

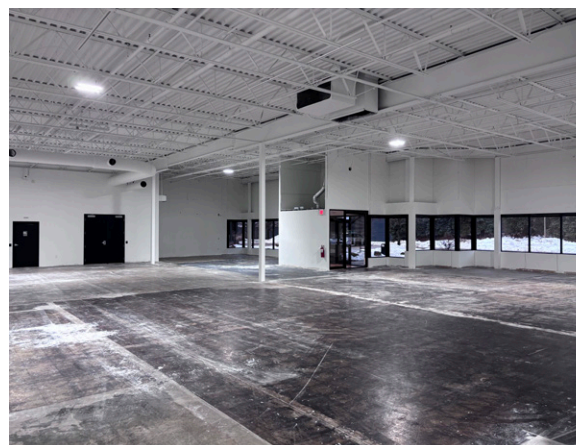


1 Month of Gross Free Rent per Year of Lease Term

Edenvale Tech For Lease

Spaces Available
5,354 – 41,100 SF

- Close to retail, restaurants, shopping, and entertainment
- High-image building with great glass lines
- Ample parking for high finish office/tech tenants



- Easy access to I-494, US-212, and Hwy 5
- Demisable suites
- 100% climate controlled

**Creative Office/Tech
Space (Fully Whiteboxed)**

Up to

41,100
SF Available

Joe Owen, CCIM, SIOR
Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

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

George Brekke
Associate
+1 952 210 1953
george.brekke@colliers.com



Property Highlights

Address	7600-7682 Executive Dr, Eden Prairie, MN	
Building Size	112,332 SF (combined two buildings)	
Site Area	9.77 acres	
Year Built	1986	
Clear Height	14'	
Total Power	600 amps 277/480v +800 amps 120/208v	
Parking	3.96/1,000	
Available: Suite 7676	Office	4,783 SF
	Warehouse	571 SF
	Total	5,354 SF
	1 dock door	
Available: Suite 7670	Office	2,635 SF
	Warehouse	3,114 SF
	Total	5,749 SF
	1 dock door	
Available: Suites 7670-7676	Office	4,567 SF
	Warehouse	6,526 SF
	Total	11,103 SF
	2 dock doors	
Available: Suites 7650-7664	29,997 SF Total (4 dock doors total)	
	Divisible Options:	
	• 8,072 SF	
	• 13,272 SF	
	• 13,902 SF	
	• 16,095 SF	
	• 16,725 SF	
	• 21,925 SF	
Lease Rates	Negotiable	
2025 Est. CAM/Tax	\$6.65 PSF	

Features



3.96/1,000
parking ratio



Nearby retail,
restaurants



High-image
finishes



Quick access to
I-494, US-212



Dock & drive-
in loading



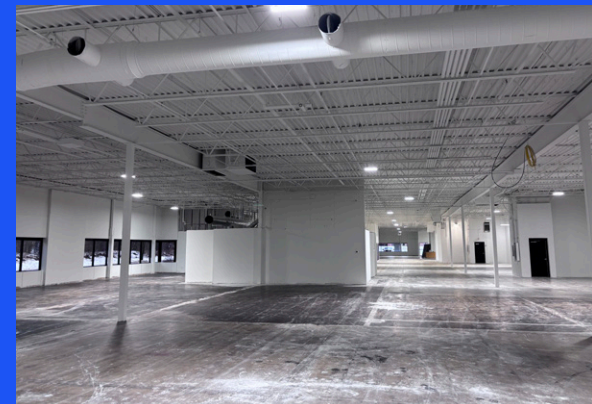
Whiteboxed
creative office

up to **41,100**
square feet available

Location

Eden Prairie is conveniently located with connections to major highways, including I-494, US-212, US-169, MN-62, and MN-5.

