

## 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*

#### **OFFICE SPACES**

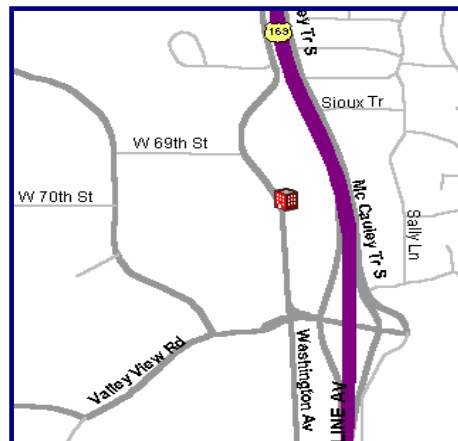
- Suite 6989 B – 1,892 SF avail now.
- Suite 205 – 1,578 SF avail now.
- Suite 210 – 400 SF avail now.
- \$11 SF Gross-NO CAM
- All utilities included
- Building vending area
- Easy access to I-169, I-494,  
and Highway 62
- Large company phones  
available

**Contact:**

**Justin Stueve**

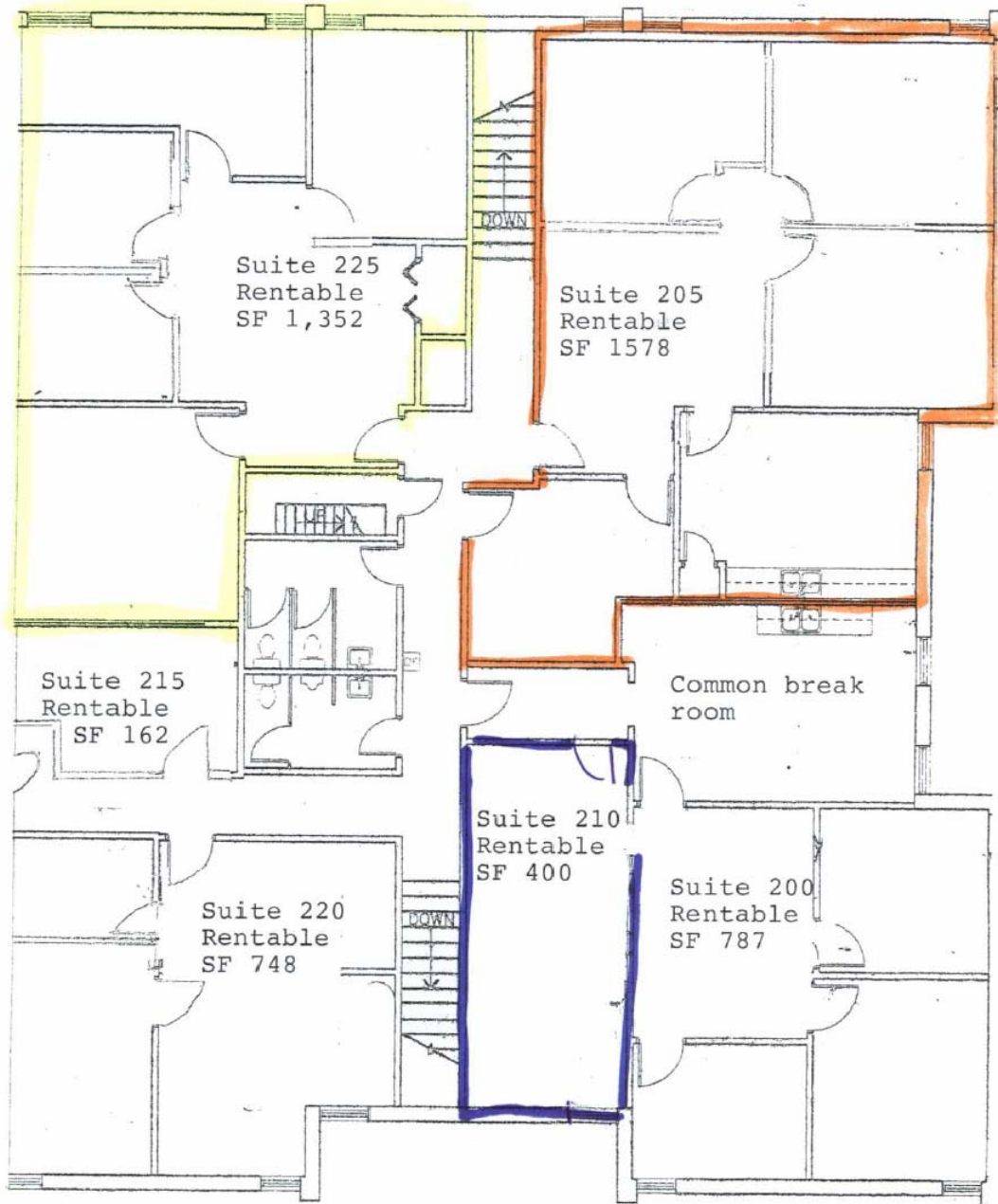
