



# Northcrest I

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7501-7561 Washington Ave S  
Eden Prairie, MN

Open warehouse space with excellent  
visibility to Highway 169

- Flexible small bay space
- Excellent location in Southwest market
- Exceptional visibility to 85,000 vpd on Highway 169

Capital Partners owns 17 buildings and 1.4 million  
square feet in the Golden Triangle, which provides  
flexibility for tenants as their businesses grow.

Owned by:



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their own due diligence and verification.

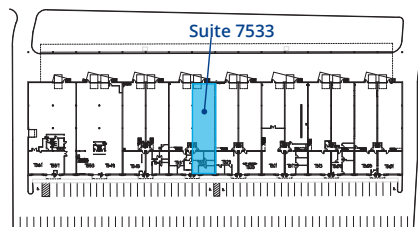
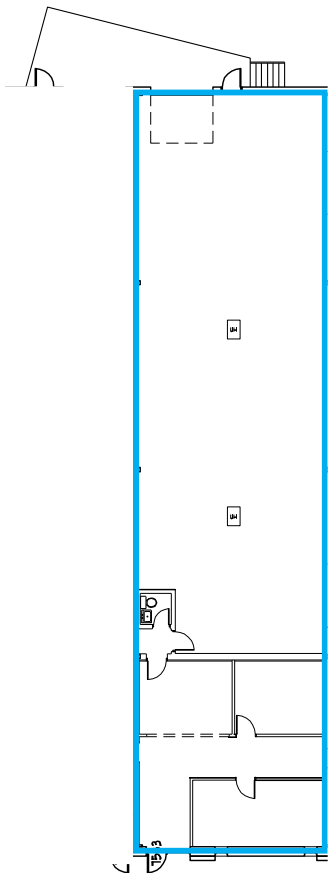
# For Lease

## Building Information

|  |   |          |  |
|--|---|----------|--|
| Address:   | 7501-7561 Washington Avenue S<br>Eden Prairie, MN |          |  |
| Clear Height   | 18'   |          |  |
| Parking  | 1.75/1,000 SF parking ratio                       |          |  |
| Currently Available:<br><b>Suite 7533</b><br><b>Available 3/1/2023</b> | Office  | 997 SF   |  |
|  | Warehouse   | 2,786 SF |  |
|  | Total   | 3,783 SF |  |
| Loading  | One dock door                                     |          |  |
| Net Lease Rate   | \$12.00 PSF office<br>\$6.00 PSF warehouse        |          |  |
| Est. CAM & Tax (2023)  | \$1.70 PSF CAM                                    |          |  |
|  | \$2.27 PSF Tax                                    |          |  |
|  | <u>\$3.97 PSF Total</u>                           |          |  |



## Floor Plan



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# Northcrest II

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7351-7379 Washington Ave S  
Edina, MN

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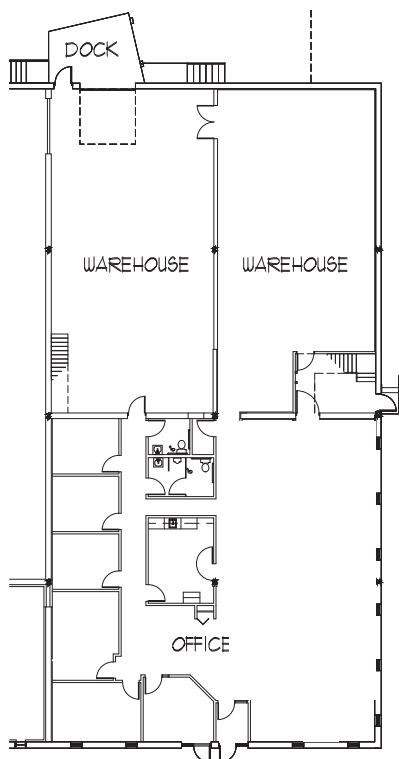
# For Lease

## Building Information

|   |  |                                 |
|---|--|---------------------------------|
| Address:                                  | 7351-7379 Washington Avenue S<br>Edina, MN |                                 |
| Clear Height                              | 18'  |                                 |
| Parking                                   | 1.75/1,000 SF parking ratio                |                                 |
| Currently Available:<br><b>Suite 7351</b> | Office                                     | 3,630 SF                        |
|   | Mezzanine/Office                           | 3,630 SF                        |
|   | Warehouse                                  | 3,585 SF                        |
|   | First Floor Total                          | 7,215 SF<br>(10,845 SF w/mezz.) |
| Loading                                   | One dock door                              |                                 |
| Net Lease Rate                            | Negotiable                                 |                                 |
| Est. CAM & Tax (2023)                     | \$3.97 PSF Total                           |                                 |



## Floor Plan



## Building Plan



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