



Northcrest II

Corbin Chapman

Vice President
+1 952 374 5811
corbin.chapman@colliers.com

Joe Owen CCIM, SIOR

Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

George Brekke

Associate
+1 952 225 7888
george.brekke@colliers.com

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com/msp

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.

Copyright © 2025 Colliers International. Information herein
has been obtained from sources deemed reliable, however its
accuracy cannot be guaranteed. The user is required to conduct
their own due diligence and verification.

Owned by:



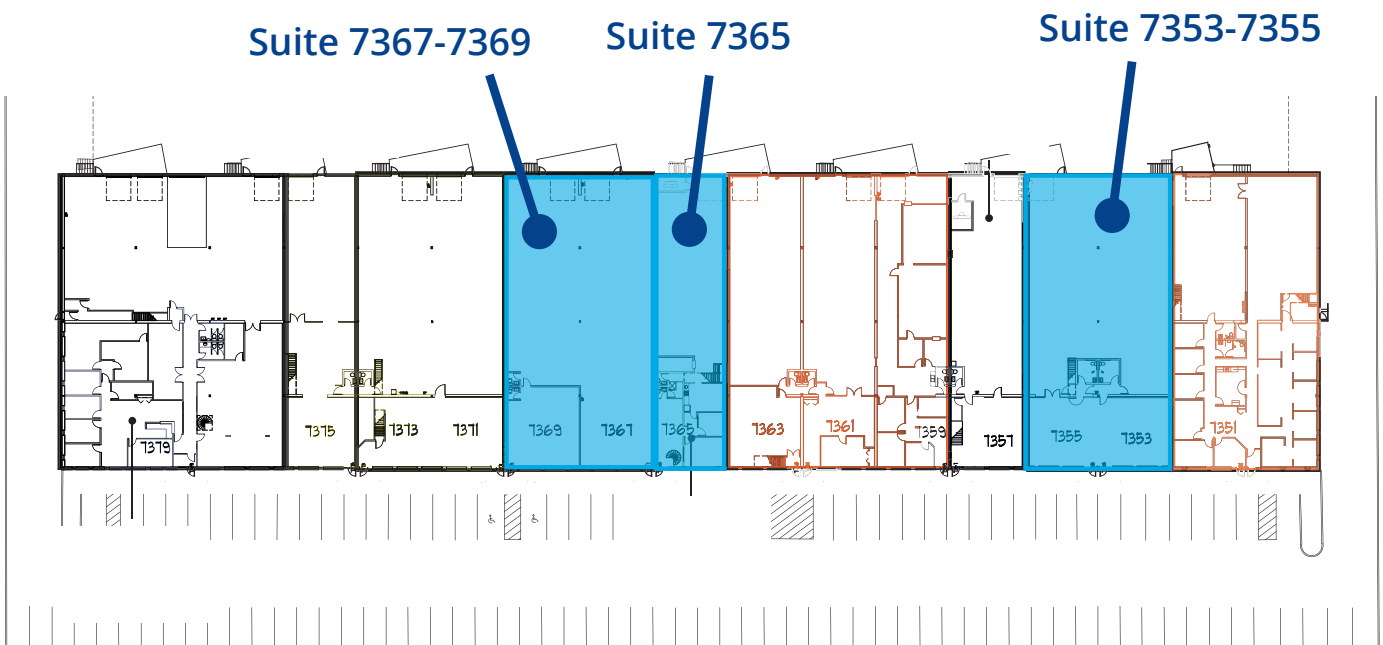
For Lease

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	



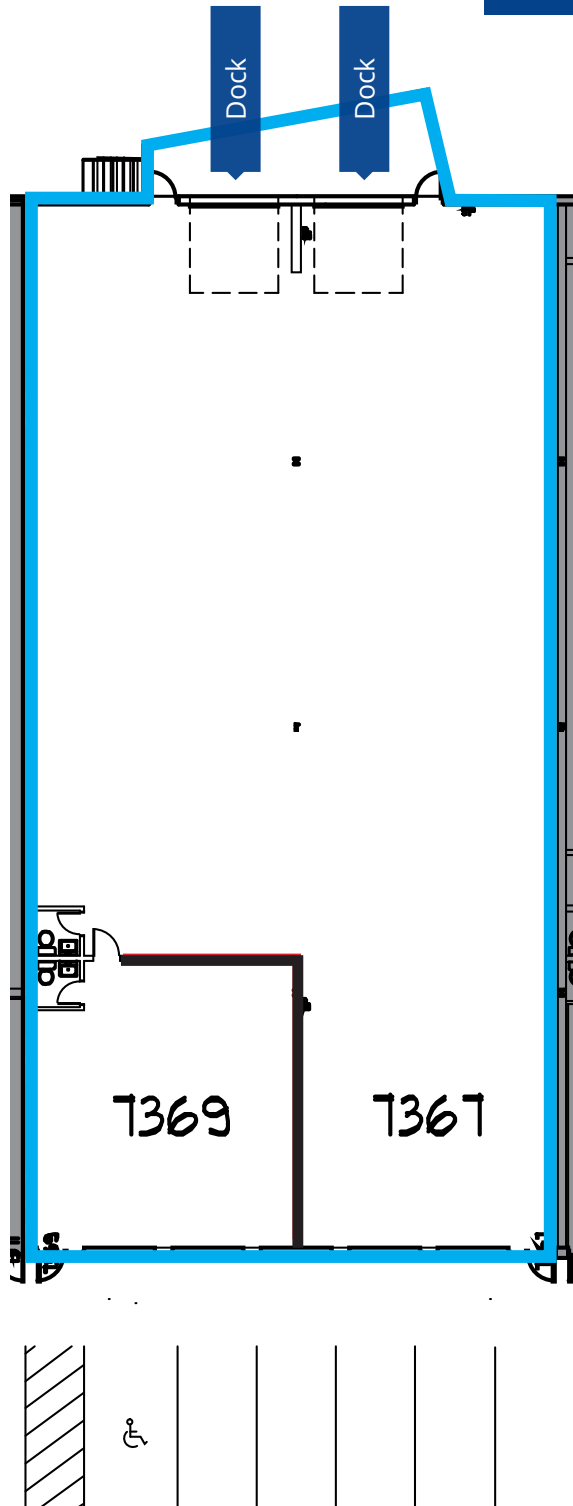
Building Plan



Floor Plan

Suite 7367-7369
7,200 SF Total

 7,200 SF Warehouse*



Floor Plan

Suite 7365 3,600 SF Total

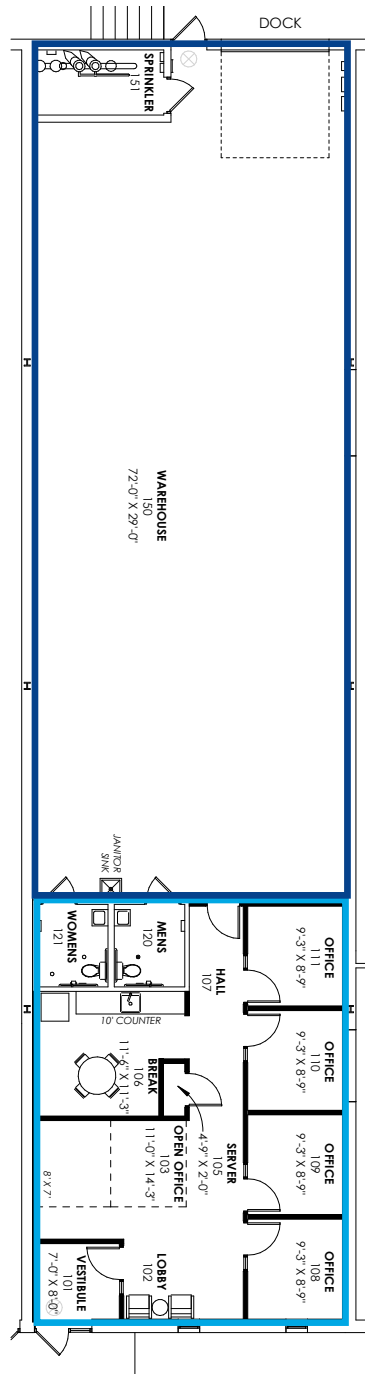
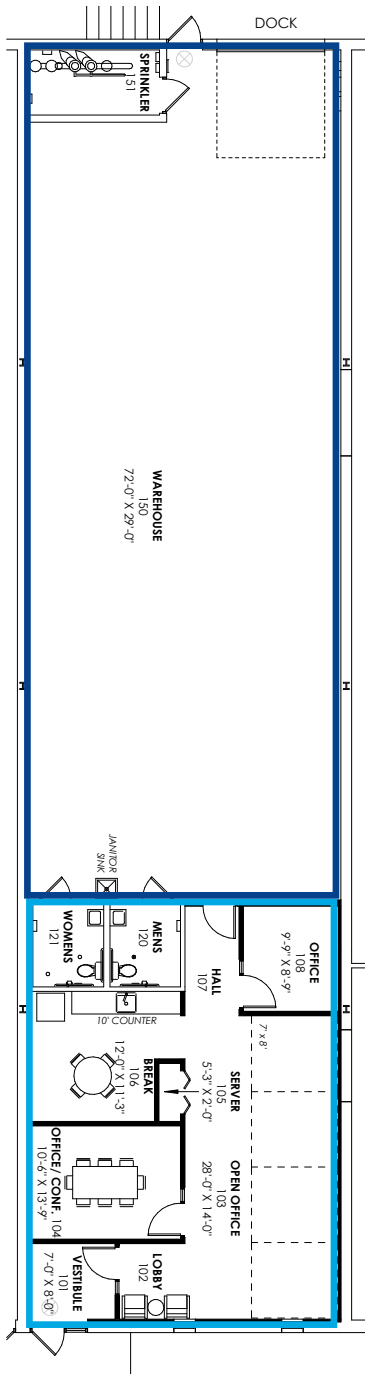


