

# FOR LEASE

10,252 SF OFFICE/WAREHOUSE VACANCY

**Economical Warehouse Space**  
Excellent location & abundant parking



RE/MAX RESULTS

**EDINA WEST BUSINESS CENTER**

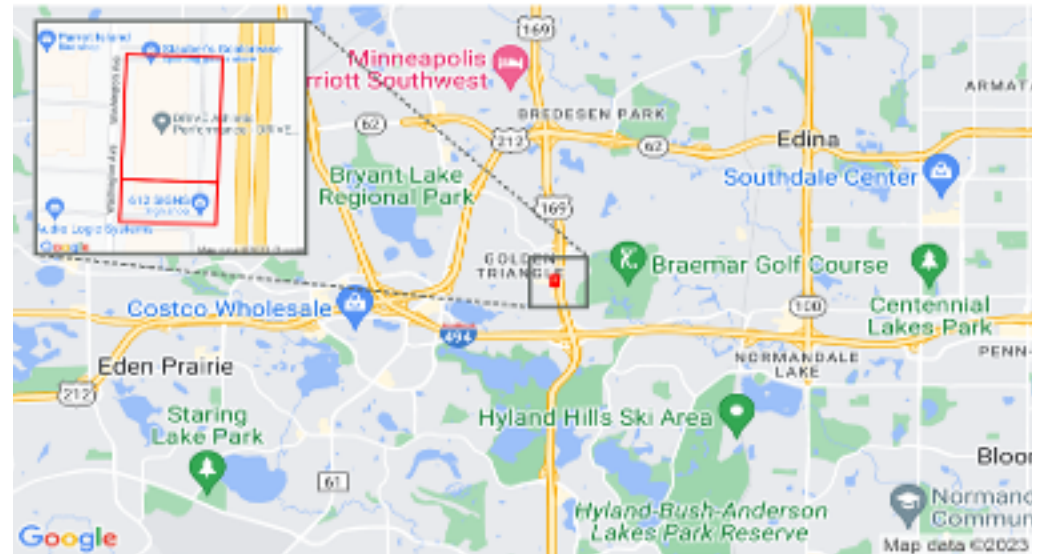
7401 - 7435 WASHINGTON AVE S | EDINA, MN

