



Northcrest II

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7351-7379 Washington Ave S
Edina, 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, a local landlord, owns a large portion
of square footage in the Golden Triangle area, providing
flexibility for tenants as their businesses grow.

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Owned by:



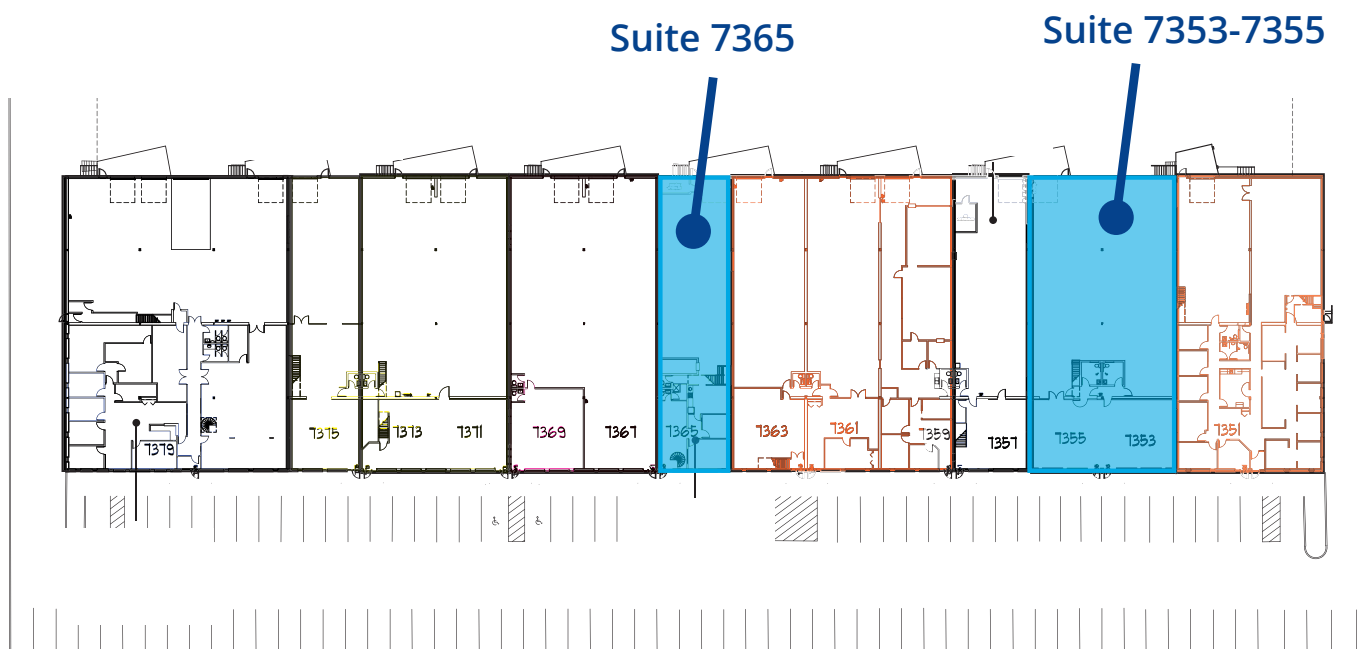
For Lease

Building Information

Address:	7351-7379 Washington Avenue S Edina, MN	
Clear Height	18'	
Parking	1.75/1,000 SF parking ratio	
Currently Available: Suite 7365	First Floor Total - One dock door	3,600 SF
Currently Available: Suite 7353-7355	Office	2,111 SF
	Warehouse	5,089 SF
	First Floor Total	7,200 SF
Loading	One dock door	
Net Lease Rate	Negotiable	
Est. CAM & Tax (2025)	\$4.51 PSF Total	



Building Plan

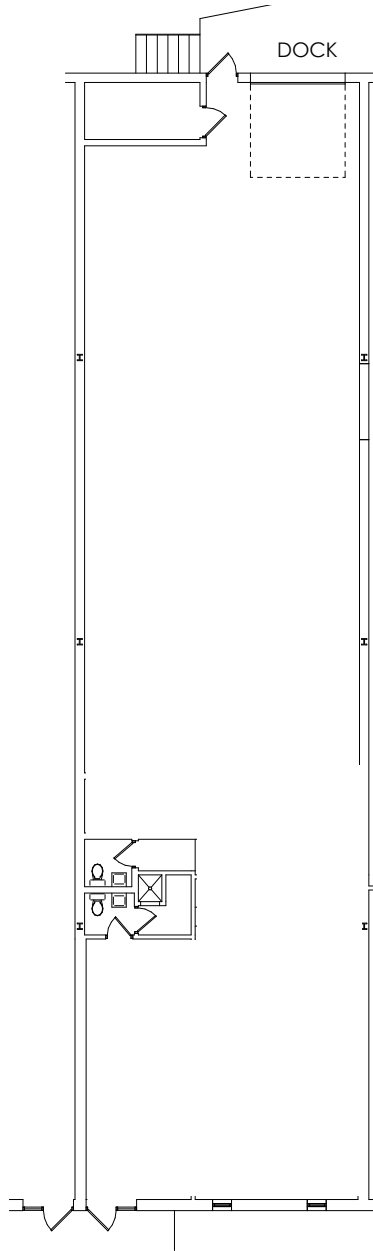


Floor Plan

Suite 7365

3,600 SF Total Warehouse

- BTS Office
- Brand New Restrooms



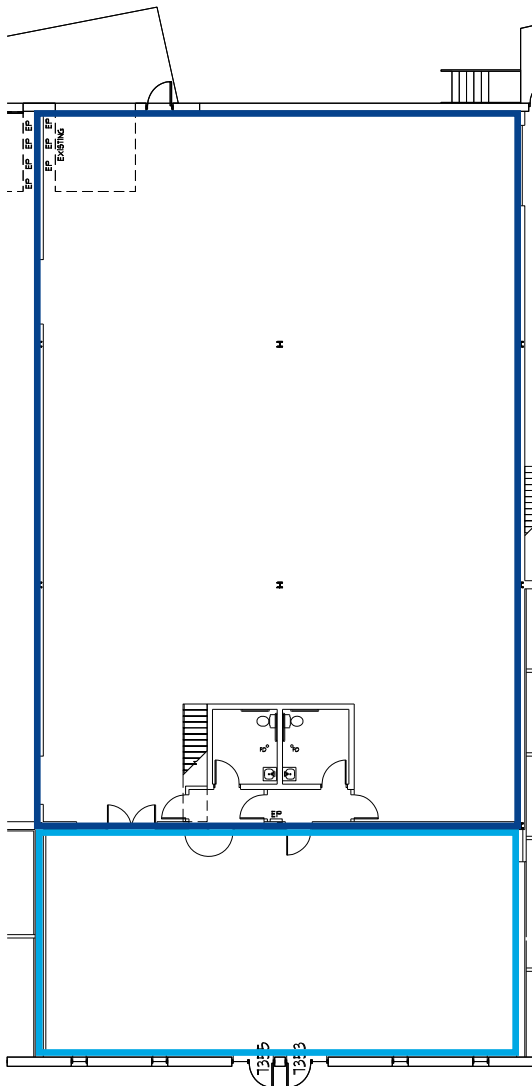
*Restroom layout on plan not to scale.



Floor Plan

Suite 7353-7355
7,200 SF Total

-  2,111 SF Office
-  5,089 SF Warehouse





Contact

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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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