

Eden Prairie | MN 55344
6811—6843 Washington Ave. S.

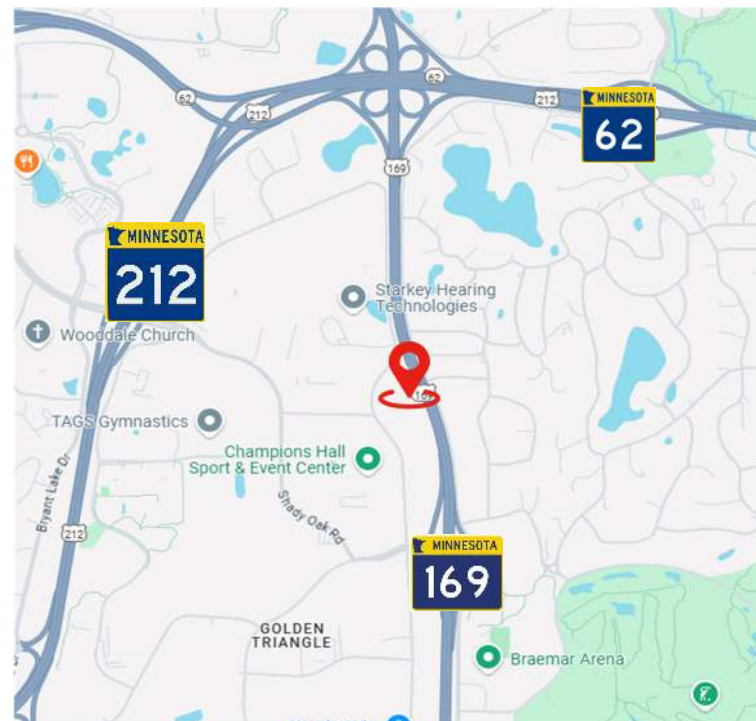


For Lease



PROPERTY DESCRIPTION

- 26,443 SF multi-tenant, office/warehouse building
- 13' clear height
- 3 Docks 2 drive-in loading
- Newer membrane roof
- Ample parking
- Power 120/208 1,200 A—3 phase
- New LED lighting
- Outside fenced storage
- Near many area retail, restaurants, and amenities
- Convenient access to Hwy-169, Hwy 62, Hwy 494 and Hwy 212
- Zoned Industrial Preferred



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

Mike Morrone
952-836-6309
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AVAILABLE FOR LEASE

SUITE 6811: DIVISIBLE

- 12,245 total square feet
 - 3,668 SF of office
 - 8,577 SF of warehouse
- 2 docks (8'x10')
- 1 drive-in (8'x10')
- 13' clear height

NET LEASING RATES

\$10.50 PSF for Office

\$6.50 PSF for Warehouse

2025 ESTIMATED TAX AND CAM

\$2.88 PSF for Tax

\$1.19 PSF for CAM

\$4.07 TOTAL PSF

FENCED OUTSIDE STORAGE

5,400 square feet

\$2.00 per square foot or \$900 per month

Outside Storage Can Be Leased Separate

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	EST Tax & CAM PSF	EST Tax & Cam/ Month	Total/Month
6811	12,245	3,668	8,577	\$10.50	\$6.50	\$7,855	\$4.07	\$4,153	\$12,008
Outside	5,400 sf	-	-	-	\$2.00	-	-	-	\$900

