



**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

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# 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
	<b>Total</b>	<b>5,354 SF</b>
	1 dock door	
Available: Suite 7670	Office	2,635 SF
	Warehouse	3,114 SF
	<b>Total</b>	<b>5,749 SF</b>
	1 dock door	
Available: Suites 7670-7676	Office	4,567 SF
	Warehouse	6,526 SF
	<b>Total</b>	<b>11,103 SF</b>
	2 dock doors	
Available: Suites 7650-7664	<b>29,997 SF Total (4 dock doors total)</b>	
	<b>Divisible Options:</b>	
	• 8,072 SF	
	• 13,272 SF	
	• 13,902 SF	
	• 16,095 SF	
• 16,725 SF		
• 21,925 SF		
Lease Rates	Negotiable	
2026 Est. CAM/Tax	\$6.50 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



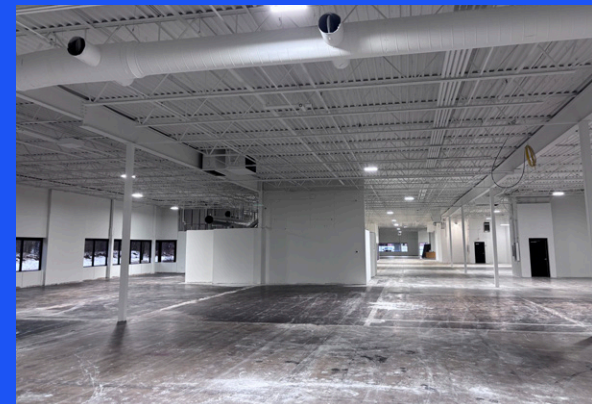
Whiteboxed  
creative office

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

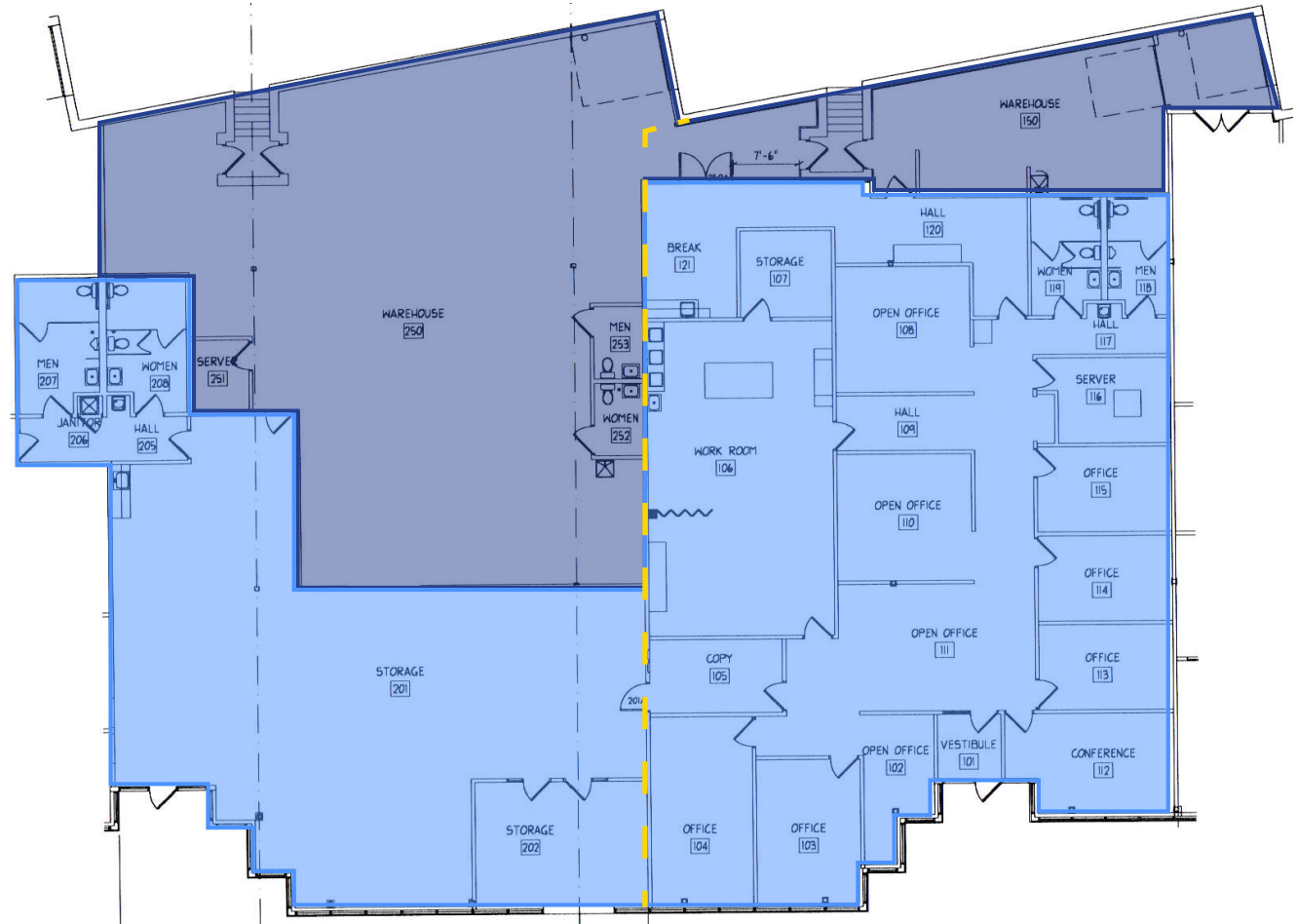
- 2,635 SF Office
- 3,114 SF Warehouse
- 5,749 SF Total**
- 1 dock door

