



THE DISTRICT EDINA

7777 WASHINGTON AVE,
EDINA, MINNESOTA

LUXURY OFFICE SPACE FOR LEASE



THE
BROOKSHIRE
COMPANY

Property highlights

Nestled on a serene three-acre site at the end of a wooded drive, The District Edina offers convenient access to Hwy 169 and I-494. Nine Mile Creek borders the property, enhancing the shared main-level patio and the building's updated three-story mid-century architecture. Inside, the District features refined showrooms, expansive common areas, and a Governor's Lounge / art exhibit space. The property spans approximately 3.36 acres and includes signage visibility along Washington Ave. Outside, its two-sided 100-SF digital sign commands attention from approximately 180,000 vehicles along Highways 169 and 494, plus an additional 8,000 cars on Washington Ave.

Class A finish throughout

Modern architecture with great natural light

Approx. 100 parking stalls

Pricing Summary

CAM & TAX (2026): \$13.50 PSF



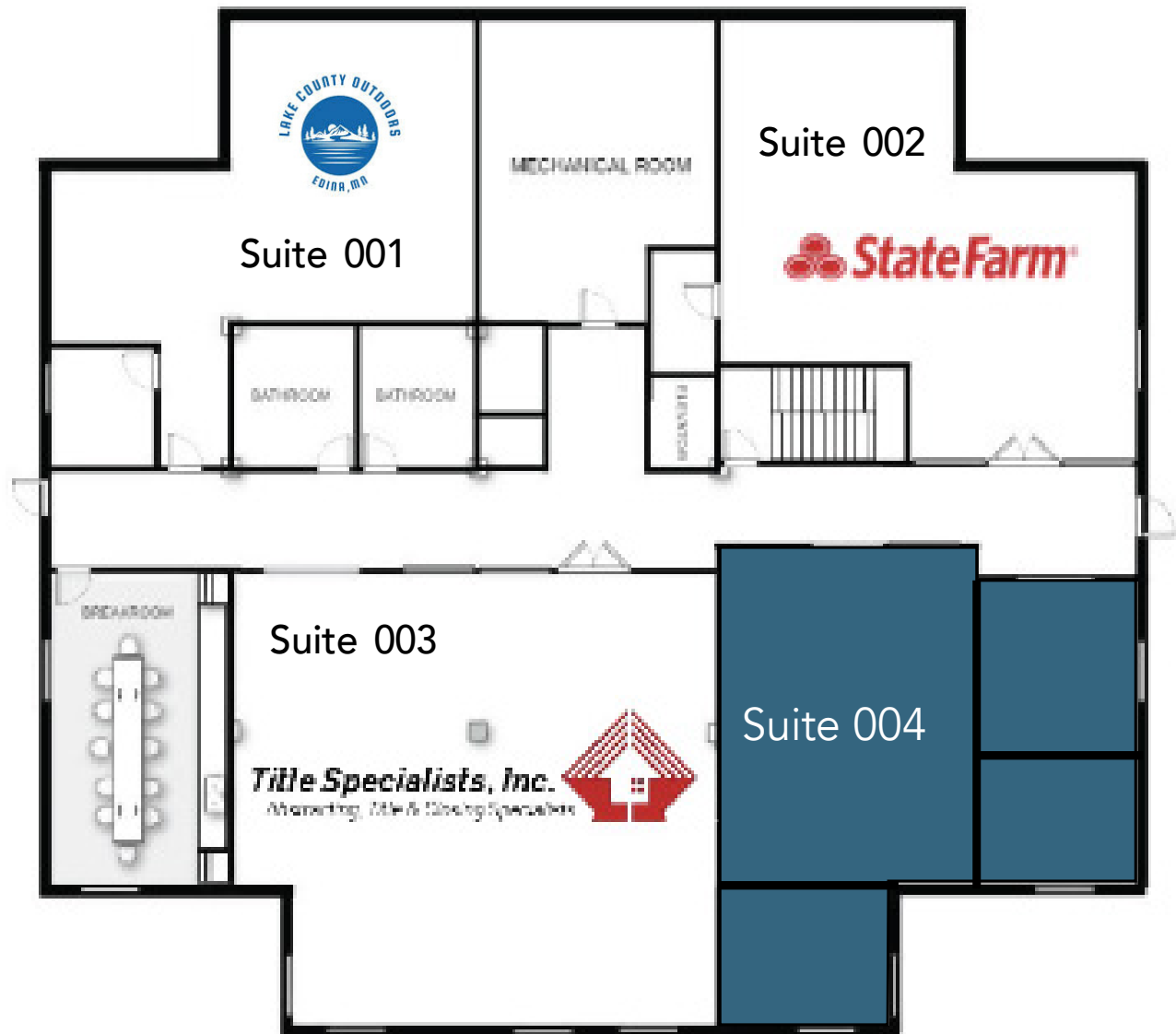
WOODED LOT

Located off of Nine Mile Creek

Available | Creek View

SUITE 004 - AVAILABLE IMMEDIATELY

1,210 RSF | \$16/SF NNN



Fully Leased | Main Floor

SUITE 103 - AVAILABLE IMMEDIATELY

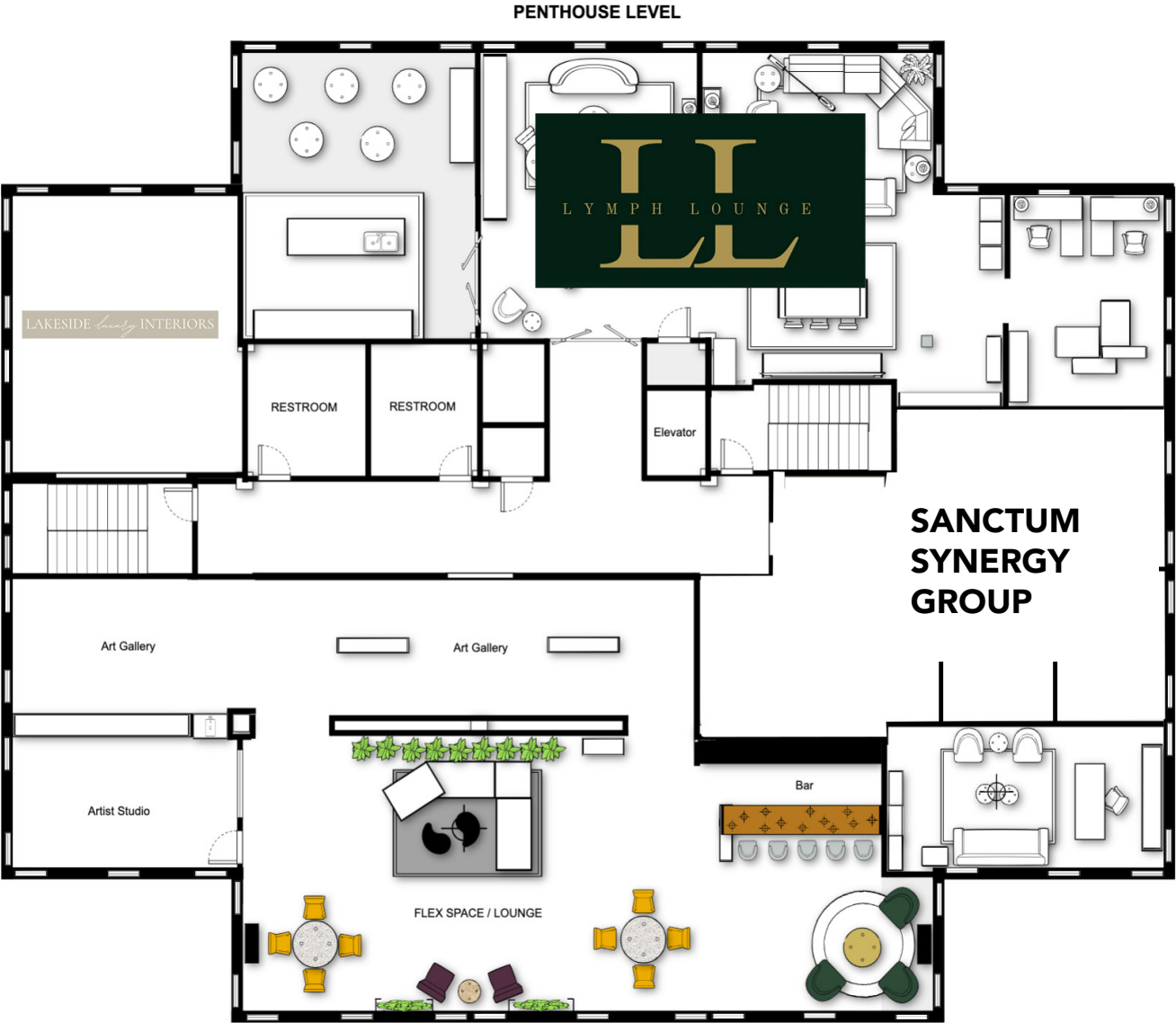
Executive Office Suite | \$1200/MO Gross

