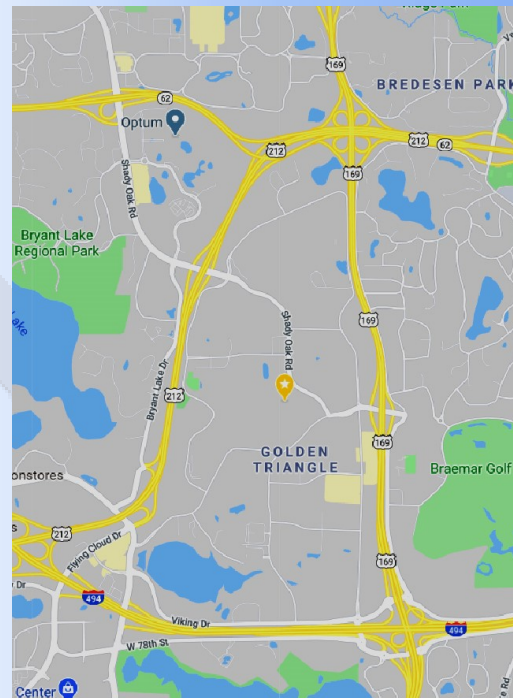


FOR LEASE

East Eden Business Center
7402 Washington Avenue South
Eden Prairie, MN 55344



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

7402 Washington Ave S:

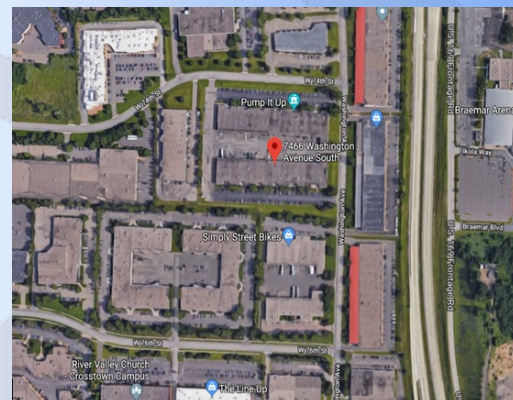
Office:	1,590 SF
Warehouse:	2,663 SF
Total:	4,253 SF

Net Rental Rates: \$9.00 PSF Office/\$4.75 PSF Warehouse

Estimated CAM & Taxes: \$3.21 PSF 2020

FEATURES:

- Small bay availability.
- Landlord will reconfigure to suit.
- Drive-in door.
- 18' clear height.
- Double row parking.
- Large truck service court.
- Good access to Crosstown 62, 169 and 494 minutes away.
- Highly desired Golden Triangle location.
- Desirable location near Crosstown 62 & I-494 w/excellent hwy access.
- Locally owned and managed.



CONTACTS:

Joe Smith
jsmith@summerhillcommercial.com
952-475-5122

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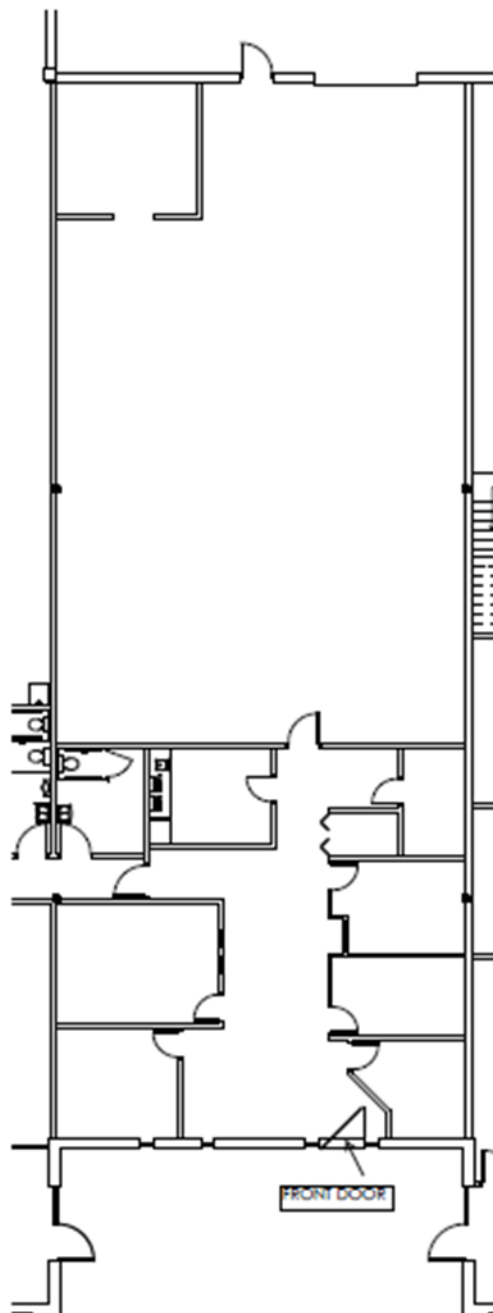


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Commercial Real Estate, LLC

SUITE PLAN

Office: 1,590 SF
Warehouse: 2,663 SF
Total: 4,253 SF

Additional Mezzanine Available



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