### Suite 7676

- 4,783 SF Office
- 571 SF Warehouse
- 5,354 SF Total**
- 1 dock door

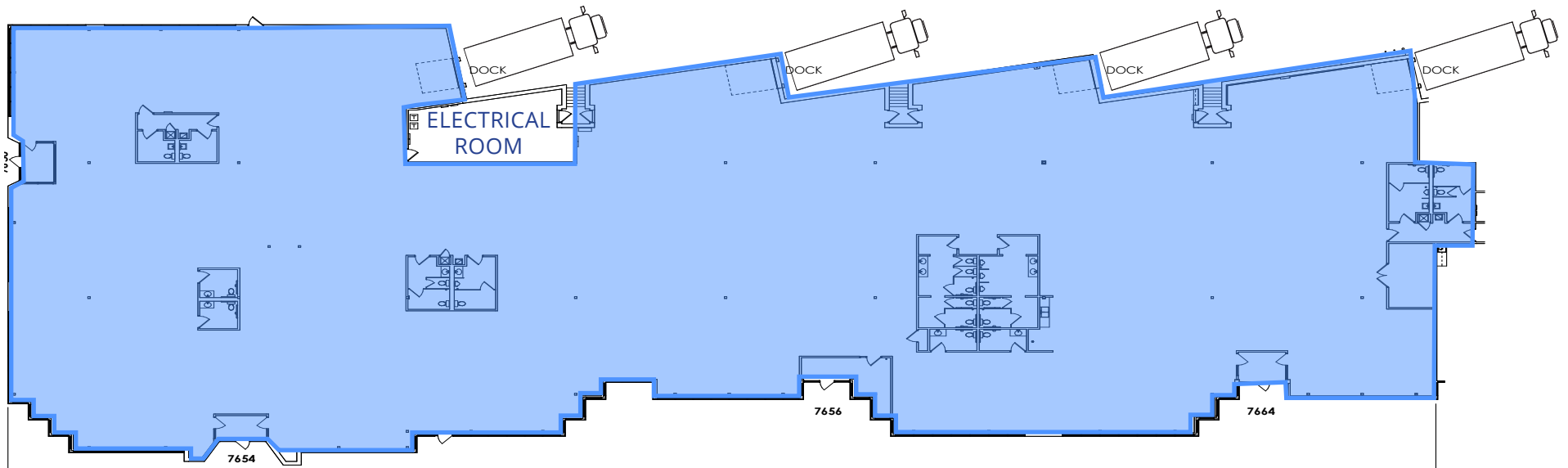
### Suites 7670-7076

- 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

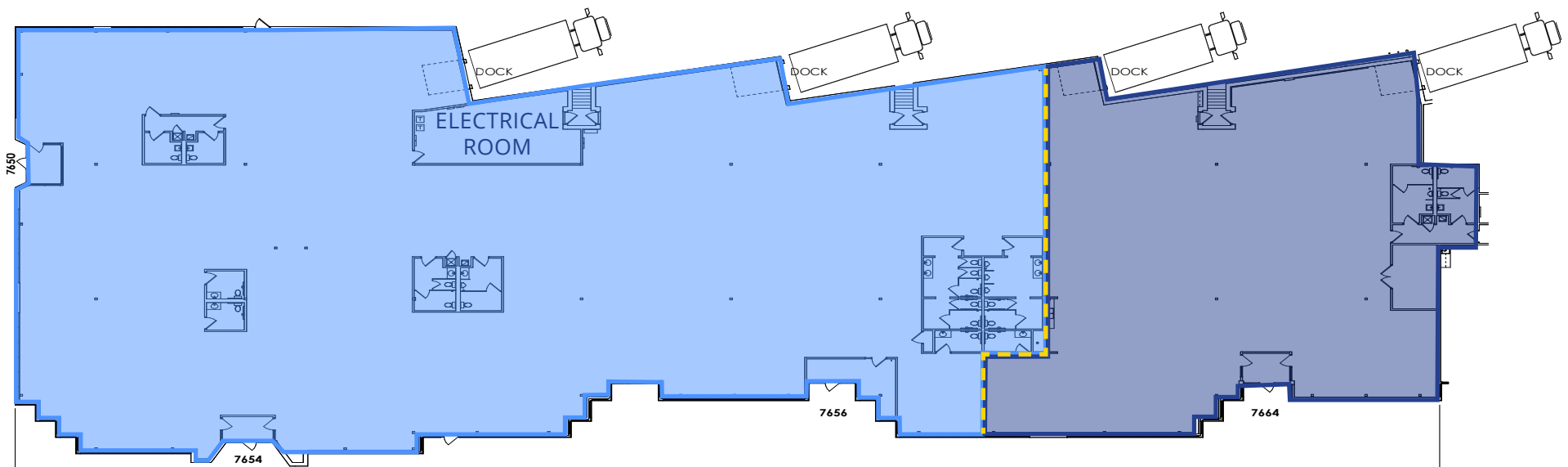
