

# 6975-6989 WASHINGTON AVE S. EDINA, MN



Directions:  
Exit West on Valley  
View Rd from 169 and  
then North onto  
Washington Ave S.

**Available Now**

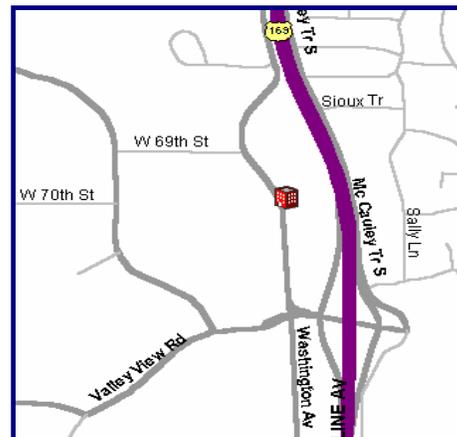
**763-230-7911**

## *Building/Property Features*

### **O F F I C E S P A C E S**

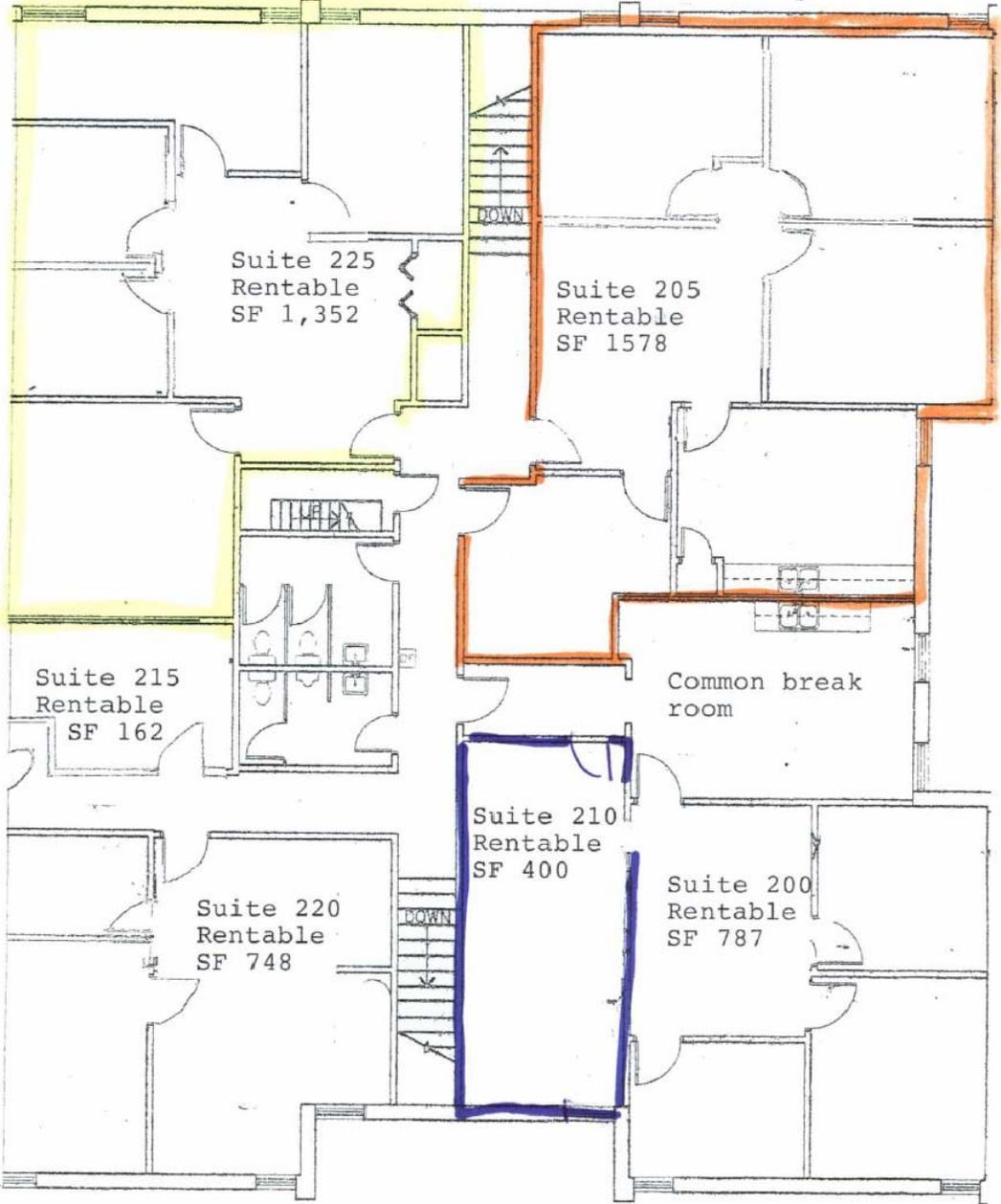
- Suite 6989 B – 1,892 SF avail now.
- Suite 205 – 1,578 SF avail now.
- Suite 210 – 400 SF avail now.
- \$11 SF Gross-NO CAM
- All utilities included
- Building vending area
- Easy access to I-169, I-494,  
and Highway 62
- Large company phones  
available

