

THE DISTRICT EDINA

7777 Washington Ave. S, Edina, MN 55439



OFFERING SUMMARY

AVAILABLE SF:	13,963/RSF
LEASE RATE:	Base Rent: Negotiable CAM/Taxes: \$8.00/RSF Marketing: \$5.06/RSF
LOT SIZE:	3.36 Acres
BUILDING SIZE:	20,500 SF
ZONING:	Office

PROPERTY OVERVIEW

Located at 7777 Washington Ave. South, The District Edina showroom hub is situated on 3 beautiful acres at the end of a wooded, winding drive conveniently accessible from Hwy 169 and ready access to 494. Nine-mile creek, which flows past a main level shared patio amenity to the exceptional, updated 3-story mid-century building displaying it's modern architecture. With clear visibility to the 63,000 vehicles (VPD) daily traveling Hwy 169 and 8,000 vehicles (VPD) traveling Washington Avenue and 141,000 vehicles (VPD) 494.

PROPERTY HIGHLIGHTS

- Main floor offers 4 luxury showroom spaces
- Top Floor/Penthouse offers 1 luxury Showroom/Gallery for lease and 2,000 SF flex space/ common area with lounge and tables
- Creek view offers 3 luxury showrooms with common break room
- Design District Co-Op Advertising & Marketing Board, collective advertising/marketing board for The District Edina
- Restroom on each floor; each floor sprinkled
- High visibility, easy access to Hwy 169 and 494

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HIGHLIGHTS:

- Homeowners, designers, and builders are always looking for ways to maximize their available hours.
- A destination that's easy to reach and offers a variety of building and remodeling project solutions provides a welcome addition to the Twin Cities.
- That's why we have created The District Edina. By carefully selecting coordinated partners in the building, remodeling, and design industry, Habitation Furnishing + Design, and its partners, is creating a single destination for prosperous clients who are undertaking larger scale design and remodeling projects.
- Each showroom will appoint a representative to represent their showroom on the collective advertising/marketing board for The District Edina.
- The board will meet quarterly to plan and execute advertising & marketing. Annually, this budget will be visited by representatives of each partner entity to ensure that The District Edina is receiving maximum exposure and maximum value but will have a CAP amount the board will not exceed unless unanimously approved on by all showrooms. The amount will be determined prior to lease execution.
- Shared Marketing to include such as: print, online, professional association, direct mail, entertainment, art prep, and flex spending.
- Initial Marketing fee: \$4.88/RSF (estimate)



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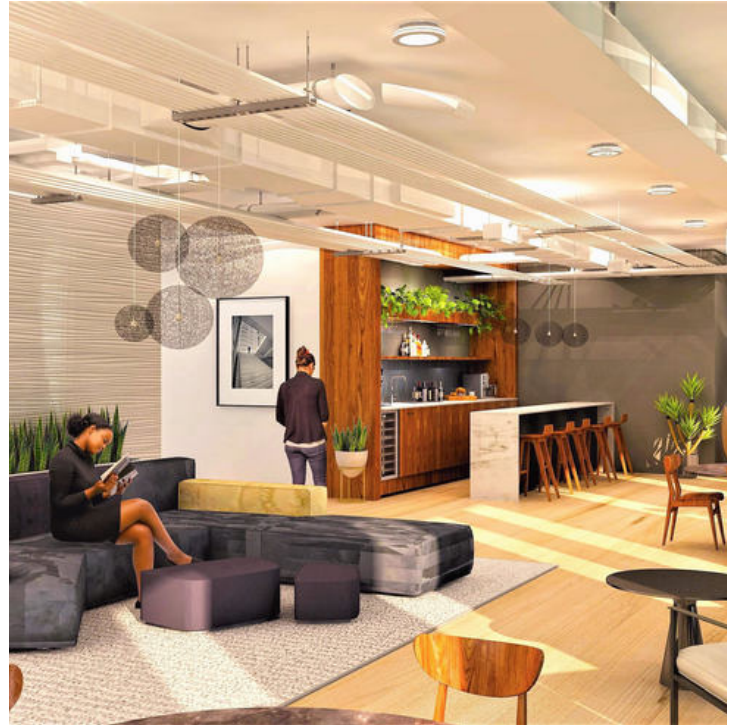
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MISSION OF THE FLEX SPACE:

- The mission of the Flex Space is to foster deeper, more meaningful relationships with clients, partners, and others. It is, in a phrase, the social heart of The District Edina and it is, as far as we know, unique in the area.
- Another unique aspect of The District Edina is the top-floor flex space. As you can see from the floorplan, about 2,000' sq. ft (the area directly adjacent the artist studio and gallery) is designated "Flex Space".
- Essentially, this is a beautiful, fully furnished common area overlooking 9-mile creek. A full-size built-in bar, lounge seating and multiple tables, surrounded by windows, where District partners can bring clients to entertain or work on projects. A large enough space where any tenant can host seminars or host social events for their business. 24/7.
- This space will be open to the building customers or designers to gather with their clients to discuss projects and the items they've seen while exploring the showrooms.