21,925 SF Total

- 2 dock doors

## Suite 7650-7664

8,072 SF Total

- 2 dock doors



# Floor Plan Dimising Options

## Suite 7650-7654

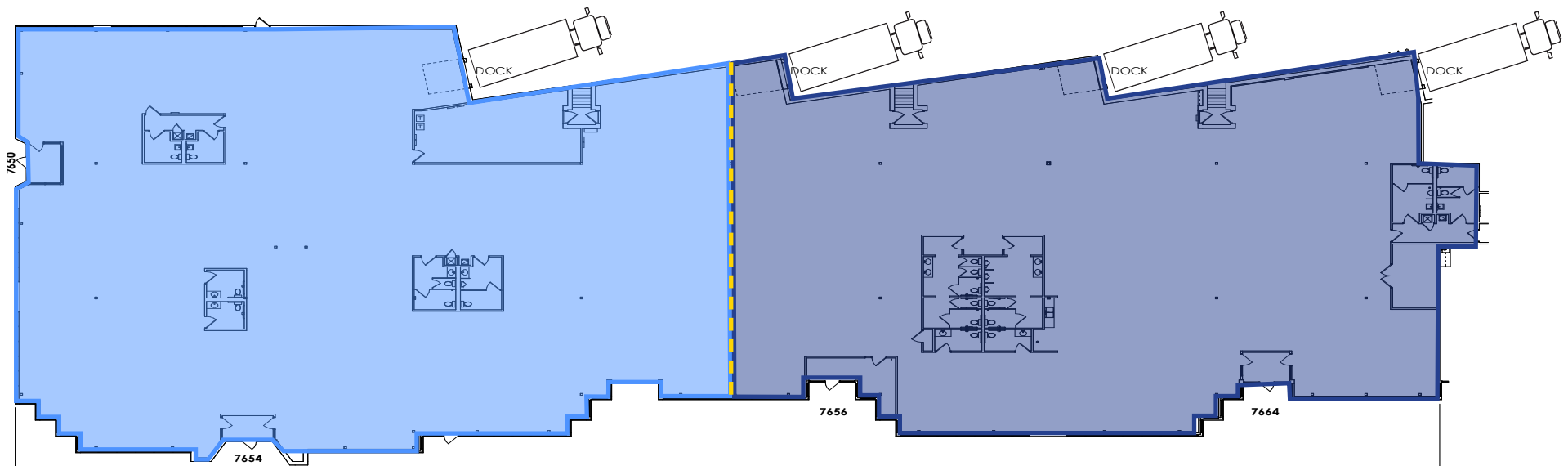
16,095 SF Total

- 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