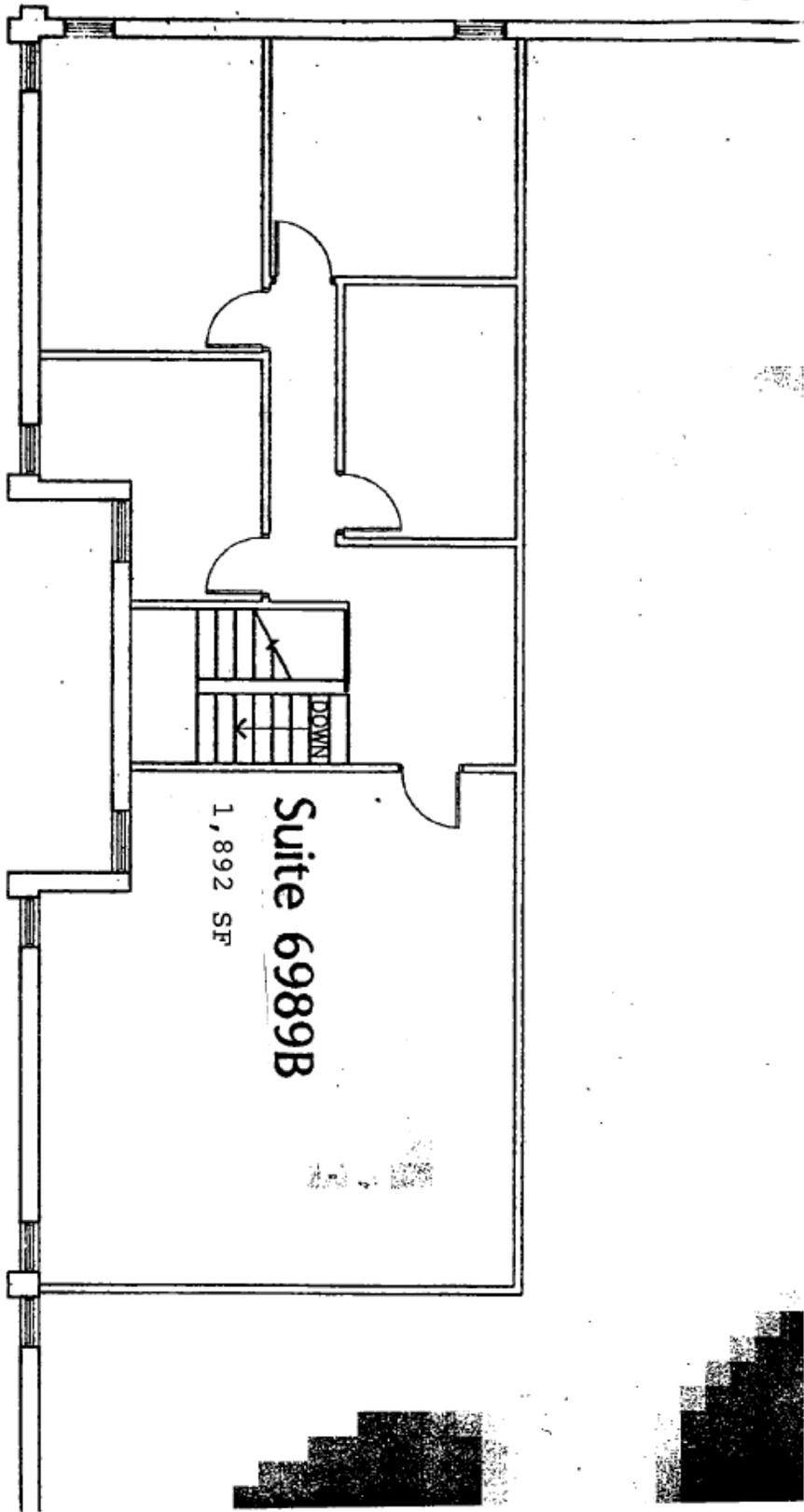
**Contact:**  
**Justin Stueve**  
**Jason Van De Wiele**  
**Mark Steingas**



**F  
O  
R  
L  
E  
A  
S  
E**

# Floor Plan





# 6975-6989 WASHINGTON AVE S. EDINA, MN



FOR  
LEASE

Directions:  
Exit West on Valley  
View Rd from 169 and  
then North onto  
Washington Ave S.

Available Now

## Building/Property Features

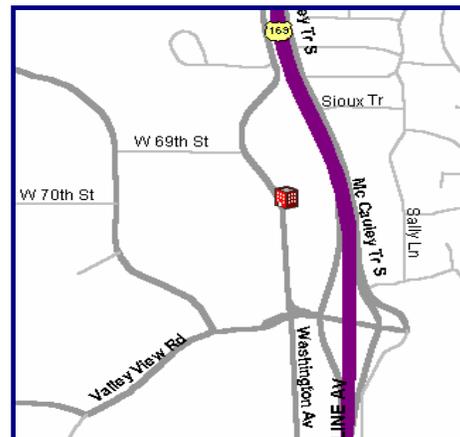
### OFFICE / WHSE SPACE

- Suite 6989 -2,941 SF avail 5/1.
- 850 SF office & 2,091 SF whse.
- Additional 1,892 SF office is available (6989B)
- 18 ft clear.
- Shared loading dock
- \$7.50 SF office / \$3.50 SF whse (\$1,141/ mo)
- \$2.97 SF 2009 est. oper exp. (\$728/month)
- \$1,869 mo/ total + utilities
- Easy access to I-169, I-494, and Highway 62
- Large company phones

763-230-7911

### Contact:

Justin Stueve  
Jason Van De Wiele  
Mark Steingas



# Floor Plan

