



1 Month of Gross Free Rent per Year of Lease Term

Edenvale Tech For Lease

Spaces Available
4,035 – 21,386 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
21,000
SF Available

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Property Highlights

Address	7600-7682 Executive Dr, Eden Prairie, MN	
Building Size	112,332 SF (combined two buildings)	
Year Built	1986	
Clear Height	14'	
Total Power	600 amps 277/480v +800 amps 120/208v	
Parking	3.96/1,000	
Available: Suite 7630	Office	3,316 SF
	Warehouse	719 SF
	Total	4,035 SF
	1 drive-in	
Available: Suite 7650	Total	13,201 SF (office/flex space)
	1 dock door	
Available: Suite 7656	Total	8,185 SF (office/flex space)
	2 dock doors	
Available: Suites 7650-7656	Total	21,386 SF (office/flex space)
	3 dock doors	
Available: Suite 7670	Office	2,636 SF
	Warehouse	3,112 SF
	Total	5,748 SF
	1 dock door	
Available: Suite 7676	Office	4,777 SF
	Warehouse	692 SF
	Total	5,749 SF
	1 dock door	
Available: Suites 7670-7676	Office	7,413 SF
	Warehouse	3,804 SF
	Total	11,217 SF
	2 dock doors	
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 **21,386**
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.