Site Plan



Site Aerial



Suite 7650-7670
5,354 - 41,100 SF

Floor Plan

Suite 7670

Suite 7670

- 2,635 SF Office
- 3,114 SF Warehouse

5,749 SF Total

- 1 dock door

Suite 7676

- 4,783 SF Office
- 571 SF Warehouse

5,354 SF Total

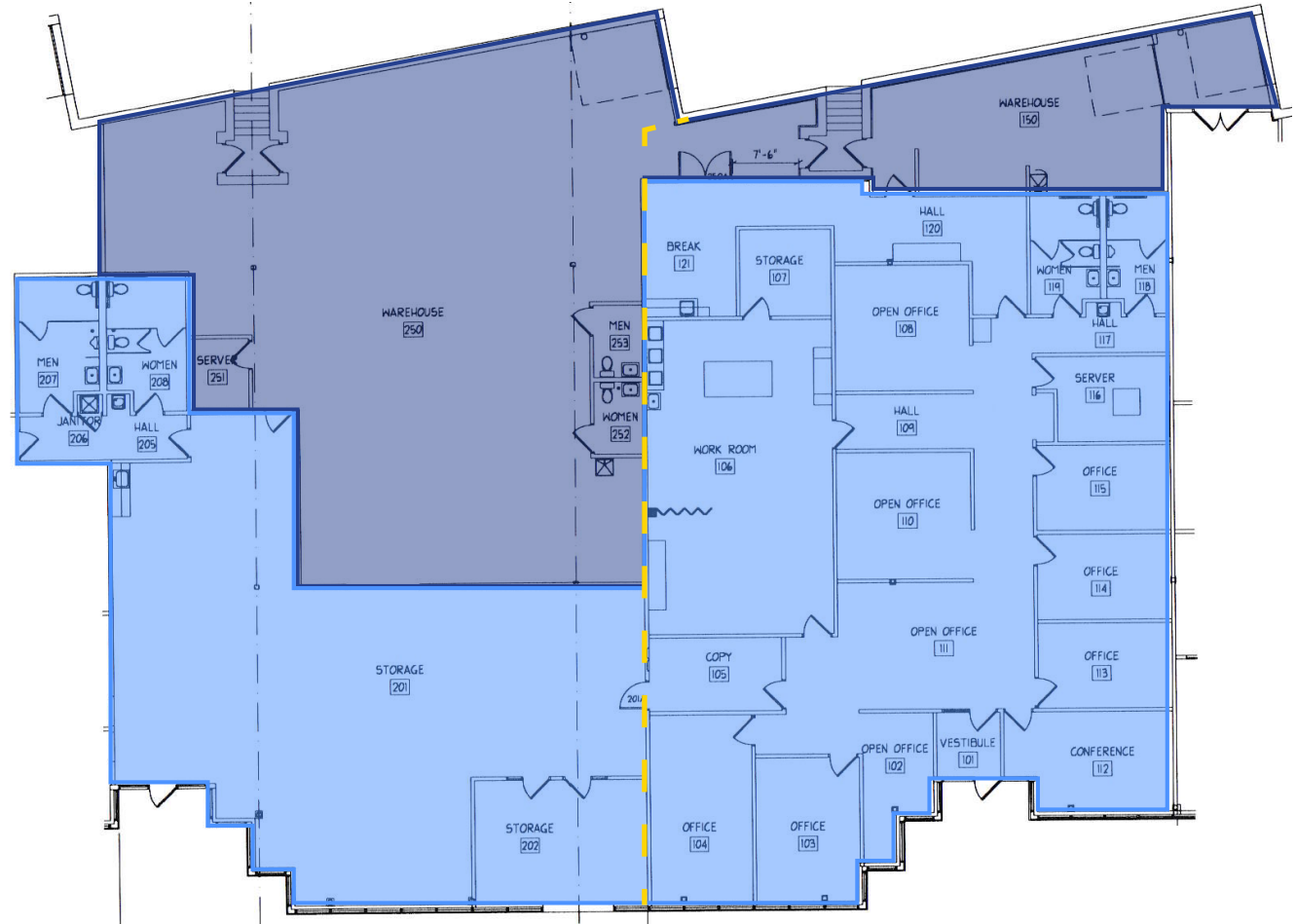
- 1 dock door

Suites 7670-7076

- 4,567 SF Office
- 6,536 SF Warehouse

