column Spacing:	40'6" x 40'
Electrical Service:	3-phase, 208/120V

Site Plan

Suite 7542



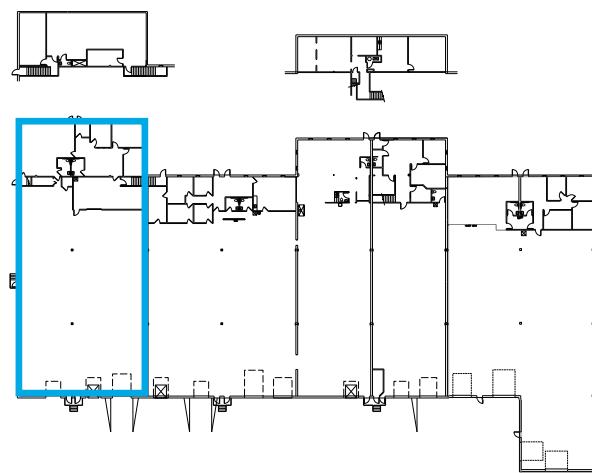
Floor Plan



Suite 7542
12,211 SF Total

- 2,098 SF Office
- 10,113 SF Warehouse

N



North Building
Plan

- Suite 7542 - 12,211 SF



Contact

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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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