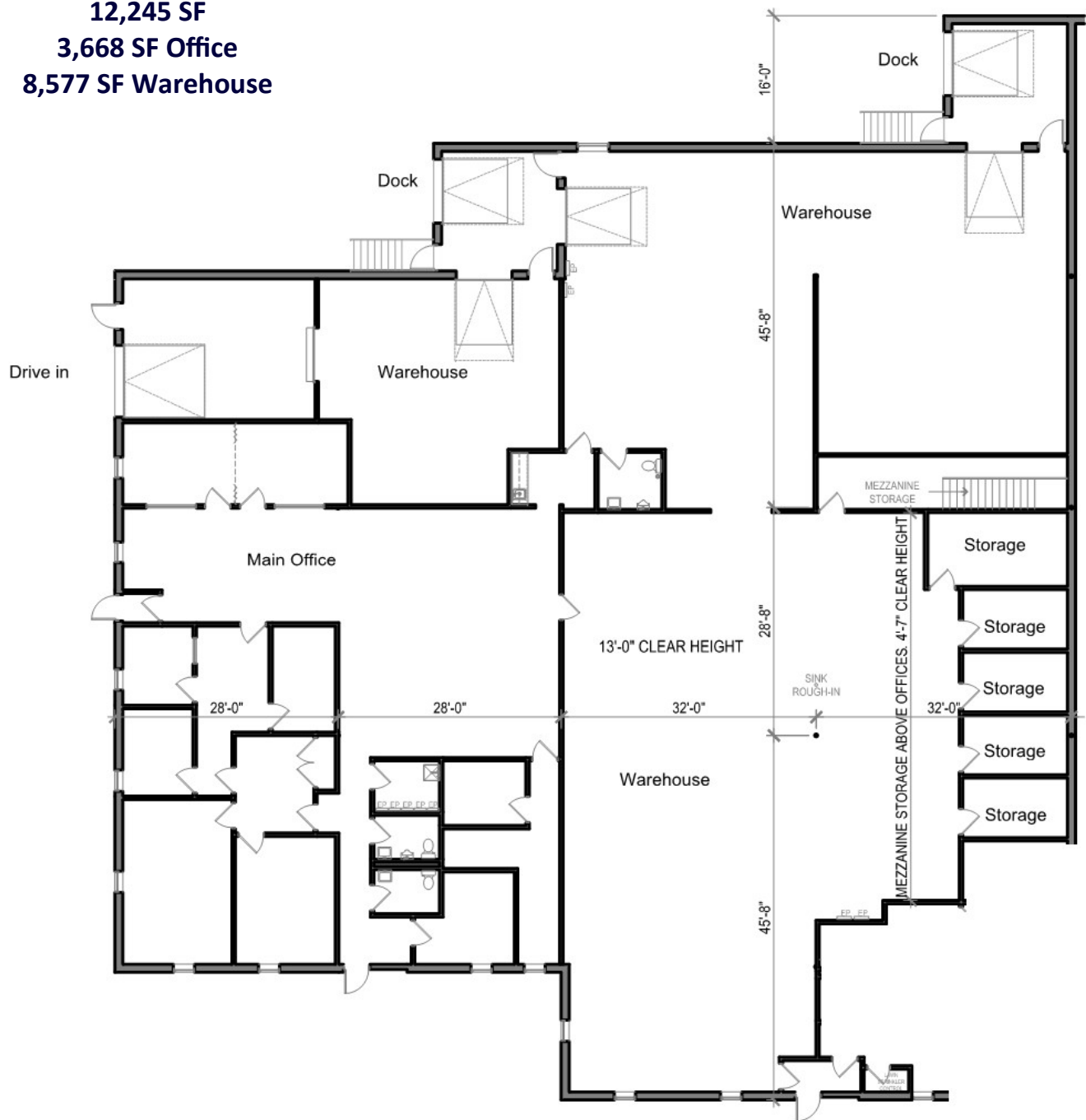


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Available
Suite 6811
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8,577 SF Warehouse



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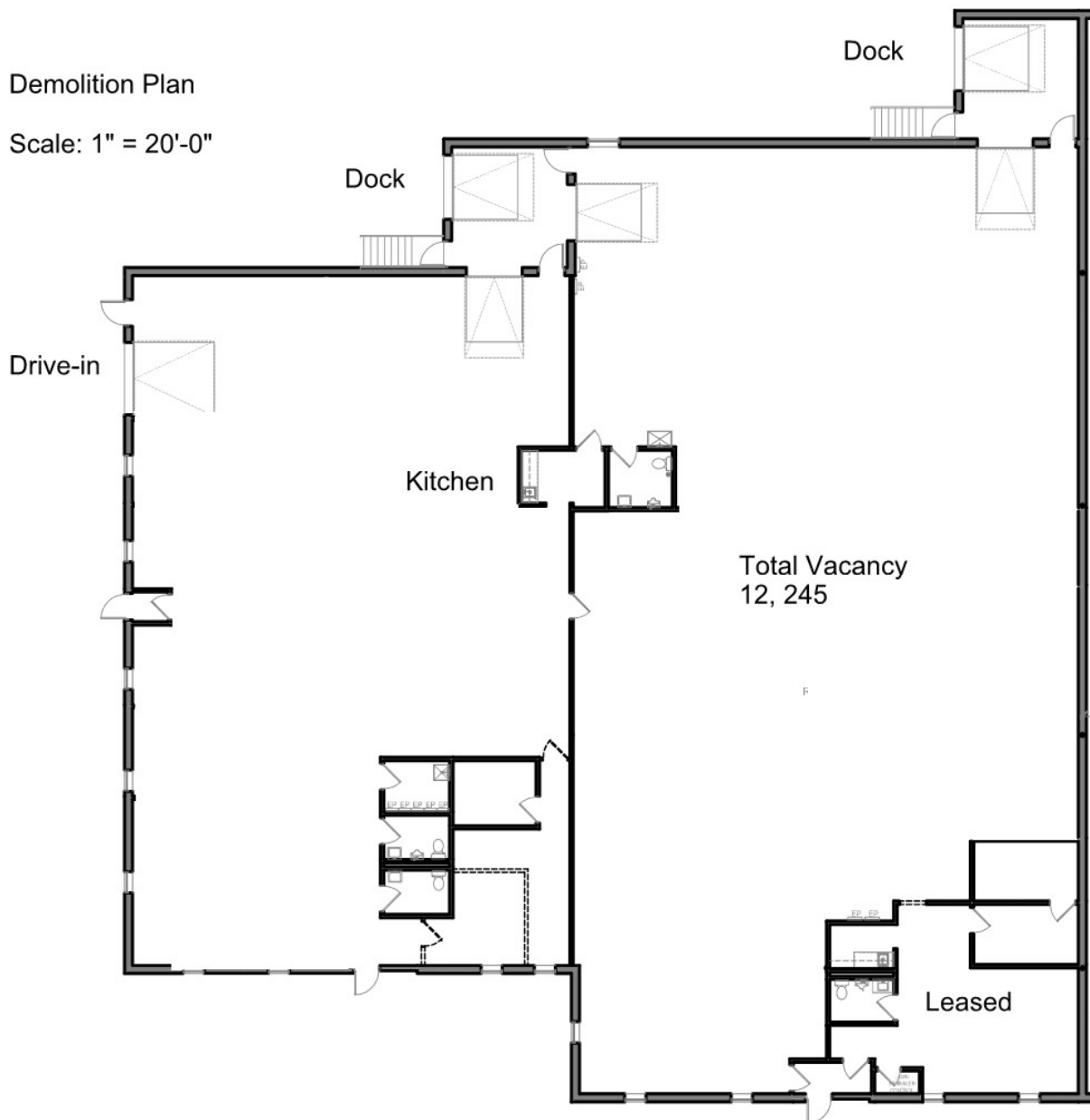
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Demolition Plan