## PROPERTY HIGHLIGHTS

- 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

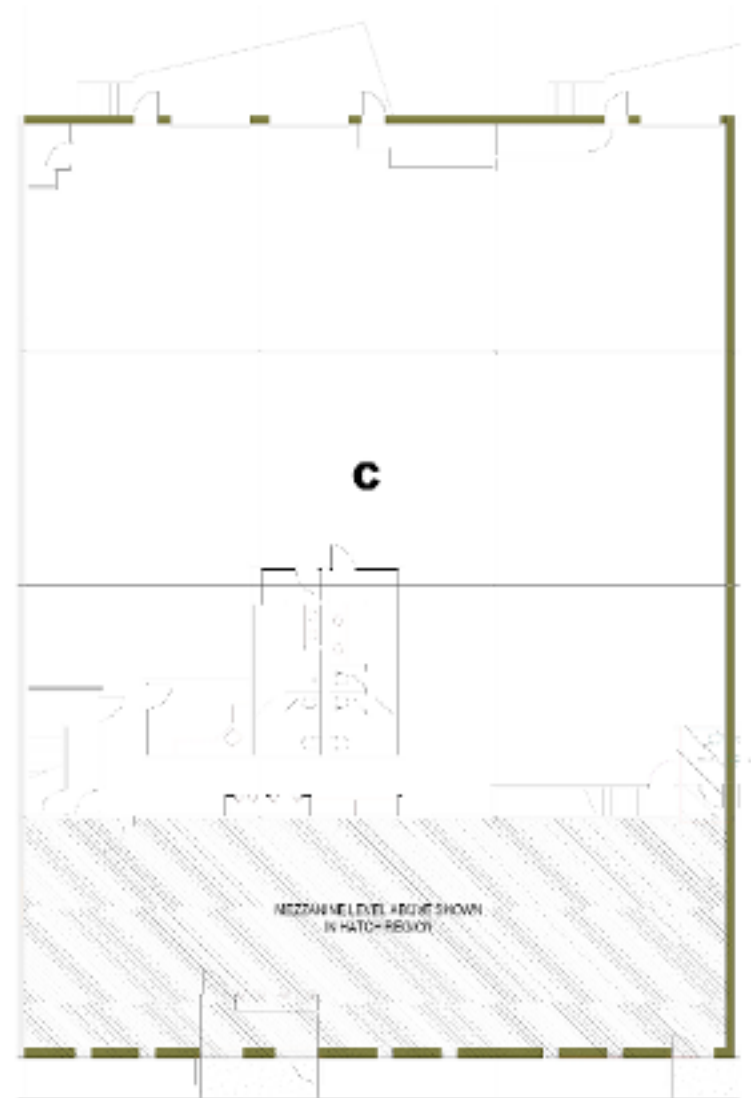
## BUILDING INFORMATION

<b>BUILDING SIZE</b>	75,207 sqft
<b>YEAR BUILT</b>	1969
<b>NET RATE</b>	\$5.00
<b>CAM/TAXES</b>	\$5.70 PSF
<b>VACANCY</b>	
<b>SUITE 7427</b>	2,625 sqft Office 7,627 sqft Warehouse 10,252 sqft Total  *2625 sqft Mezzanine Office not included in rent
<b>LOADING DOCK</b>	3 "sawtooth" Loading Docks
<b>CLEAR HEIGHT</b>	18 feet



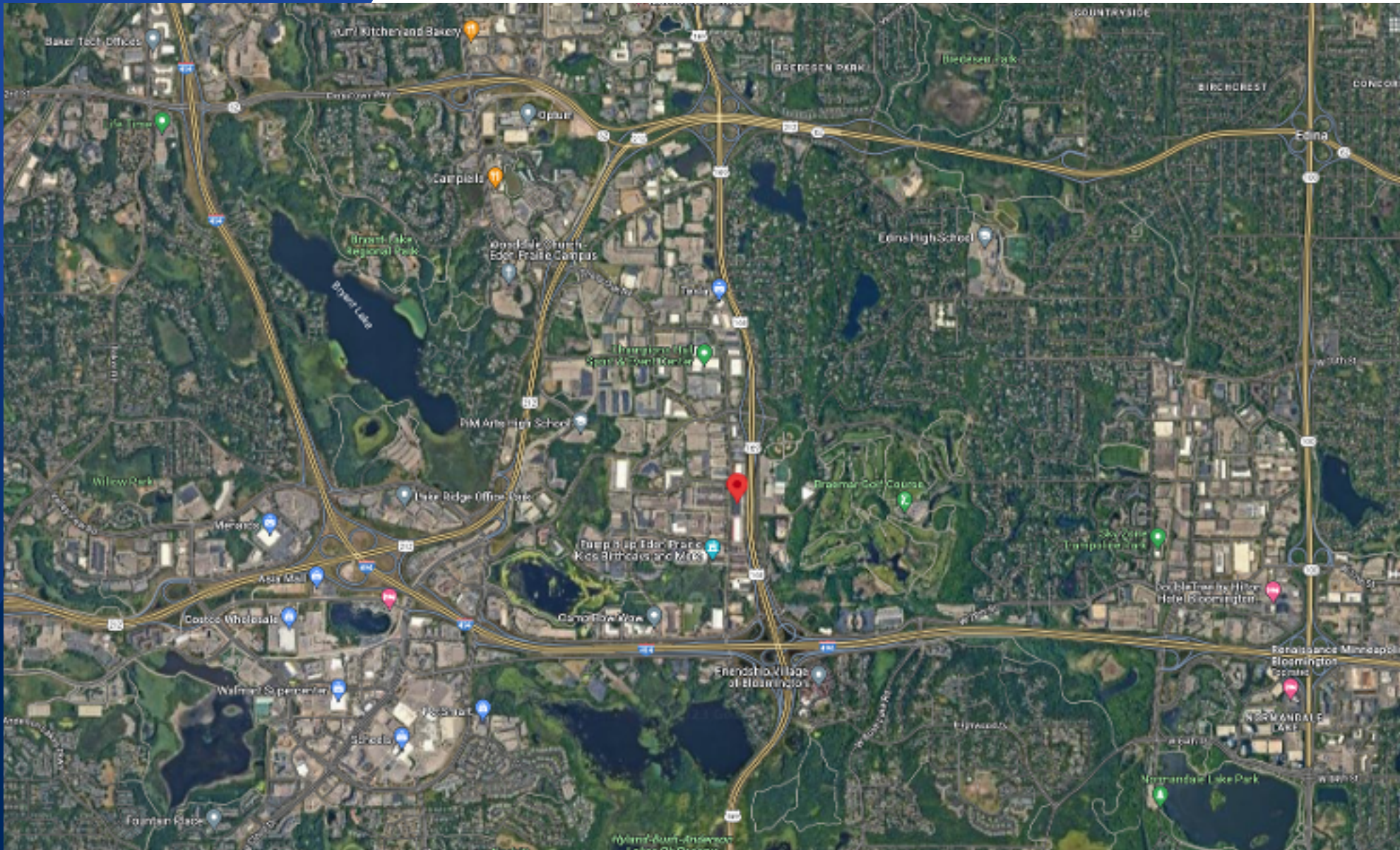
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C - Vacant: 10,252 sf Overall Main Floor - 2,625 sf Mezzanine level