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Site Plan



Site Aerial



Suite 7650-7656
8,185 – 21,386 SF

Suite 7670-7676
5,469 – 11,217 SF

Suite 7630
4,035 SF

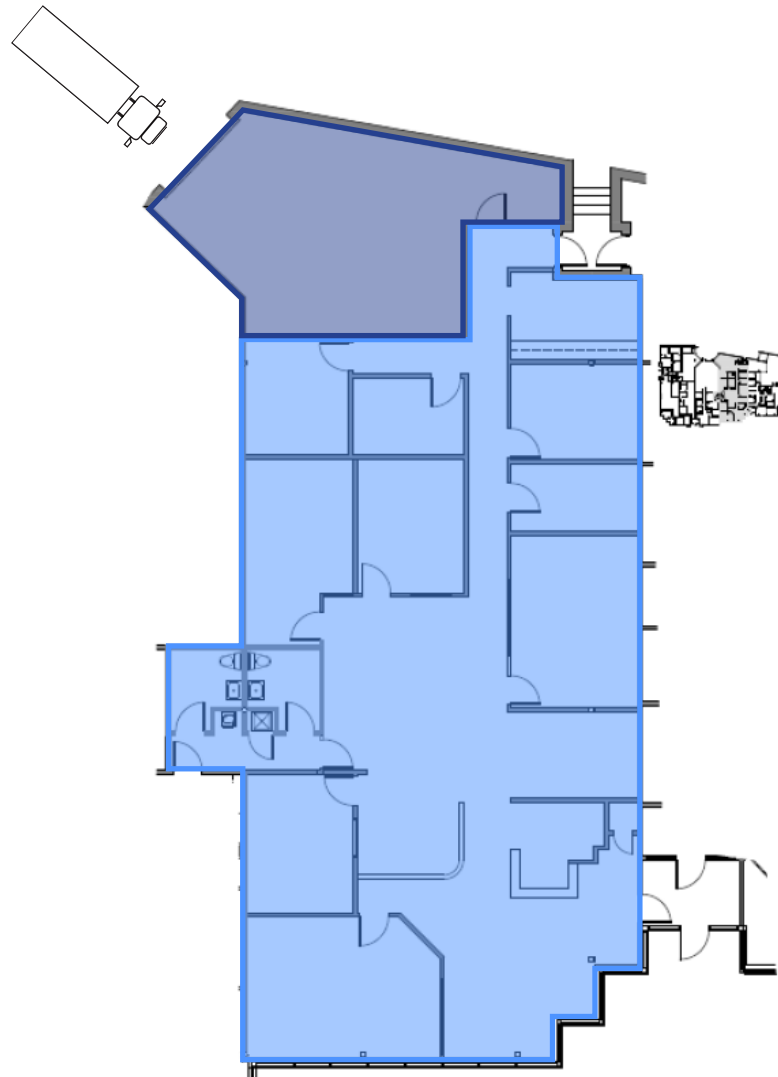
Floor Plan Suite 7630

Suite 7630

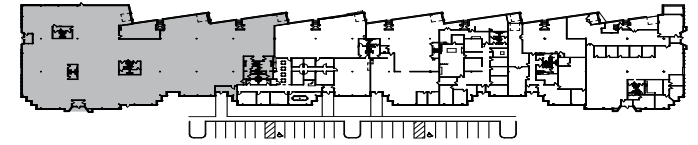
- 3,316 SF Office
- 719 SF Warehouse

4,035 SF Total

- 1 drive-in



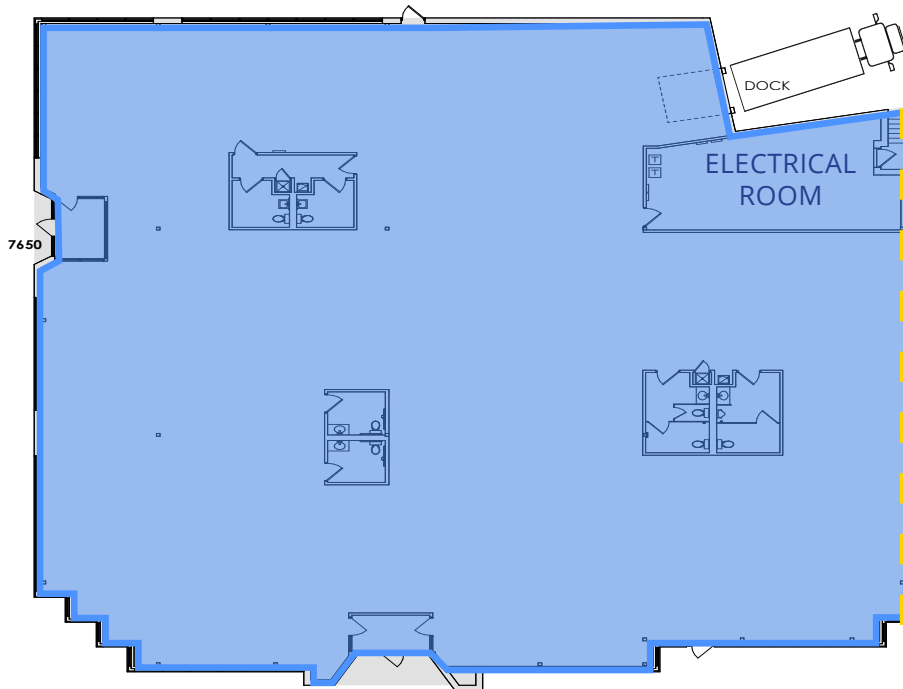
Floor Plan Suites 7650-7656



Suite 7650