Scale: 1" = 20'-0"



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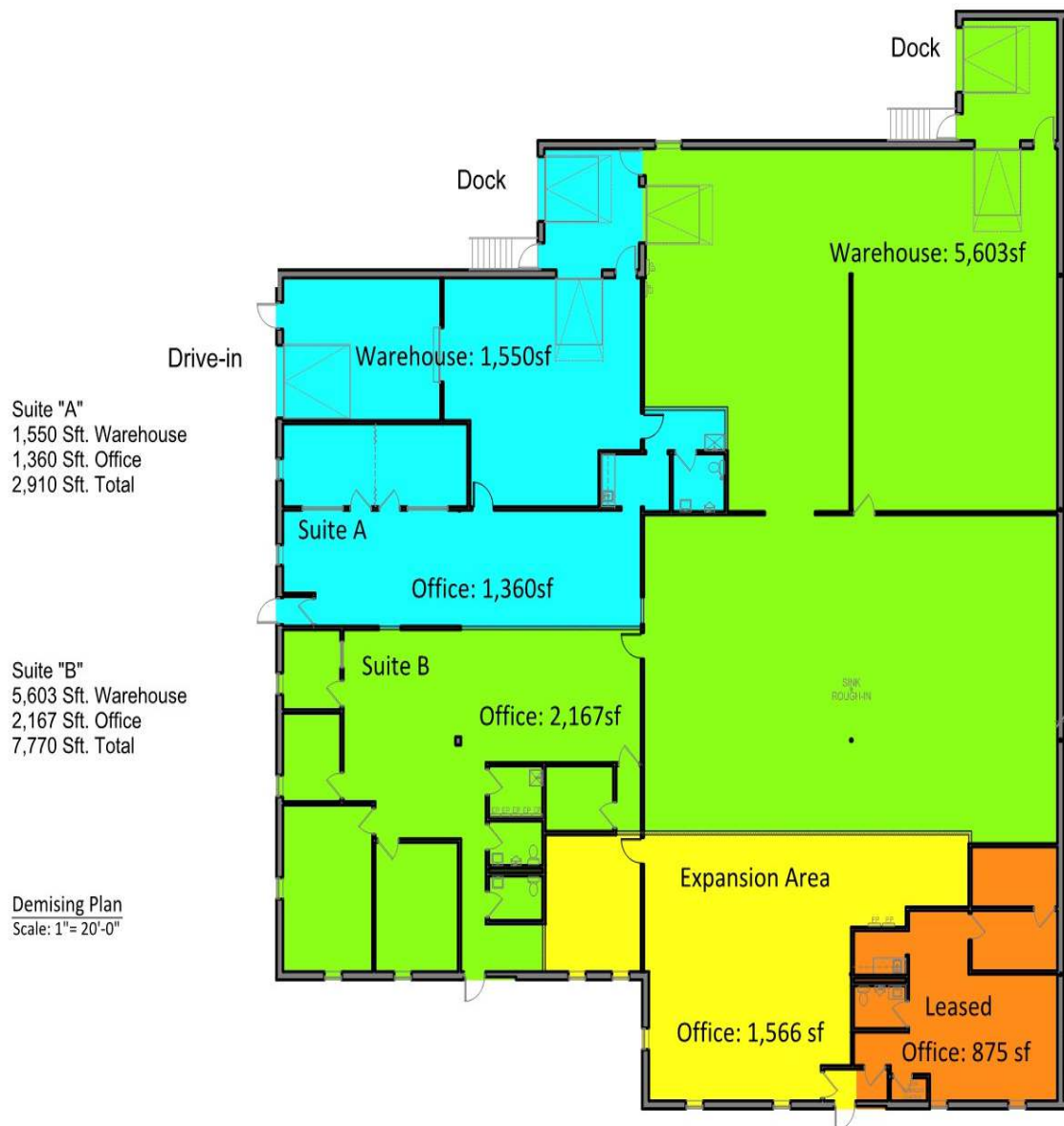


