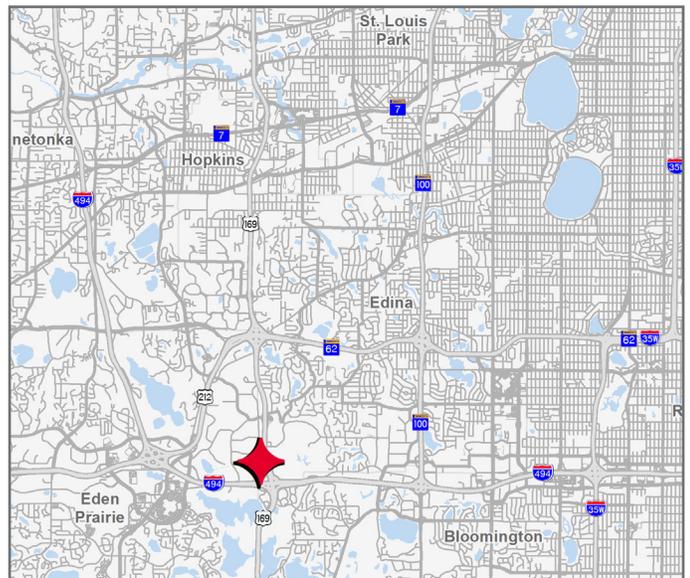




4,959 - 5,083 SF AVAILABLE

Property Highlights

- Fantastic location in the Golden Triangle
- Many area amenities
- Great access to Hwy 169 and 494
- Fully sprinklered
- Weather protected truck court
- Covered loading
- Ample parking

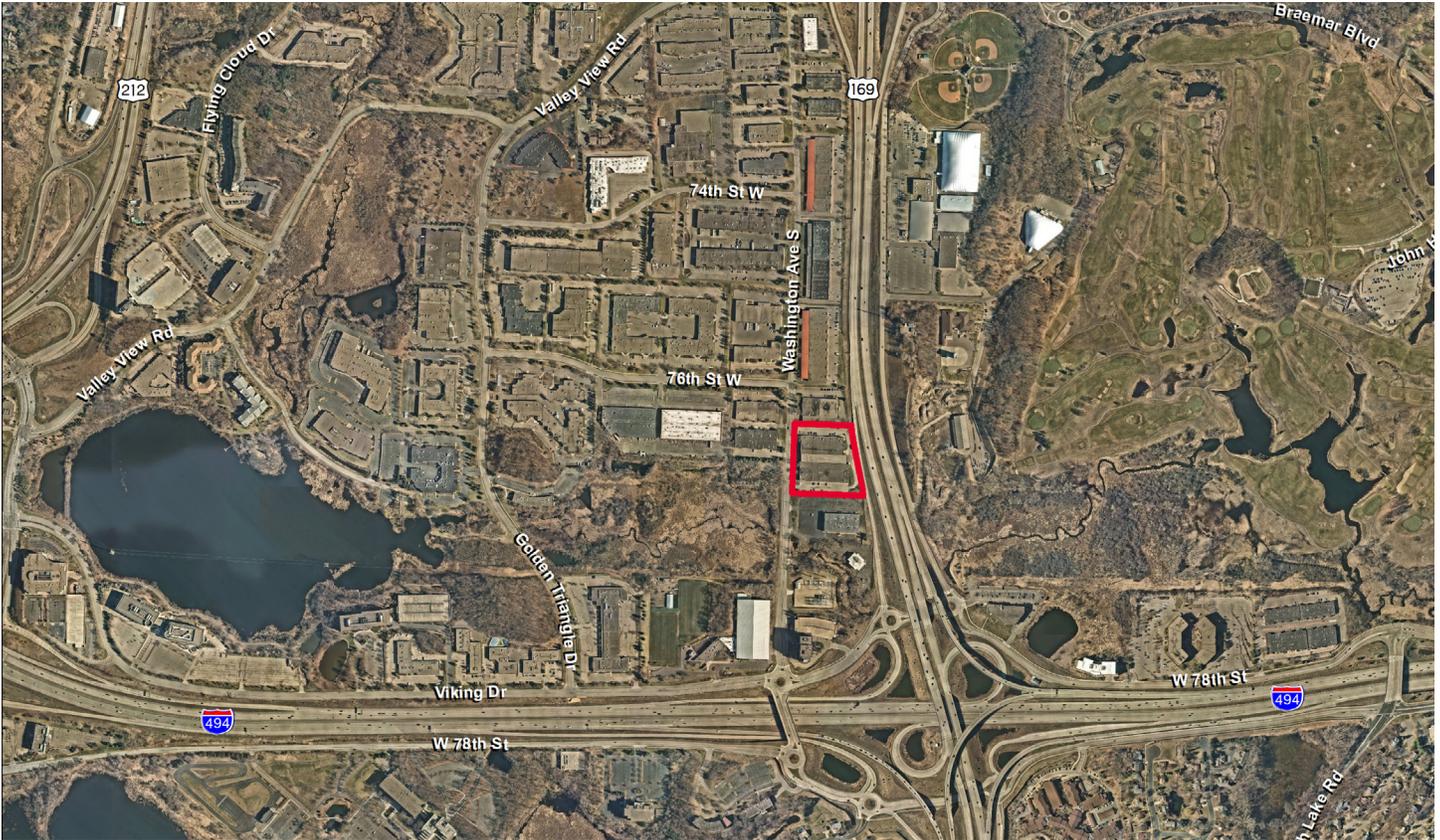


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Property Highlights

Building Size	77,500 SF	Fire Protection	Fully sprinklered
Year Built	1971	Lease Rates	Negotiable
Clear Height	18'	Total Tax/CAM	\$4.90 PSF (2025)