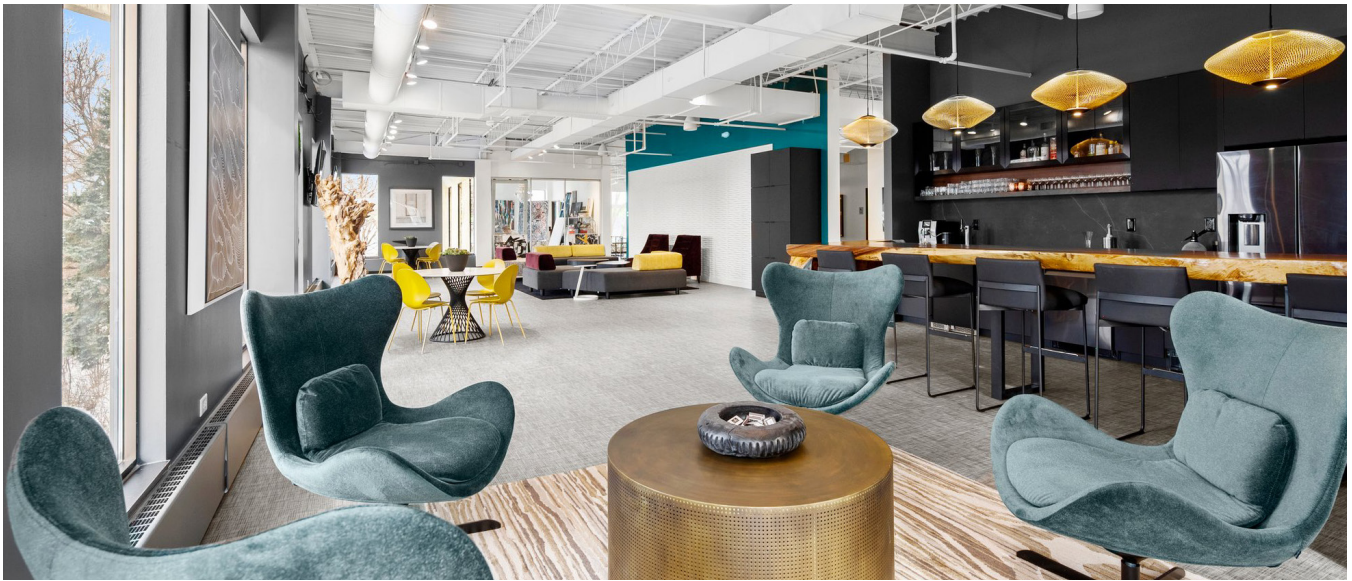
SUITE 106 - AVAILABLE AUGUST 1ST, 2026

400 SF | \$1600/MO Gross



Fully Leased | Penthouse Level





We Help Companies Succeed and Communities Thrive®



MARIO HADLEY

952-960-4648

mario@brookshireco.com



ROYCE PAVELKA

952-960-4744

royce@brookshireco.com



TATE NELSON

952-213-5025

tate@brookshireco.com

FOR MORE INFORMATION, CONTACT
THE BROOKSHIRE CO.



952-960-4690



info@brookshireco.com

7900 International Drive,
Suite 735
Bloomington, MN 55425

Brookshireco.com
@brookshireco.com

