



Colliers



# 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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accuracy cannot be guaranteed. The user is required to conduct  
their own due diligence and verification.

Owned by:



Accelerating success.

# 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>Suite 7365 | Office                                     | 1,108 SF |
|                                    | Warehouse                                  | 2,492 SF |
|                                    | First Floor Total                          | 3,600 SF |
| Loading                            | One dock door                              |          |
| Net Lease Rate                     | Negotiable                                 |          |
| Est. CAM & Tax (2025)              | \$4.51 PSF Total                           |          |

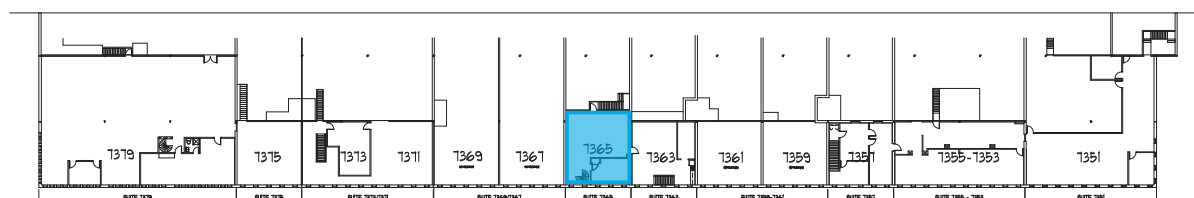


## Building Plan

### Suite 7365



## Second Floor



# Floor Plan

Suite 7365

3,600 SF Total

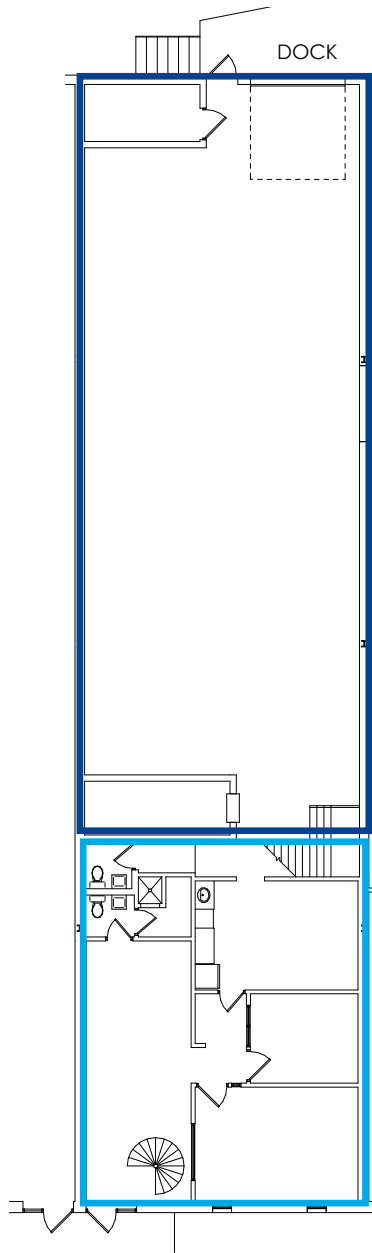
(4,515 SF with Mezzanine)



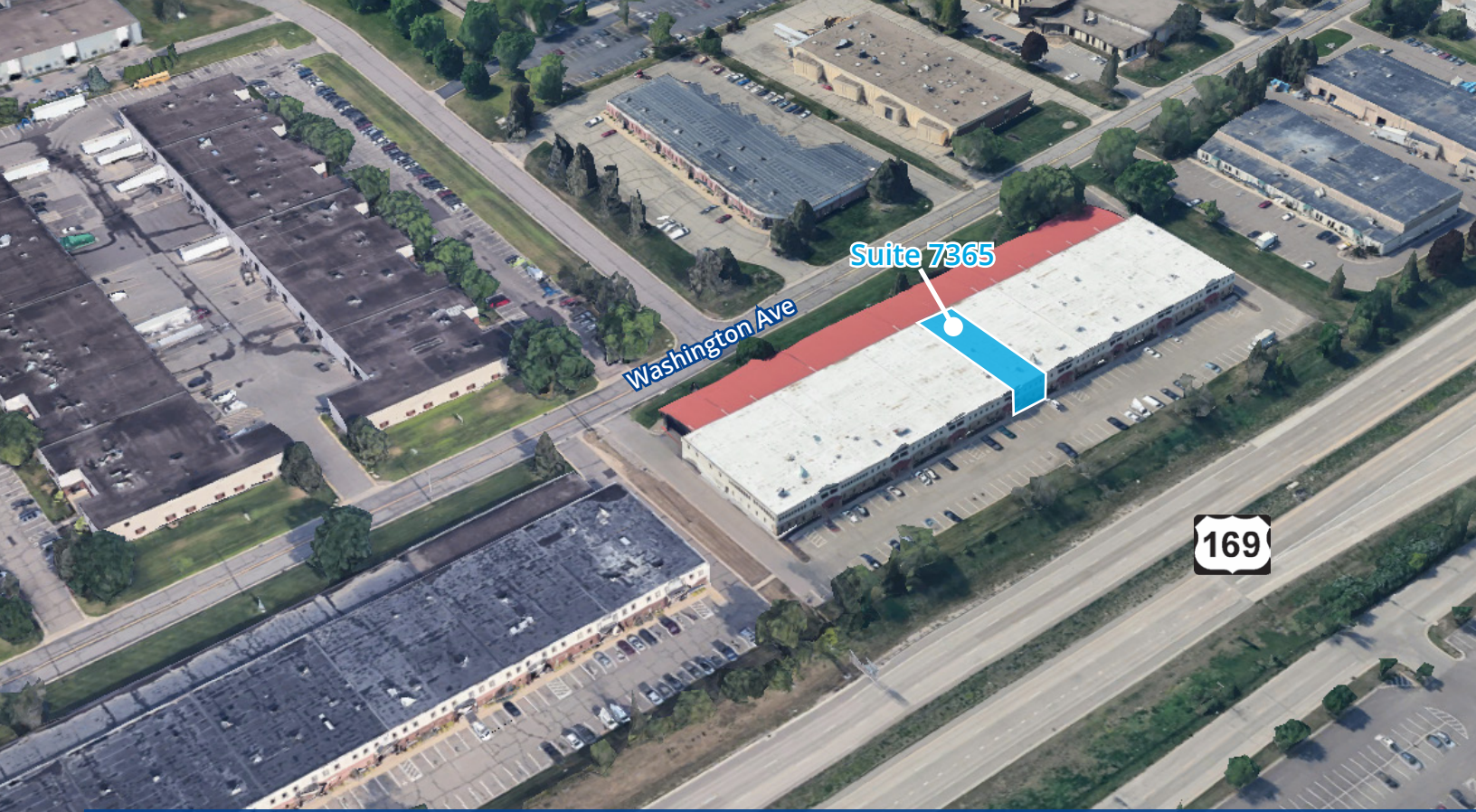
1,108 SF Office



2,492 SF Warehouse



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# 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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