Space Available

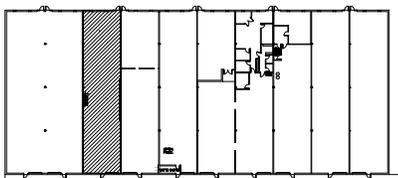
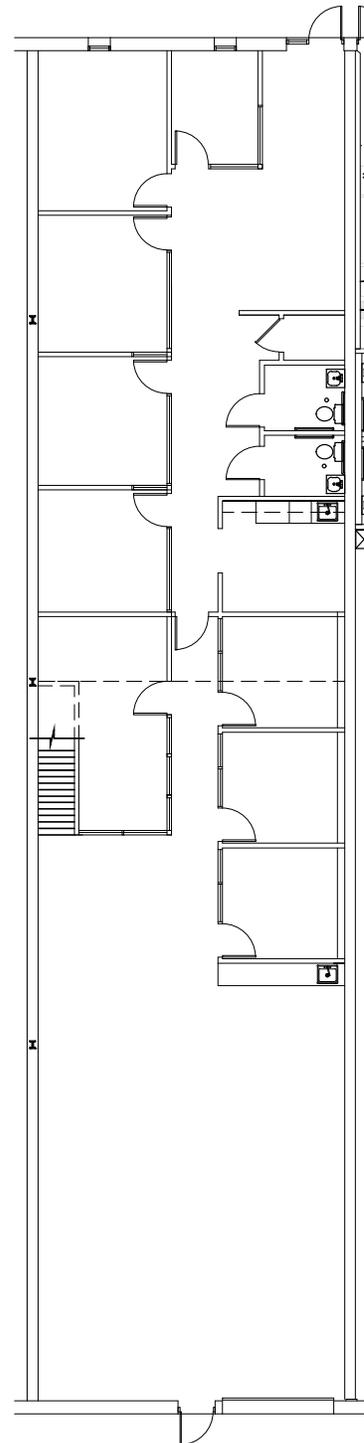
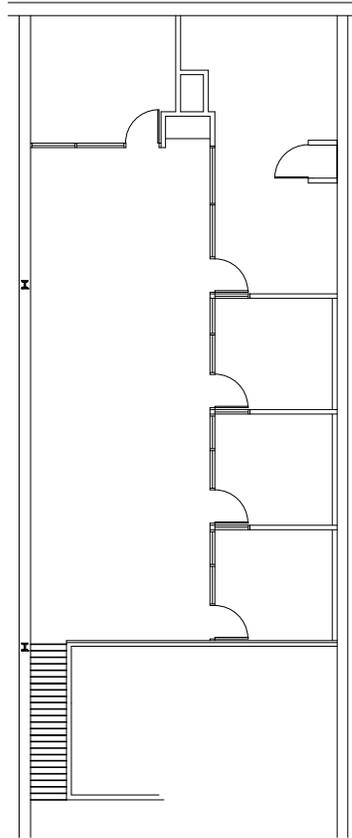
Suite	Total	Office	Mezzanine Office
7655	4,959 SF	3,479 SF	1,480 SF

Suite	Total	Warehouse	Office	2nd Level Office	Loading
7685	5,083 SF	1,875 SF	1,604 SF	1,604 SF	1 dock