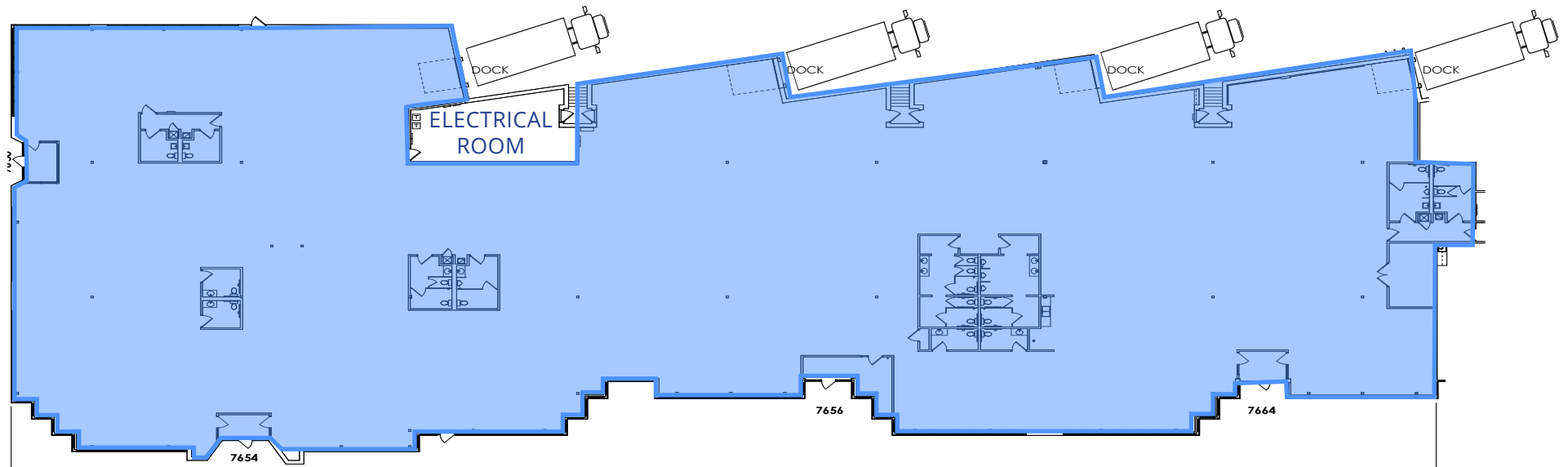
11,103 SF Total

- 2 dock doors



Floor Plan

Suites 7650-7664



Suite 7650-7664

29,997 SF Office/Fully climate controlled tech

- 4 dock doors
- Space is divisible per tenant request

Floor Plan Dimising Options

Suite 7650-7656

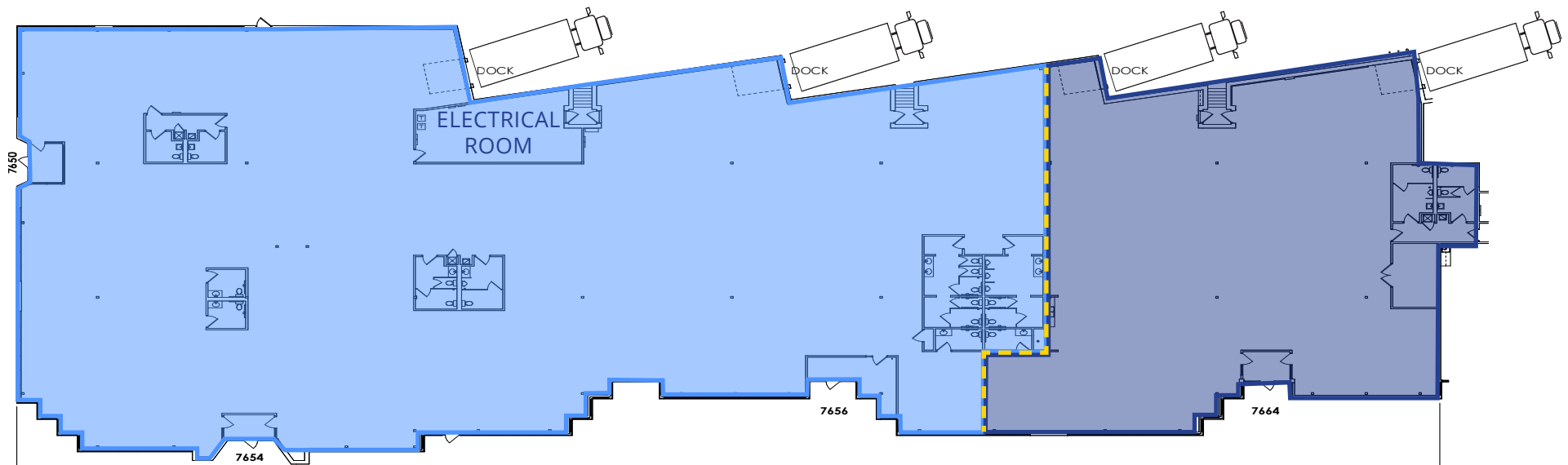
21,925 SF Total

- 2 dock doors