13,201 SF Total

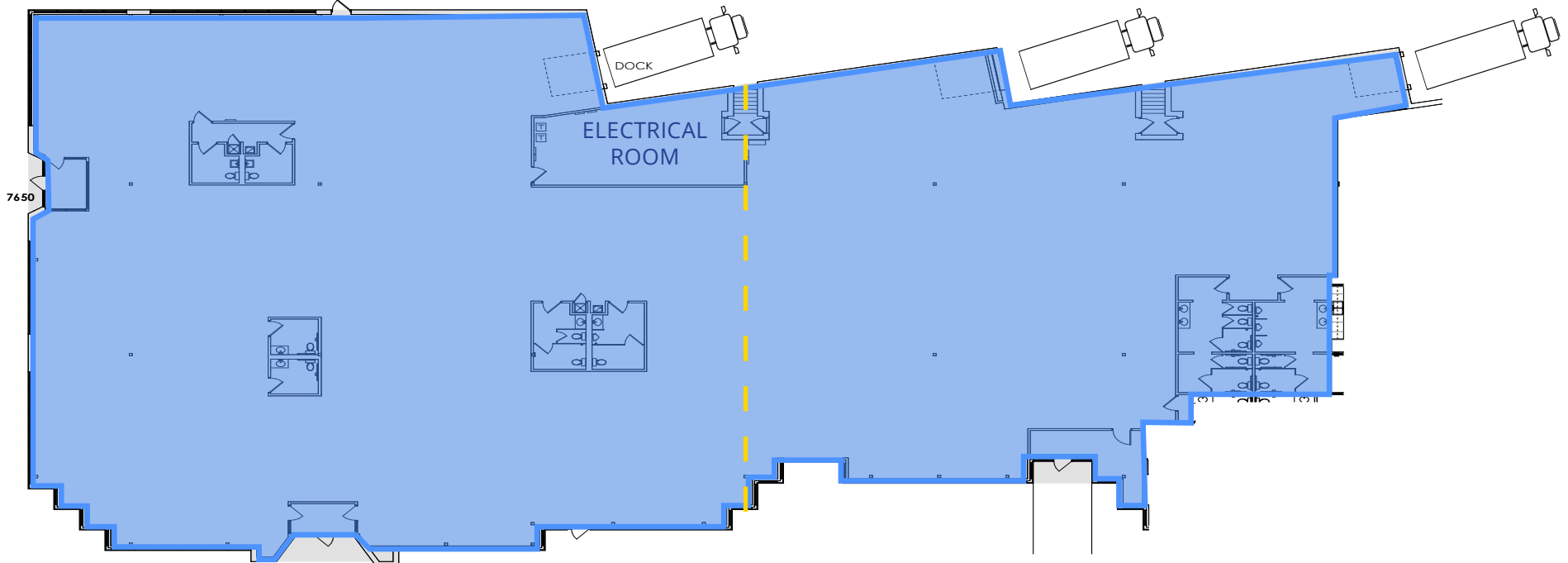
- 1 dock door



Suite 7656

8,185 SF Total

- 2 dock doors



Suite 7650-7656

21,386 SF Office/Fully climate controlled tech

- 3 dock doors
- Space is divisible per tenant request

Floor Plan

Suites 7670-7676

Suite 7670

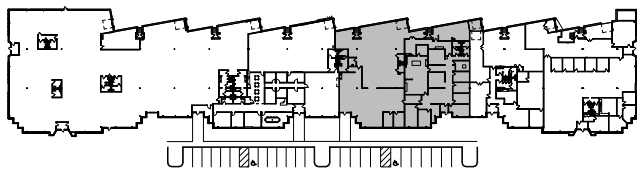
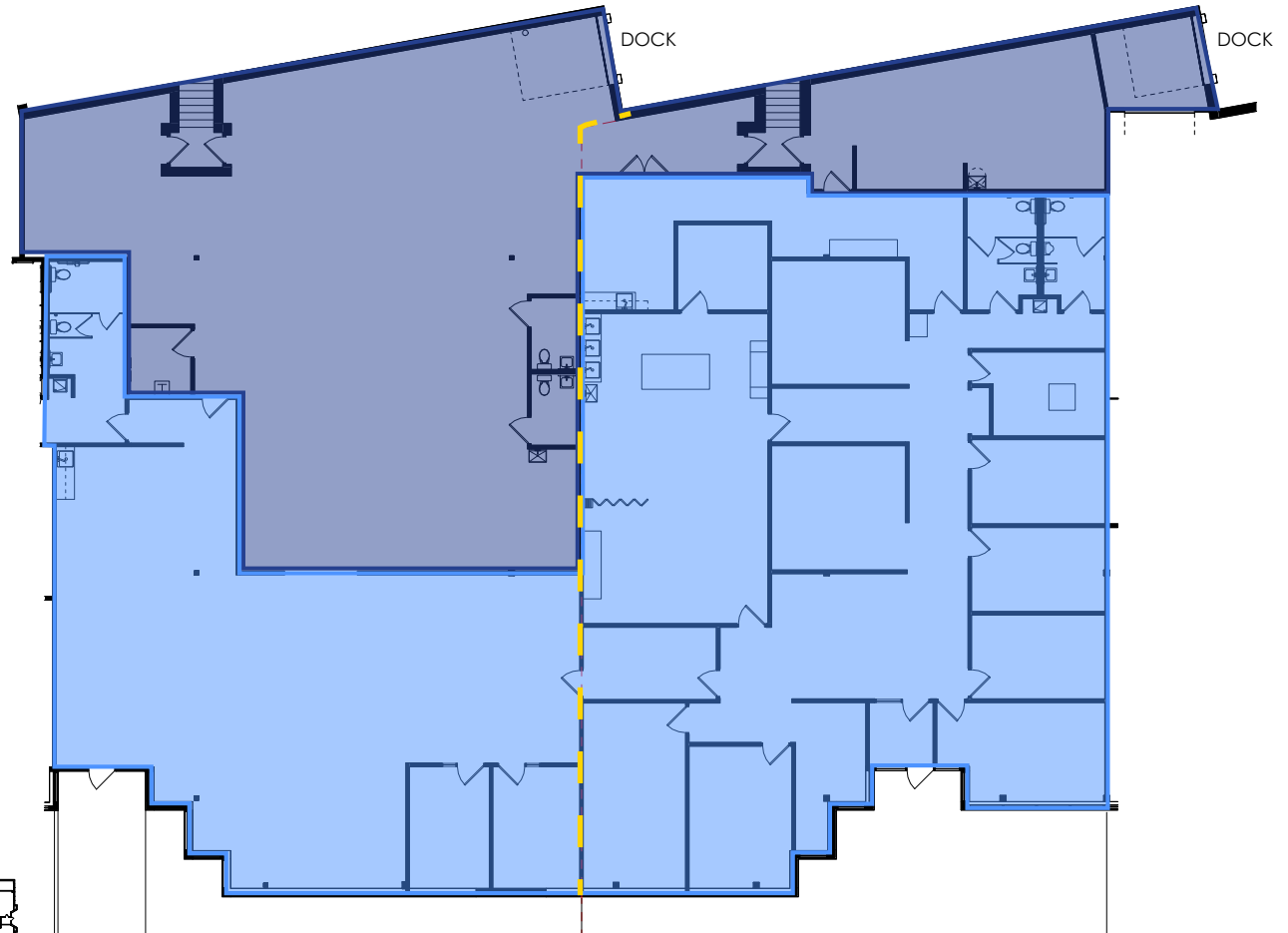
- 2,636 SF Office
- 3,112 SF Warehouse
- 5,748 SF Total**
- 1 dock door

