



7600-7682 Executive Dr, Eden Prairie

# Edenvale Tech For Lease

Spaces Available 4,157 – 41,100 SF

- Close to retail, restaurants, shopping, and entertainment
- Easy access to I-494, US-212, and Hwy 5
- High-image building with great glass lines
- Ample parking for high finish office/tech tenants

Accelerating success.

Up to  
**41,100**  
SF Available

**Joe Owen, CCIM, SIOR**  
Executive Vice President  
+1 952 897 7888  
[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

**Corbin Chapman**  
Vice President  
+1 952 374 5811  
[corbin.chapman@colliers.com](mailto:corbin.chapman@colliers.com)

**George Brekke**  
Associate  
+1 952 225 4211  
[george.brekke@colliers.com](mailto:george.brekke@colliers.com)



# Highlights

## Property Facts

Address	7600-7682 Executive Dr, Eden Prairie, MN
Building Size	112,332 SF (combined two buildings)
Site Area	9.77 acres
Year Built	1986
Clear Height	14'
Available: Suite 7664	3,270 SF Office 887 SF Warehouse <b>4,157 SF Total</b> • 1 dock door
Available: Suite 7654	17,373 SF Office 3,960 SF Warehouse <b>21,333 SF Total (divisible to approx. 10,000 SF)</b> • 2 dock doors
Available: Suites 7650-7664	24,496 SF Office 5,501 SF Warehouse <b>29,997 SF Total (divisible to approx. 10,000 SF)</b> • 4 dock doors
Available: Suite 7670	4,567 SF Office 6,536 SF Warehouse <b>11,103 SF Total</b> • 2 dock doors
<b>Total Available:</b>	29,063 SF Office 12,037 SF Warehouse <b>41,100 SF Total</b> • 6 dock doors
Lease Rates	Negotiable
2025 Est. CAM/Tax	\$6.65 PSF

## Features



3.96/1,000  
parking ratio



Nearby retail,  
restaurants



High-image  
finishes



Quick access to  
I-494, US-212



Dock & drive-  
in loading



Flexible floor  
plans

up to **41,100**  
square feet available

## Location

Eden Prairie is conveniently located with connections to major highways, including I-494, US-212, US-169, MN-62, and MN-5.