1,198 SF Office*



2,402 SF Warehouse

**floor plans reflect concept plans for BTS office*



N

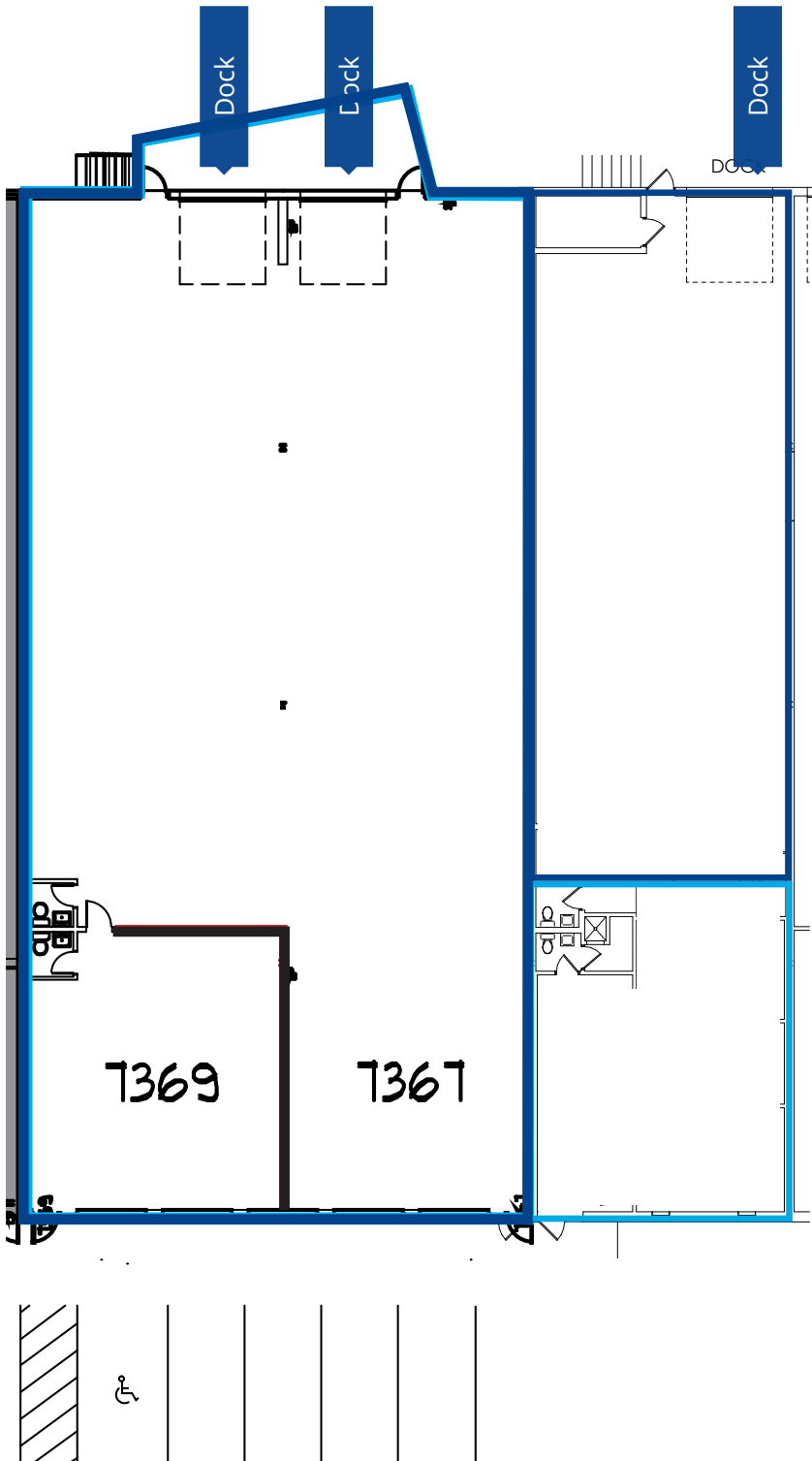
Floor Plan

Suite 7365-7369
10,800 SF Total

 1,198 SF Office*

 9,602 SF Warehouse

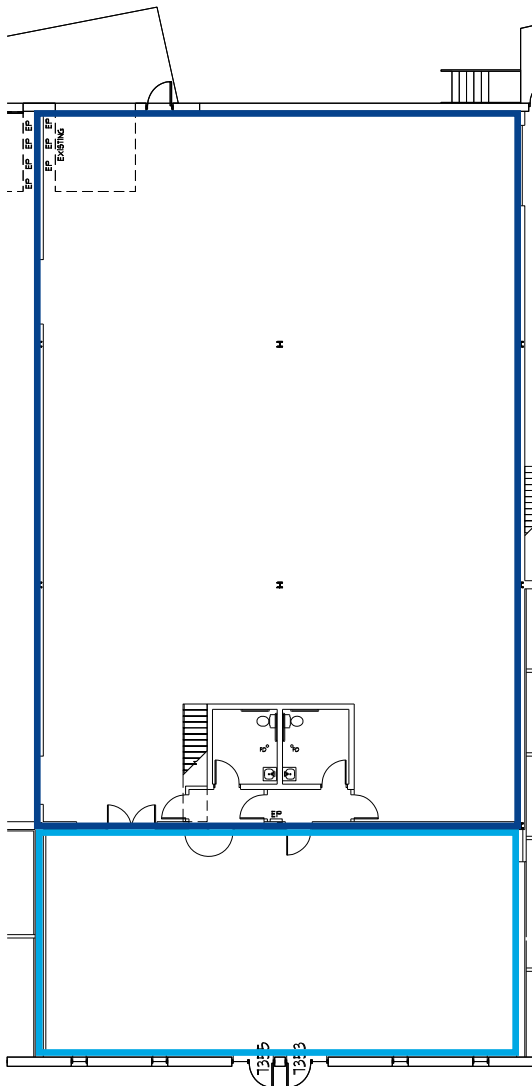
**floor plans reflect concept plans for BTS office*



Floor Plan

Suite 7353-7355
7,200 SF Total

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



N



Contact

Corbin Chapman

Vice President

+1 952 374 5811

corbin.chapman@colliers.com

Joe Owen CCIM, SIOR

Executive Vice President

+1 952 897 7888

joe.owen@colliers.com

George Brekke

Associate

+1 952 225 7888

george.brekke@colliers.com

Our mission

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



1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.