# 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

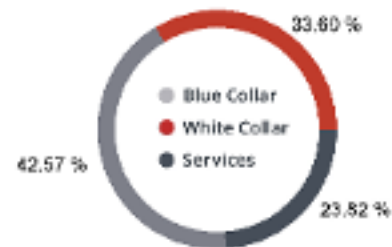
**\$77,667**

## 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 %**

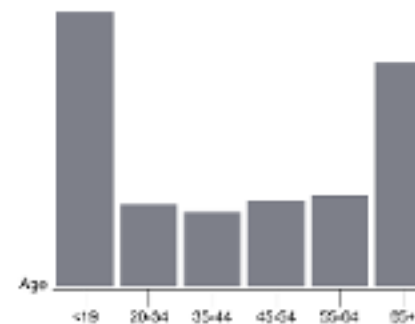
Bachelors: **53.77 %**

## GENDER & AGE

**48.18 %**



**51.82 %**



## RACE & ETHNICITY

White: **91.40 %**

Asian: **3.61 %**

Native American: **0.03 %**

Pacific Islanders: **0.00 %**

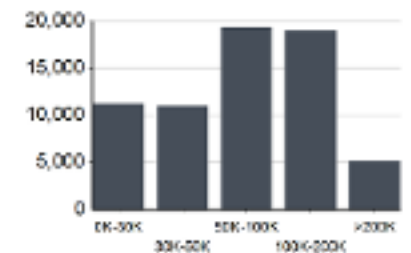
African-American: **1.60 %**

Hispanic: **1.90 %**

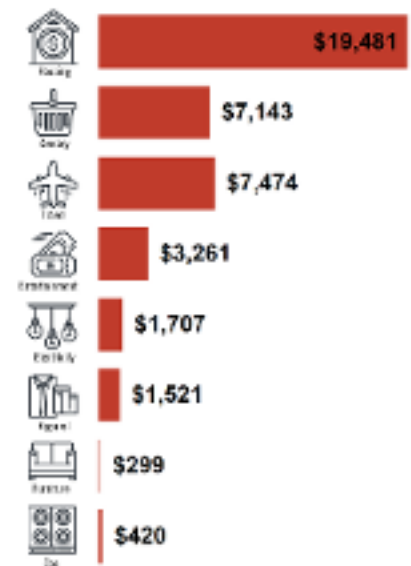
Two or More Races: **1.47 %**



## INCOME BY HOUSEHOLD



## HH SPENDING



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# CONTACT



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**RE/MAX RESULTS**

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