



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

Up to

41,100
SF Available

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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 <u>887 SF Warehouse</u> 4,157 SF Total • 1 dock door
Available: Suite 7654	17,373 SF Office <u>3,960 SF Warehouse</u> 21,333 SF Total (divisible to approx. 10,000 SF) • 2 dock doors
Available: Suites 7650-7664	24,496 SF Office <u>5,501 SF Warehouse</u> 29,997 SF Total (divisible to approx. 10,000 SF) • 4 dock doors
Available: Suite 7670	4,567 SF Office <u>6,536 SF Warehouse</u> 11,103 SF Total • 2 dock doors
Total Available:	29,063 SF Office <u>12,037 SF Warehouse</u> 41,100 SF Total • 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



Floor Plan Suite 7670

Suite 7670

- 4,567 SF Office
- 6,536 SF Warehouse
- 11,103 SF Total**
- 2 dock doors

Suite 7670

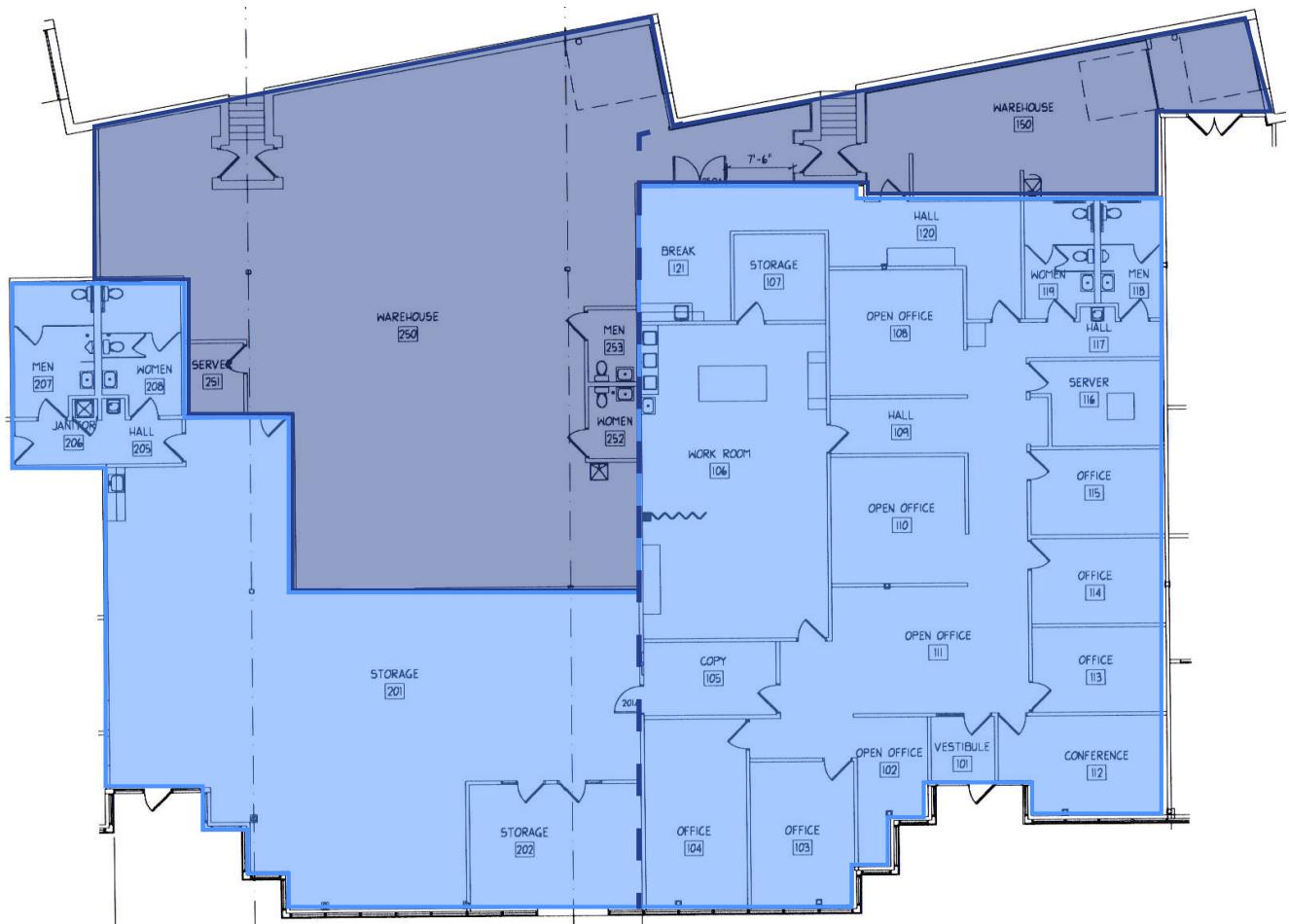
5,749 SF Total

- 1 dock door

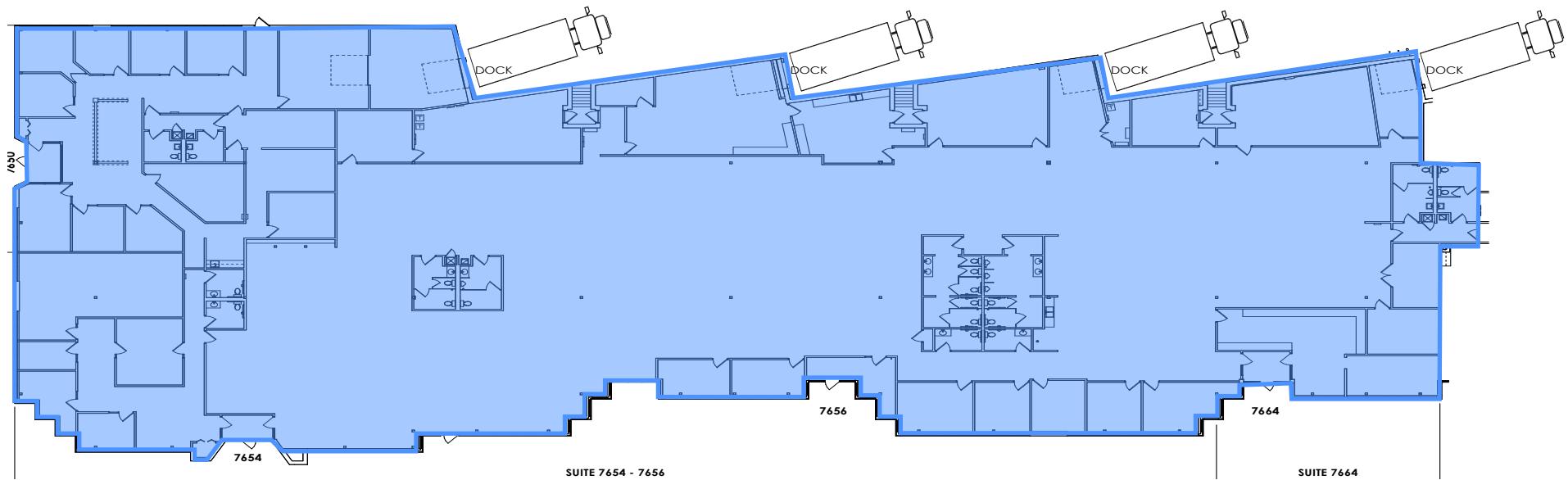
Suite 7676

5,354 SF Total

- 1 dock door



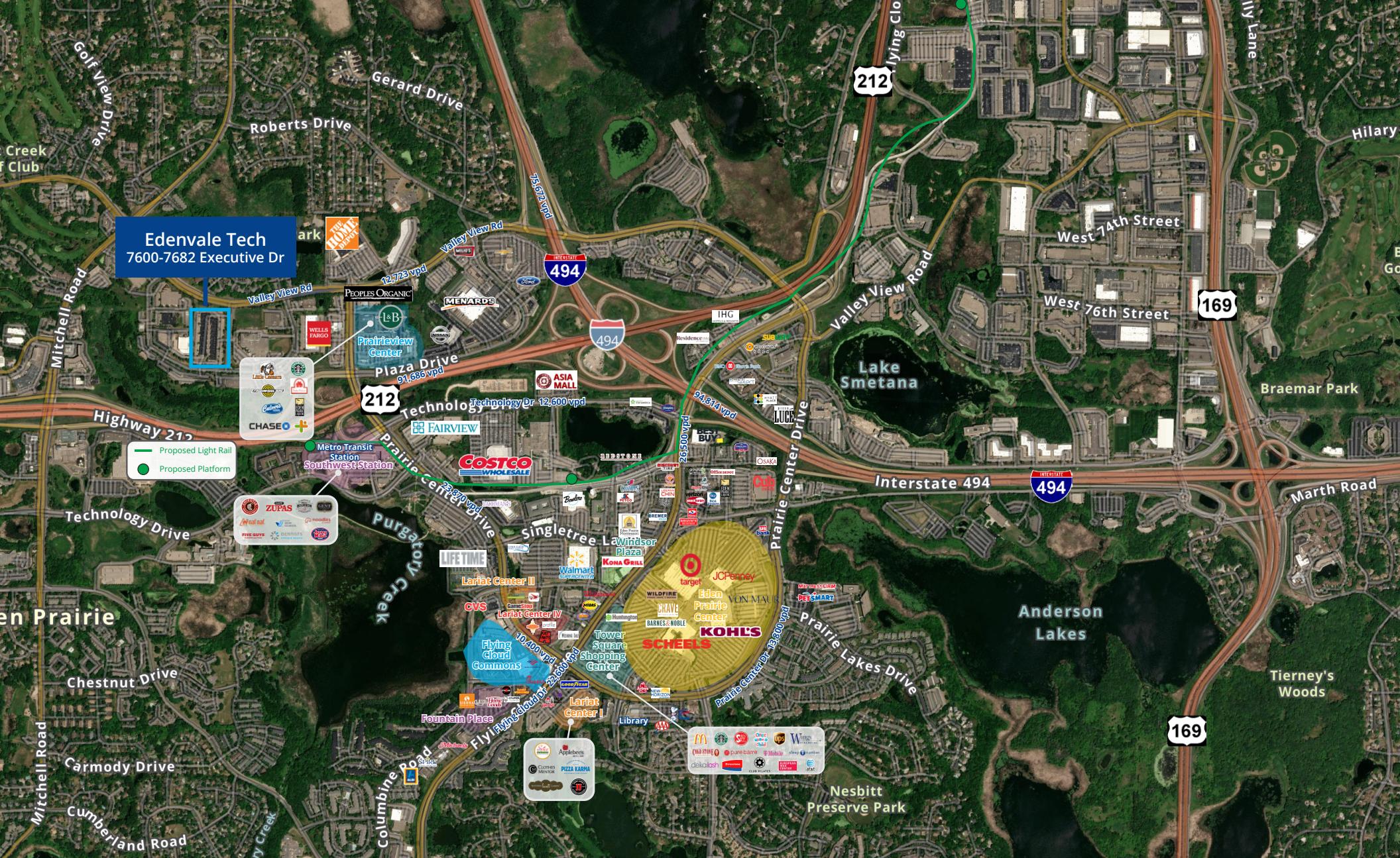
Floor Plan Suites 7650-7664



Suite 7650-7664

29,997 SF Office/Fully air-conditioned
warehouse

- 4 dock doors
- Space is divisible per tenant request



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