



Northcrest I

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7501-7561 Washington Ave S
Eden Prairie, 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

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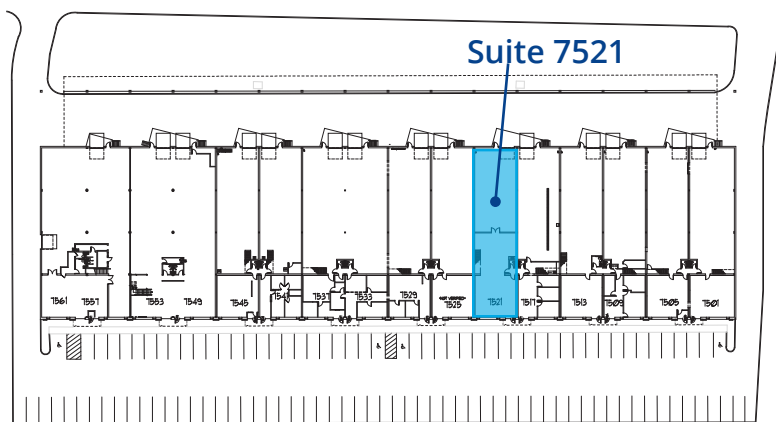
For Lease

Building Information

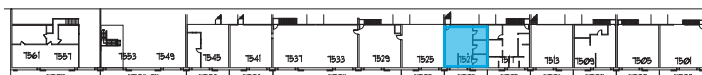
Address:	7501-7561 Washington Avenue S Eden Prairie, MN		
Clear Height	18'		
Parking	5/1,000 SF parking ratio		
Currently Available: Suite 7521 Available 10/1/2021	Office	1,059 SF	
	Mazzanine/Office	997 SF	
	Warehouse	2,724 SF	
	Total	4,780 SF	
Loading	One dock door		
Net Lease Rate	\$12.00 PSF office \$6.00 PSF warehouse		
Est. CAM & Tax (2021)	\$1.58 PSF CAM		
	\$1.75 PSF Tax		
	\$3.33 PSF Total		



Building Plan



Second Floor



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