Suite 7650-7664

8,072 SF Total

- 2 dock doors



Floor Plan Dimising Options

Suite 7650-7654

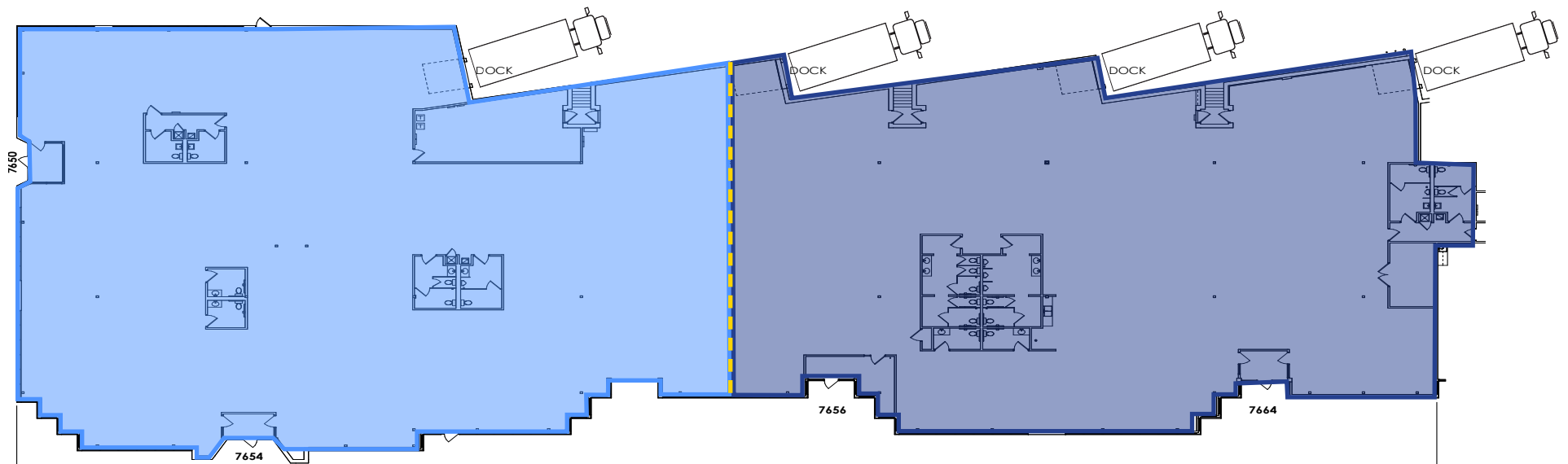
16,095 SF Total

- 1 dock door

Suite 7656-7664

13,902 SF Total

- 3 dock doors



Floor Plan Dimising Options

Suite 7650-7654

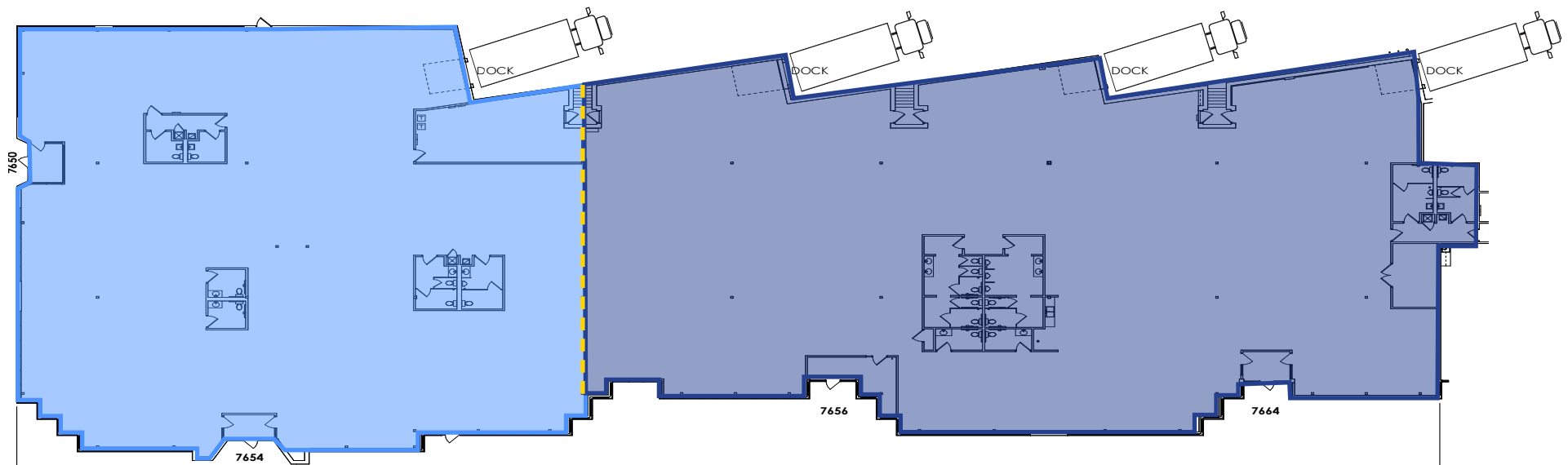
13,272 SF Total

