



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:



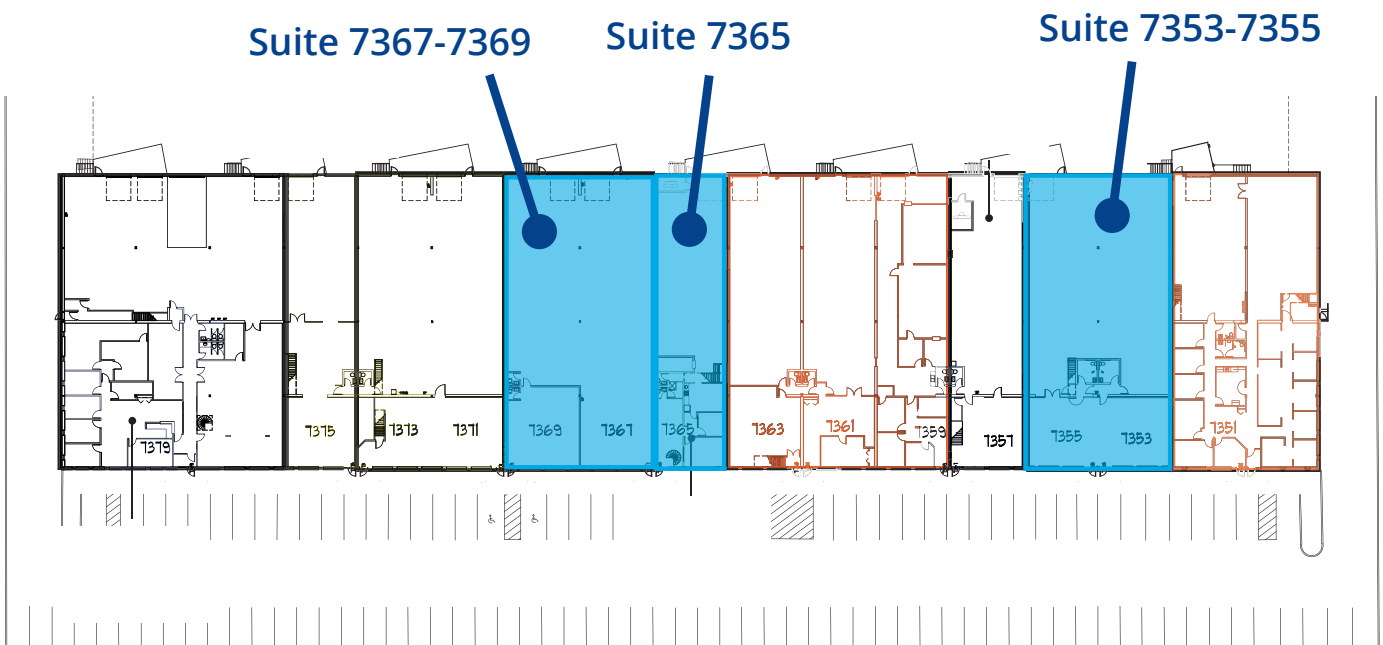
For Lease

Building Information

Address:	7351-7379 Washington Avenue S Edina, MN	
Clear Height	18'	
Parking	1.75/1,000 SF parking ratio	
Available 1/1/2027: Suite 7367-7369	First Floor Total • Two dock doors	7,200 SF
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 (2026)	\$5.64 PSF Total	