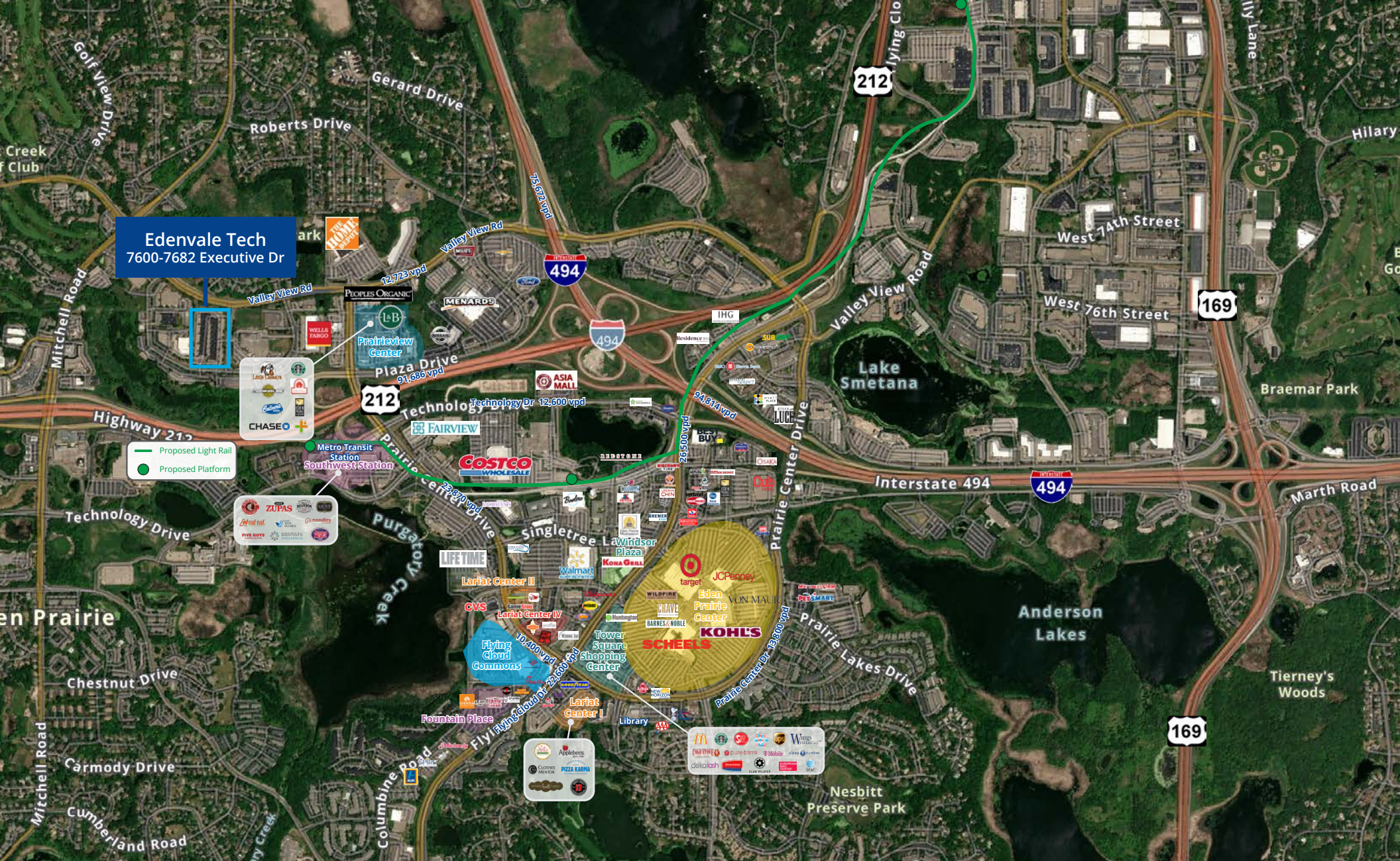
Suite 7676

- 4,777 SF Office
- 692 SF Warehouse
- 5,469 SF Total**
- 1 dock door

Suites 7670-7676

- 7,413 SF Office
- 3,804 SF Warehouse
- 11,217 SF Total**
- 2 dock doors





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