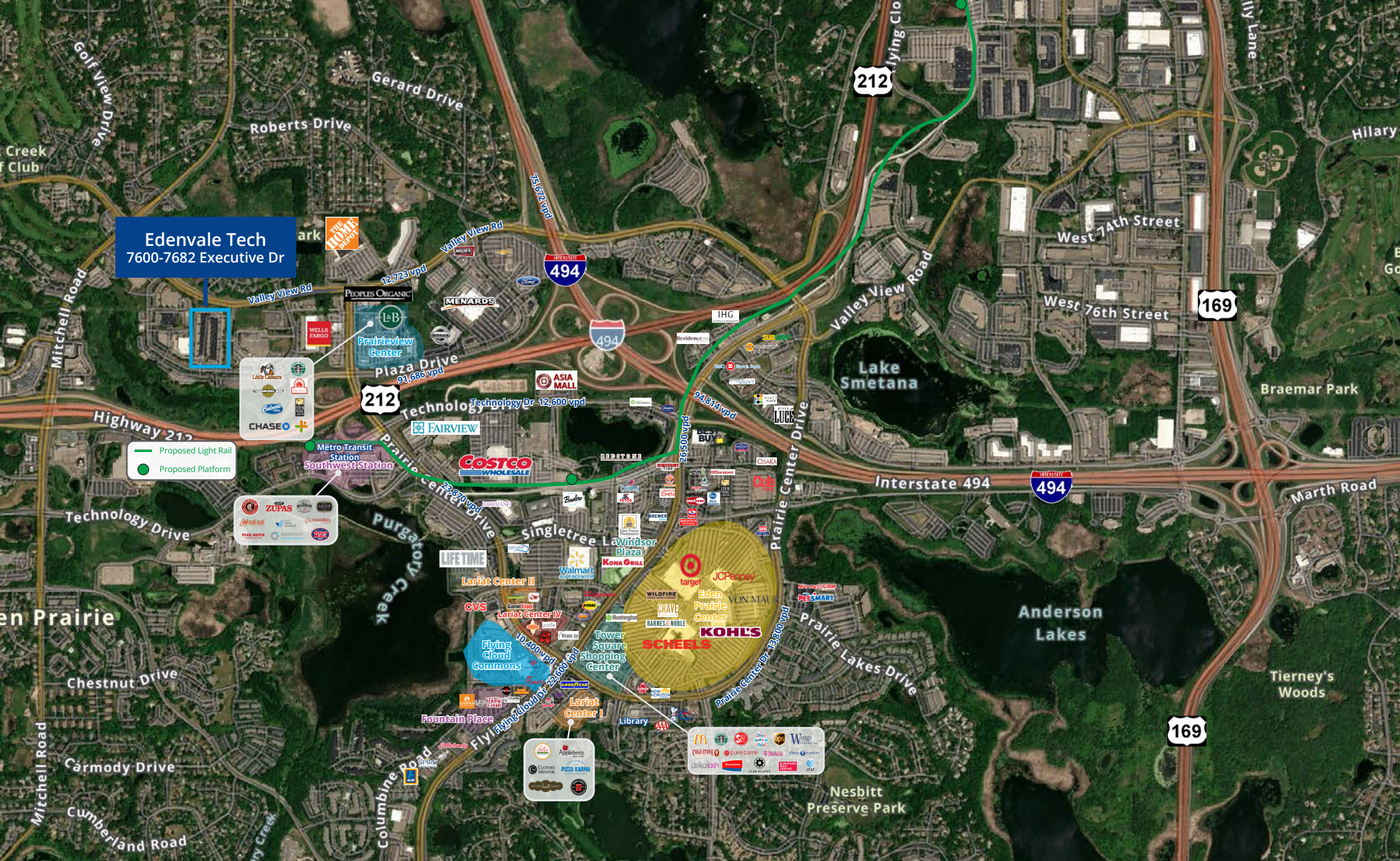
- 1 dock door

Suite 7656-7664

16,725 SF Total

- 3 dock doors





Joe Owen CCIM, SIOR
Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

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

George Brekke
Associate
+1 952 210 1953
george.brekke@colliers.com

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