# Site Plan





# Site Aerial



Suite 7650-7670  
4,157 – 41,100 SF



# Floor Plan Suite 7670

## Suite 7670

5,749 SF Total

- 1 dock door

## Suite 7676

5,354 SF Total

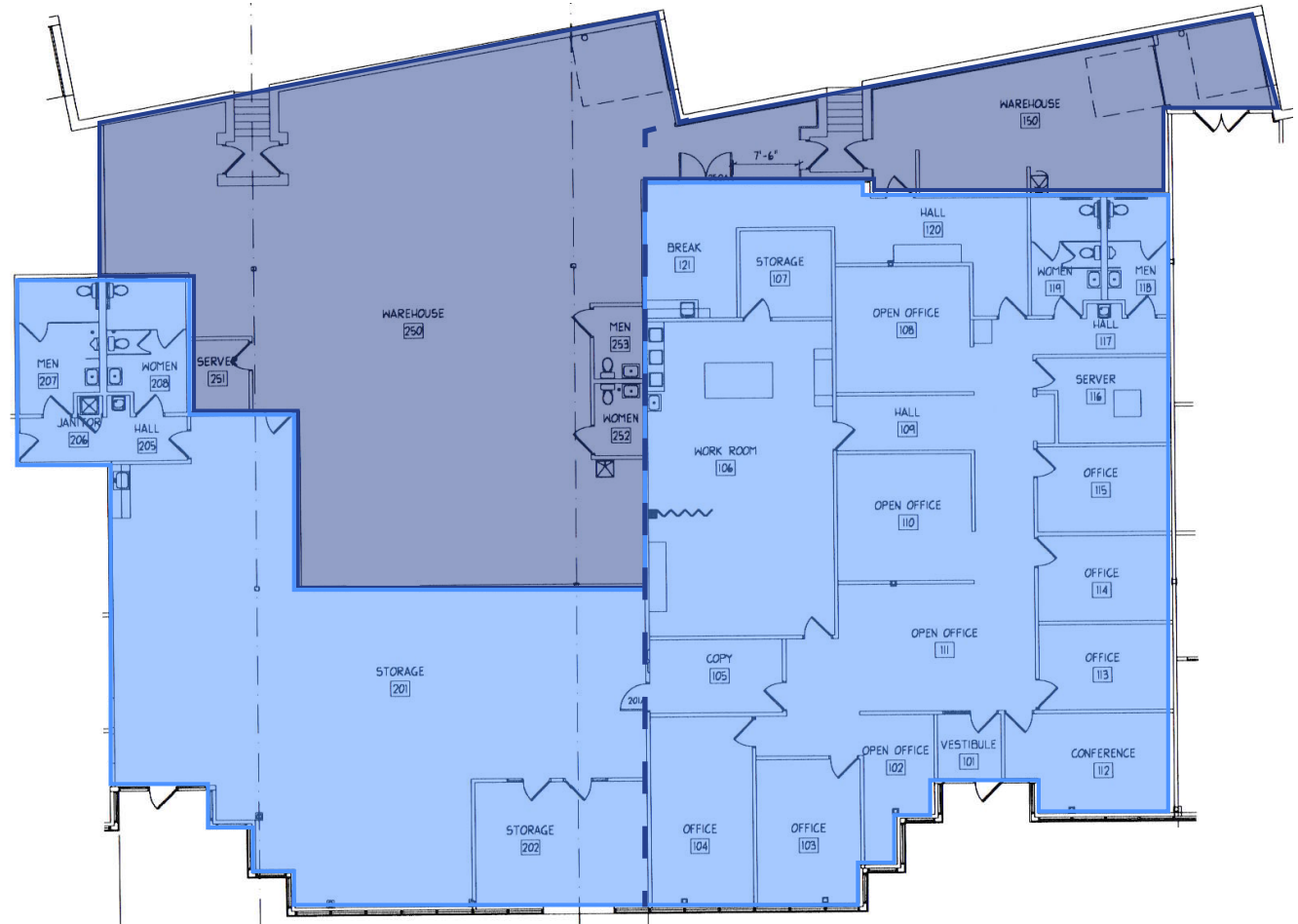
- 1 dock door

## Suite 7670

- 4,567 SF Office
- 6,536 SF Warehouse

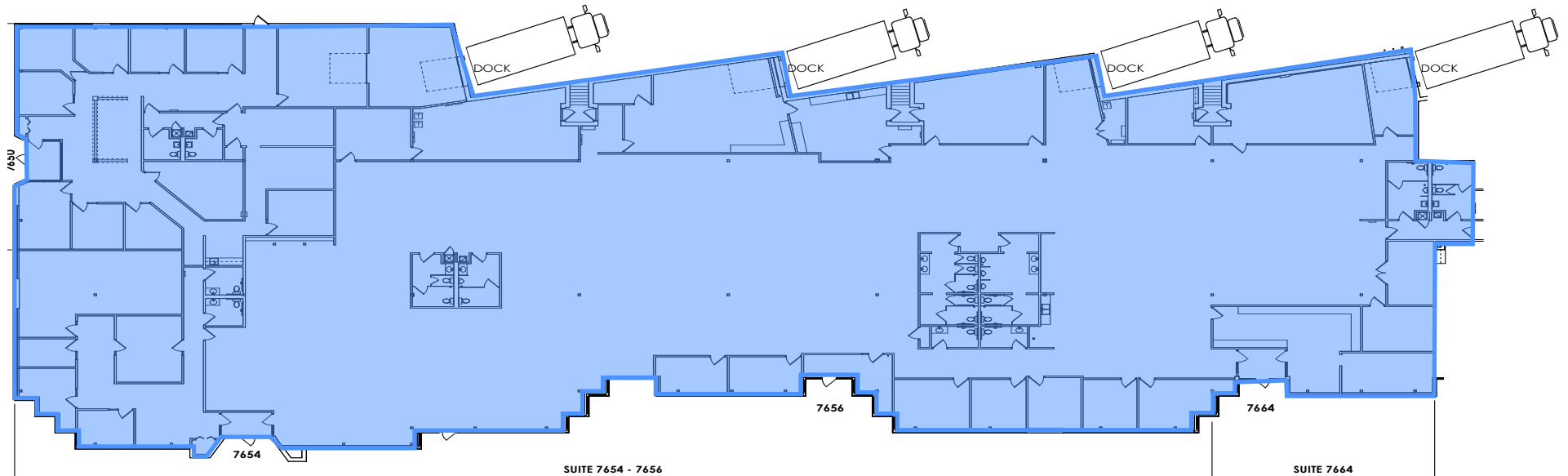
11,103 SF Total

- 2 dock doors



# Floor Plan

## Suites 7650-7664



### Suite 7650-7664

29,997 SF Office/Fully air-conditioned warehouse

- 4 dock doors
- Space is divisible per tenant request





**Joe Owen CCIM, SIOR**  
Executive Vice President  
+1 952 897 7888  
joe.owen@colliers.com

**Corbin Chapman**  
Vice President  
+1 952 374 5811  
corbin.chapman@colliers.com

**George Brekke**  
Associate  
+1 952 225 4211  
george.brekke@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement Colliers International MN, LLC