



**4,579 - 9,202 SF Available**

## Property Highlights

- Fantastic location in the Golden Triangle
- Dock and drive-in loading
- Many area amenities
- Great access to Hwy 169 and 494



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### Property Highlights

Building Size	73,836 SF
Year Built	1981
Clear Height	18'
Fire Protection	Fully sprinklered
Electrical	200 amps / 3-phase
HVAC	100% Air conditioned
Lease Rates	Negotiable
Tax/CAM	\$4.90 PSF Total

### Space Available

Suite 7642 & 7644	3,039 SF Office
	<u>6,163 SF Warehouse</u>
	9,202 SF Total

Loading	1 dock
	112' high drive-in

### Highlights

- Collaborative work areas throughout
- Dock and drive-in loading
- Local ownership and management
- Direct access to HWY 169

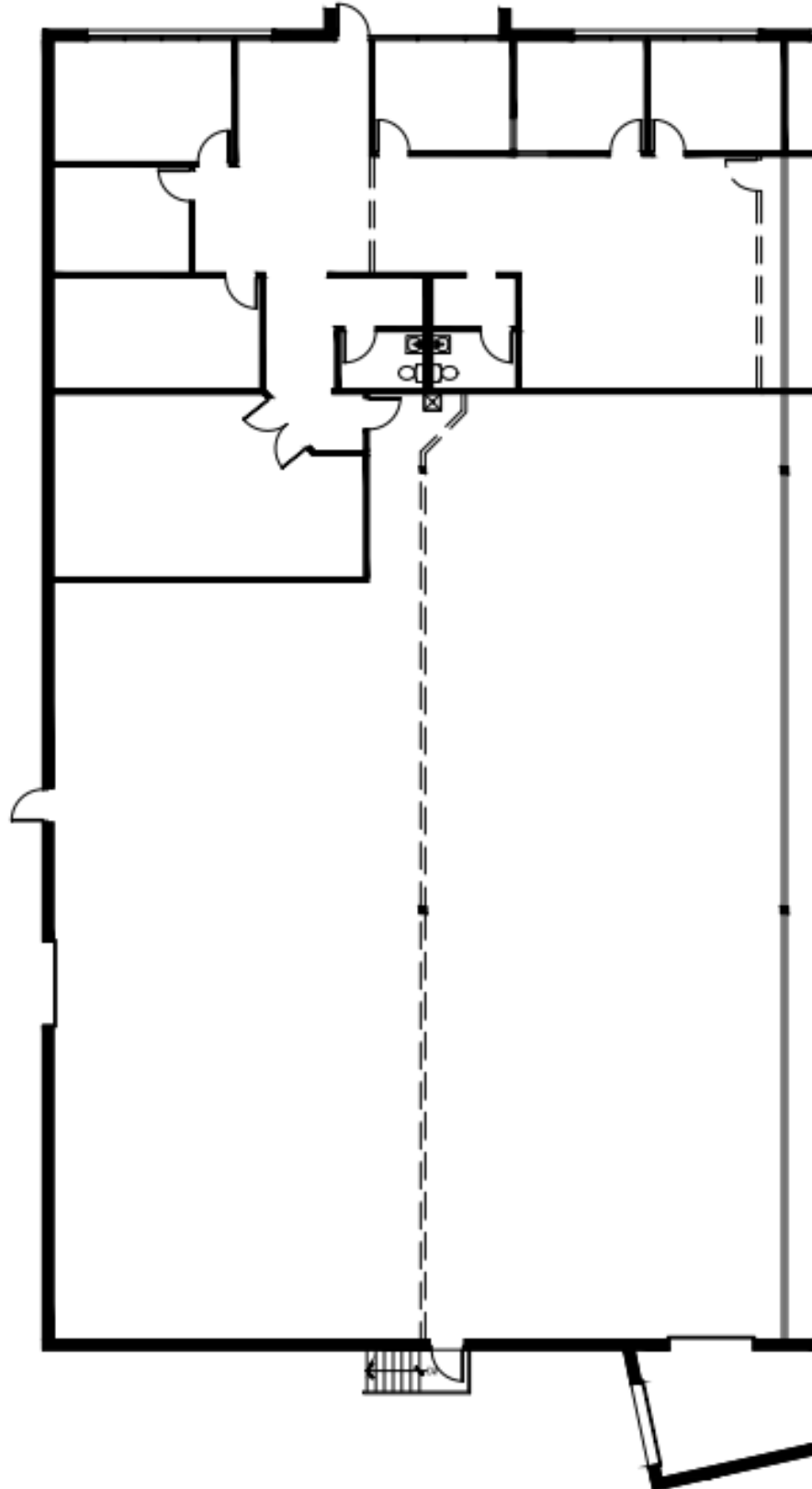
# Eden Park Business Center

7642 - 7644 Washington Ave S, Eden Prairie, MN

## Suite 7642 - 7644

3,039 SF Office  
6,163 SF Warehouse  
9,202 SF Total

1 dock  
1 12' high drive-in

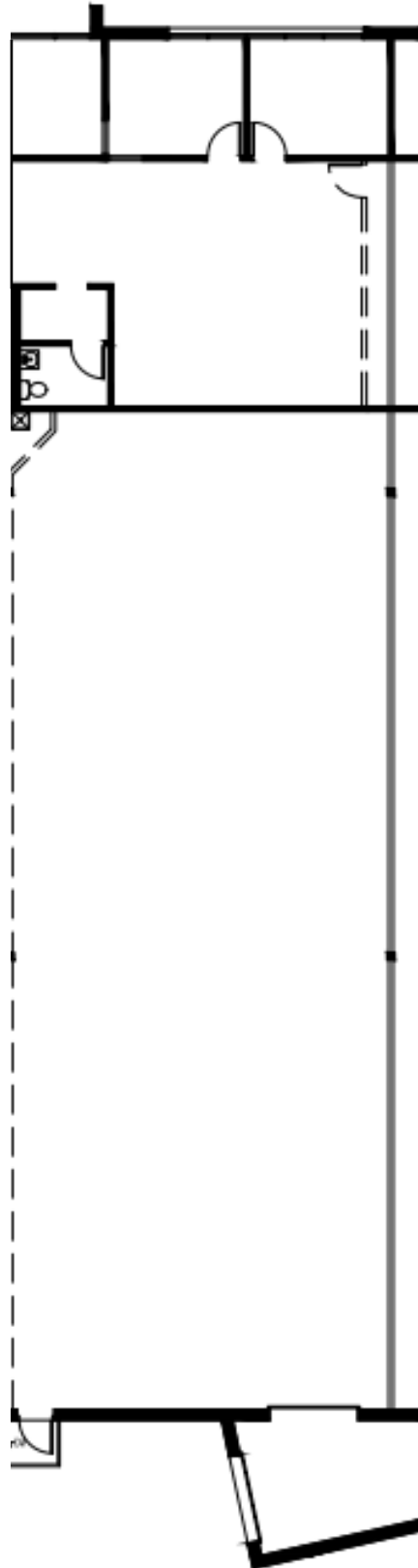


# Eden Park Business Center

7642 - 7644 Washington Ave S, Eden Prairie, MN

## Suite 7642

1,211 SF Office  
3,368 SF Warehouse  
4,579 SF Total



# Eden Park Business Center

7642 - 7644 Washington Ave S, Eden Prairie, MN

## Suite 7644

1,826 SF Office  
2,797 SF Warehouse  
4,623 SF Total