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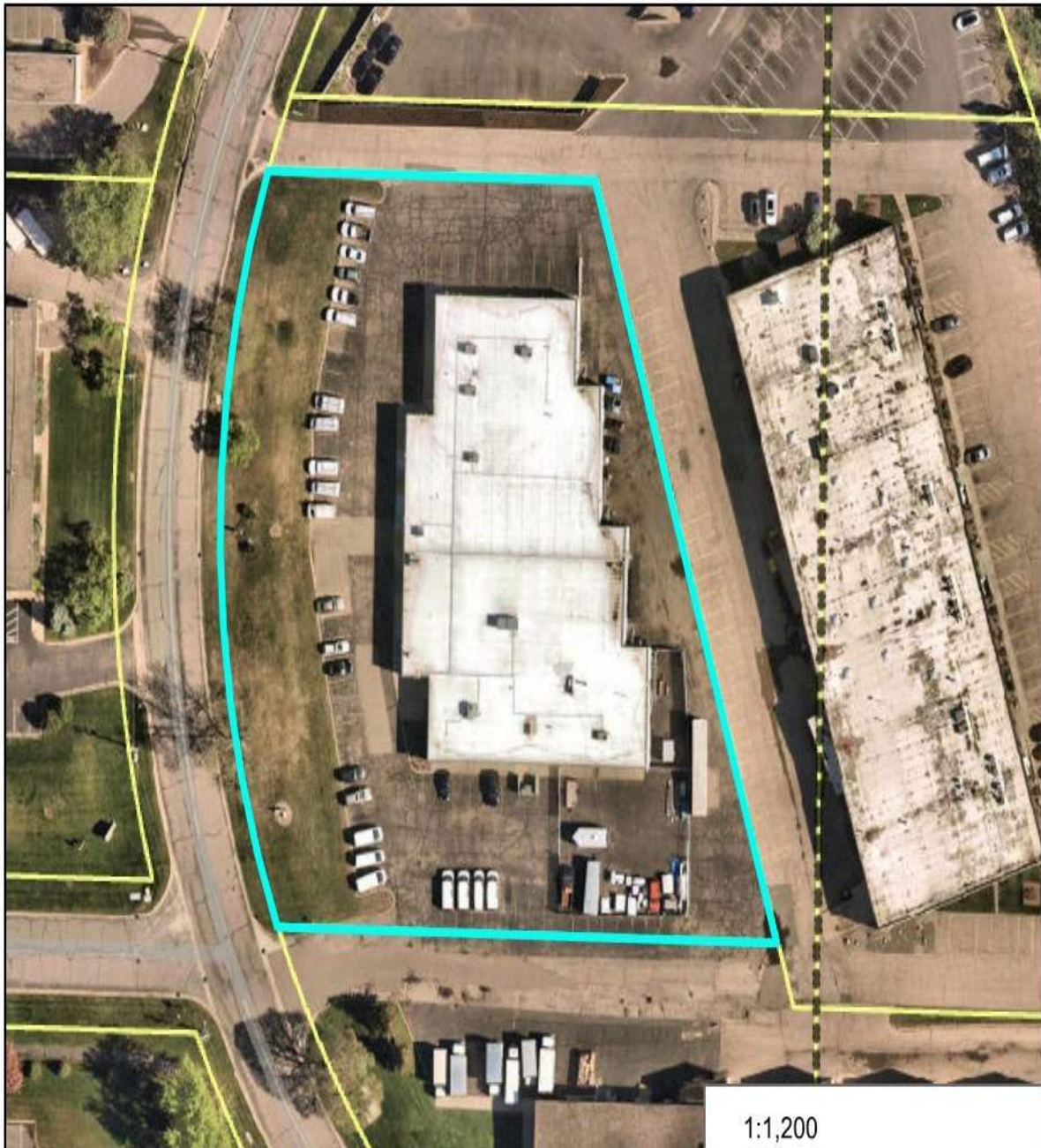


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Hennepin County Property Map

Date: 2/18/2025



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Outside Storage



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