**Jason Van De Wiele**

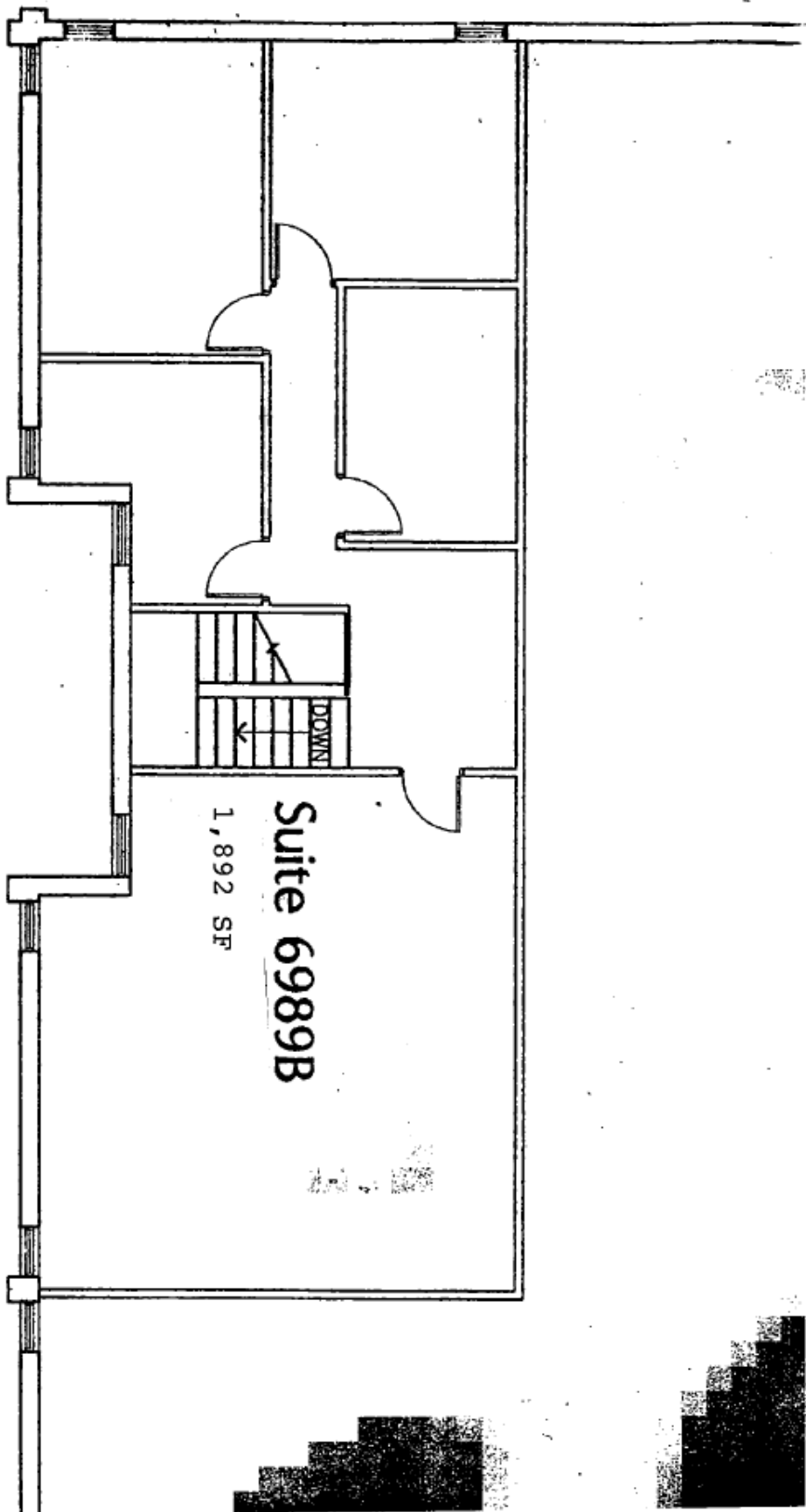
**Mark Steingas**



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# Floor Plan





Suite 6989B

1,892 SF

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### 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



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Delivering Innovative Real Estate Solutions

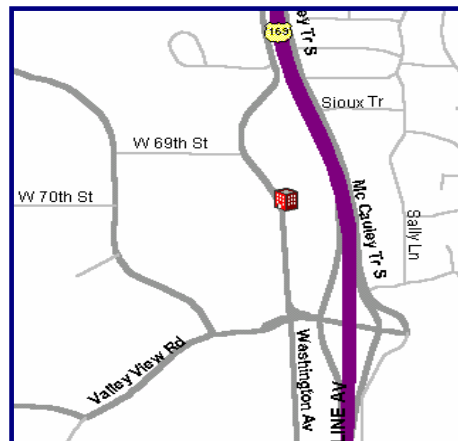
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# Floor Plan