Suite 7655

1,480 SF Mezzanine Office
3,479 SF Office

4,959 SF Total



Suite 7685

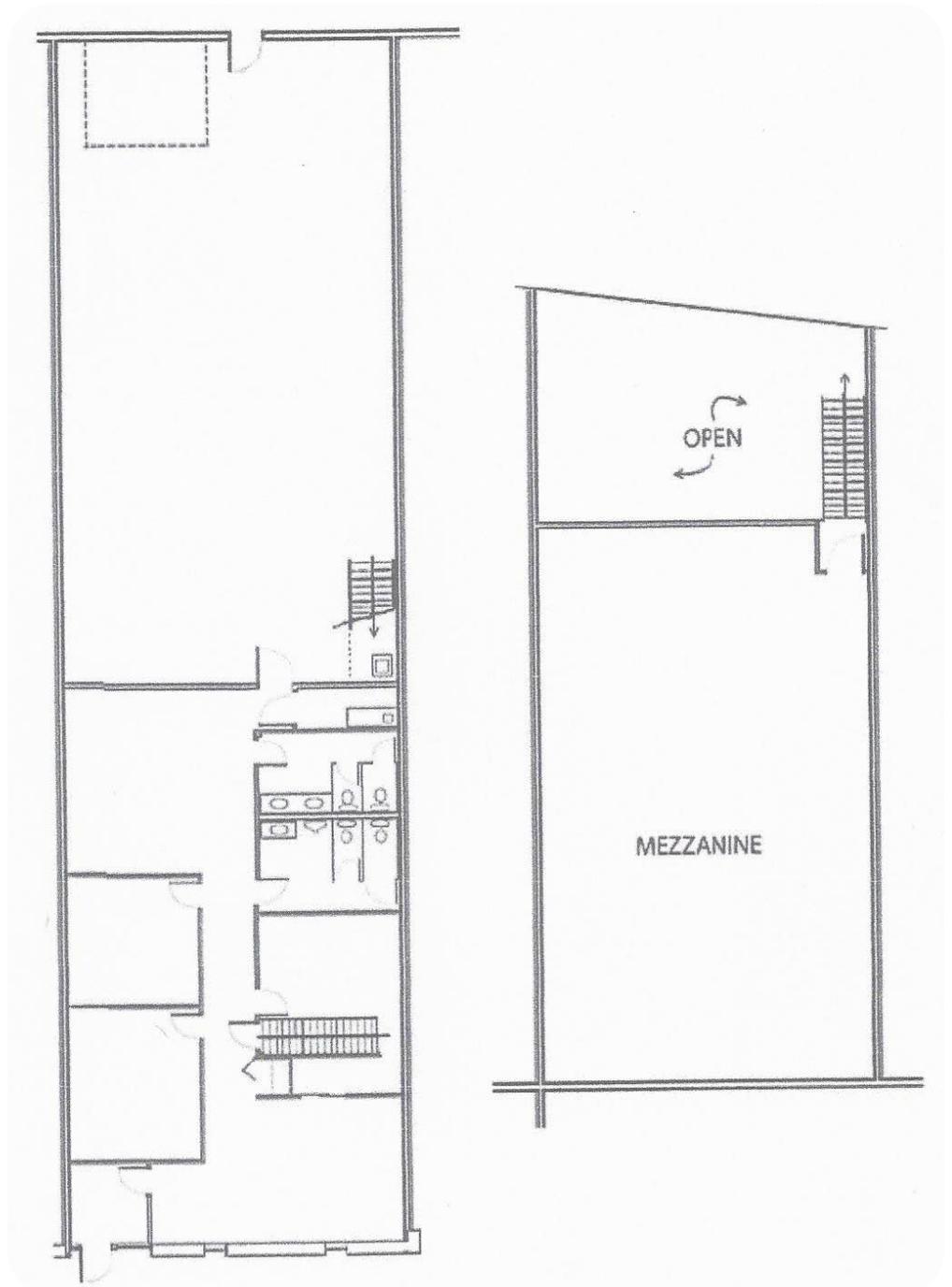
1,604 SF Office

1,604 SF 2nd Level Office

1,875 SF Warehouse

5,083 SF Total

1 dock

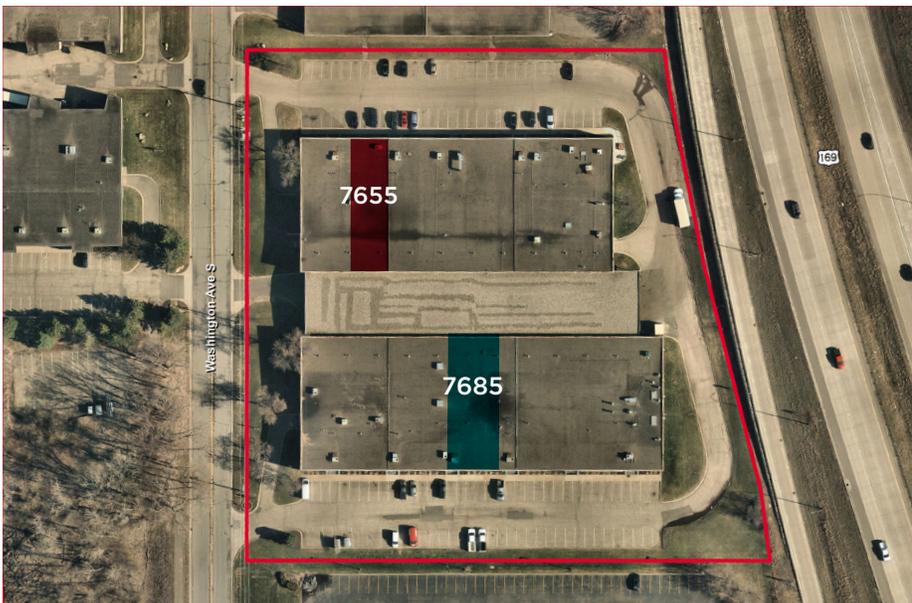




FOR LEASE

Edina Warehouse

7651-7697 Washington Ave S, Edina, MN



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