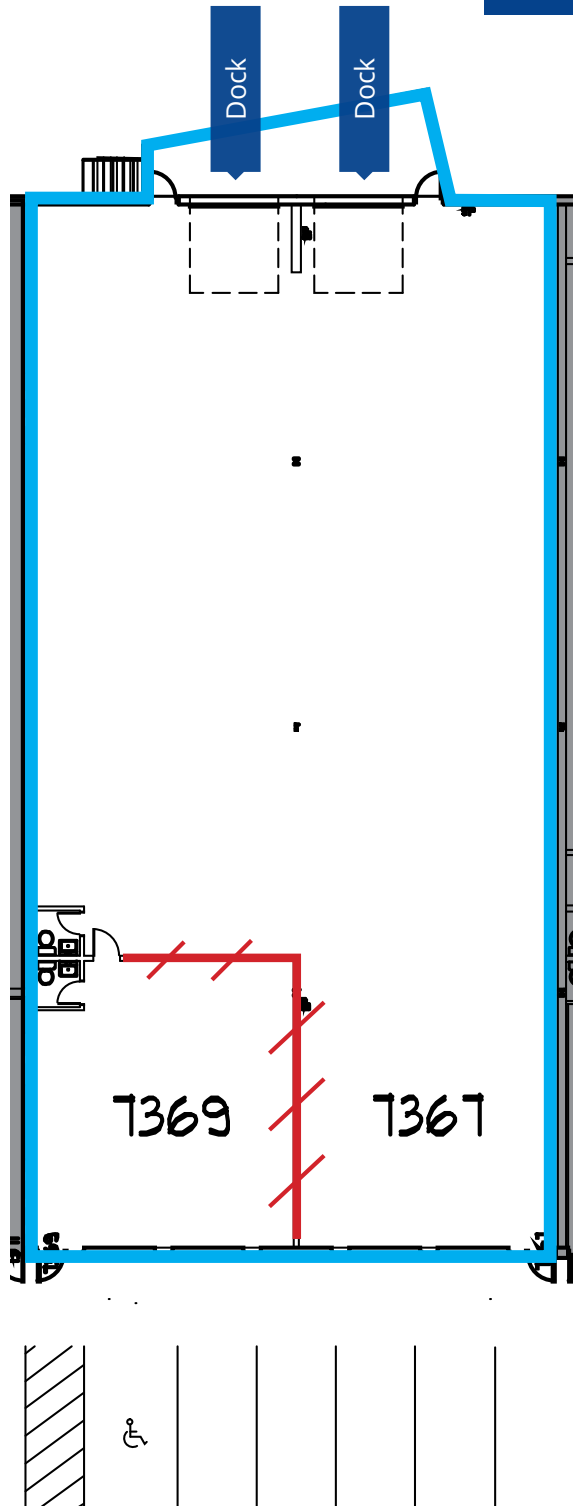
Building Plan



Floor Plan

Suite 7367-7369
7,200 SF Total

 7,200 SF Warehouse*



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Floor Plan

Suite 7365 3,600 SF Total

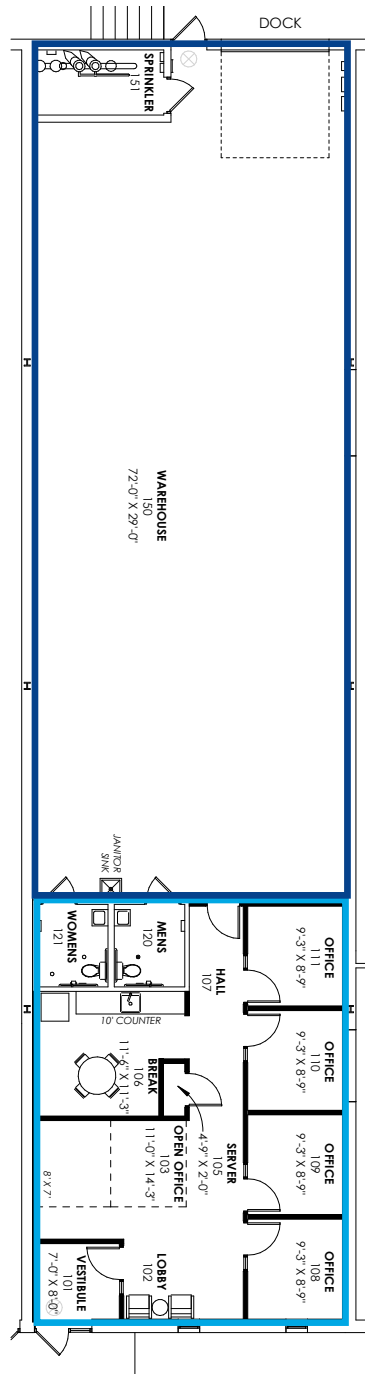
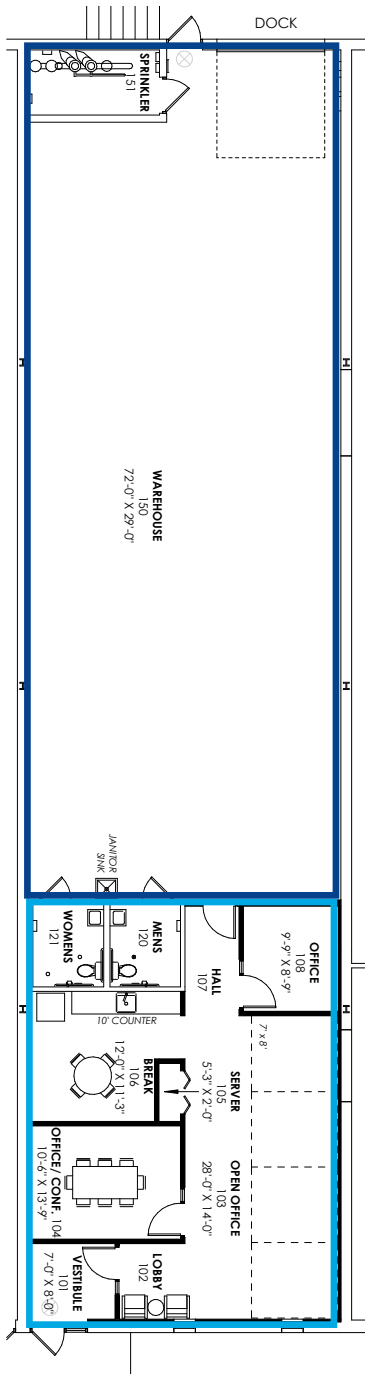


1,198 SF Office*



2,402 SF Warehouse

**floor plans reflect concept plans for BTS office*

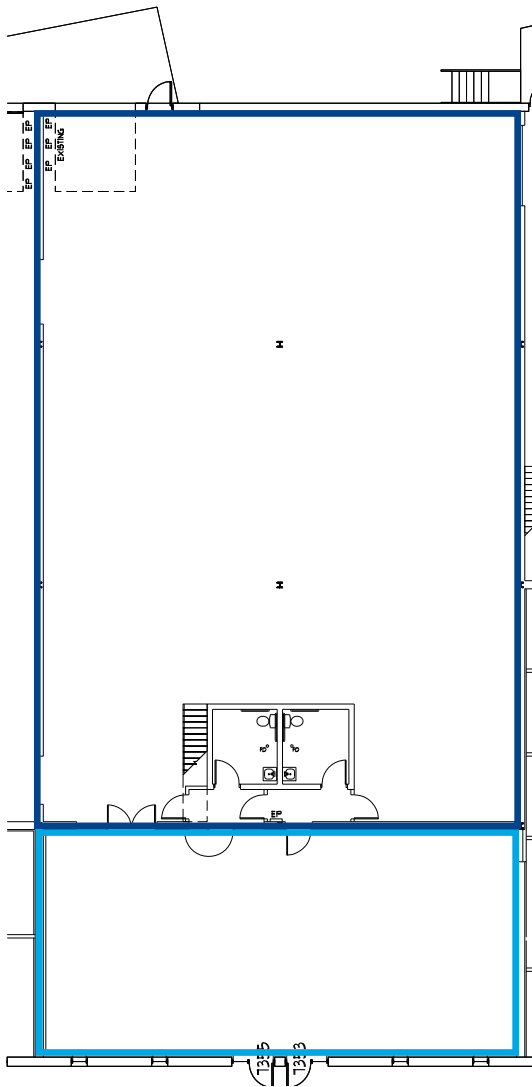


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Floor Plan

Suite 7353-7355
7,200 SF Total

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



N



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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