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HIGHLIGHTS:

- Leases are offered on a triple-net basis and can include dedicated as well as shared spaces. Lessees may utilize the 2,000 SF flex space 24/7 (when not scheduled for an event). The Tenants will also have full access to a 400 SF walkout level break room furnished with full refrigerator, sink, cabinets, and microwave.
- Under One Roof, Great Synergy for Businesses such as: Habitation Furnishing + Design (Commercial & Residential Interiors), Kitchen & Bath Showroom, Lighting Showroom, High-end Closet Showroom, Tile / Countertops Showroom, Flooring Showroom, Real Estate Office, Drapery/ Pillow Workroom Artist Studio / Art Gallery
- The District Edina is more closely associated with the famous Design Districts of Miami or West Hollywood – a space that focuses on projects and not products, clients and not customers. The District Edina is going to be a destination where homeowners themselves, as well as designers and builders of all types, can see the best items available a multiplicity of categories.



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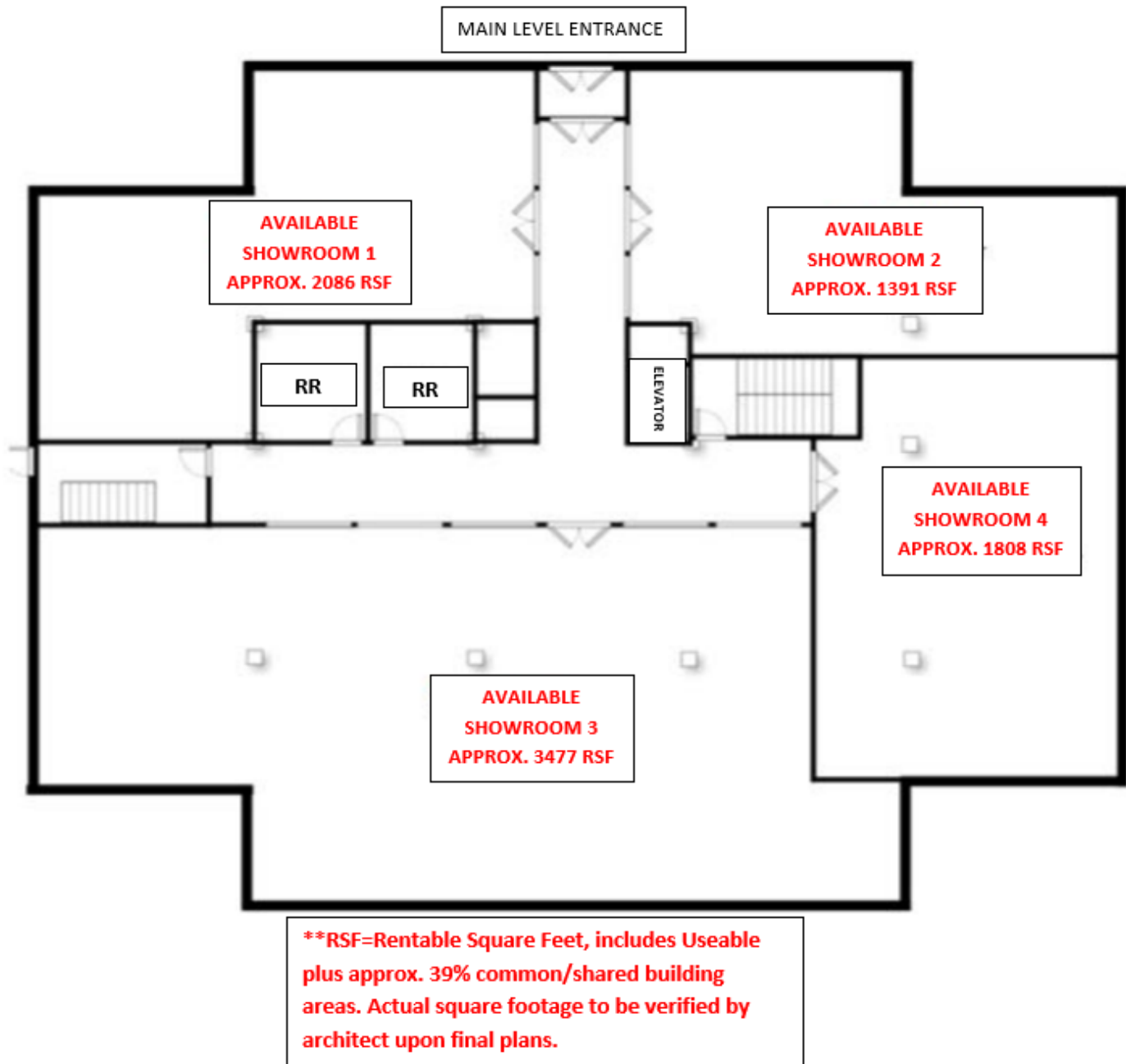
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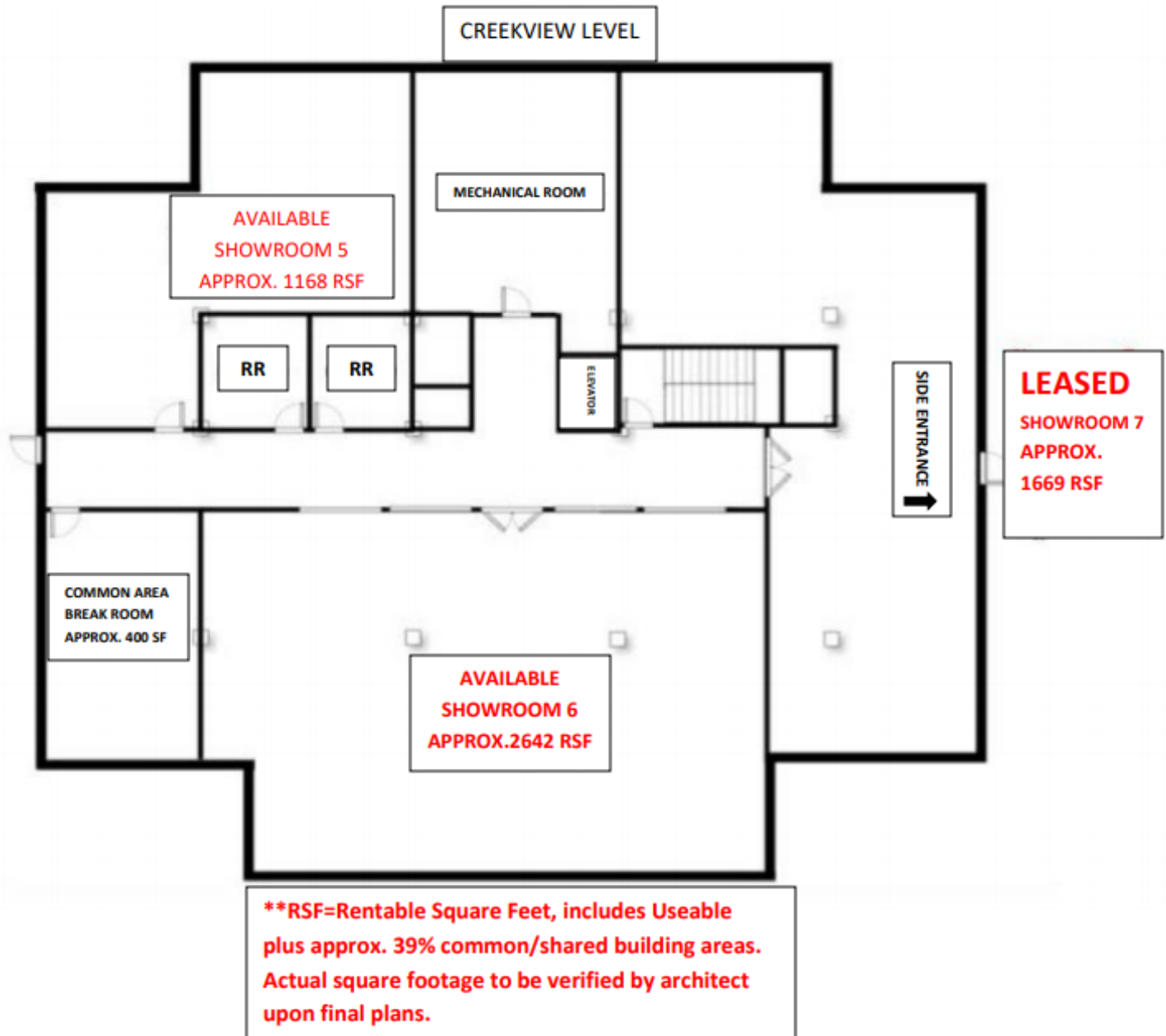
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AVAILABLE SPACES

SUITE	SIZE	LEASE TYPE	LEASE RATE
MAIN LEVEL SHOWROOM 1	2,086 RSF	NNN	NEGOTIABLE
MAIN LEVEL SHOWROOM 2	1,391 RSF	NNN	NEGOTIABLE
MAIN LEVEL SHOWROOM 3	3,477 RSF	NNN	NEGOTIABLE
MAIN LEVEL SHOWROOM 4	1,808 RSF	NNN	NEGOTIABLE
CREEKVIEW SHOWROOM 5	1,168 RSF	NNN	NEGOTIABLE
CREEKVIEW SHOWROOM 6	2,642 RSF	NNN	NEGOTIABLE
PENTHOUSE SHOWROOM 8	1,391 RSF	NNN	NEGOTIABLE

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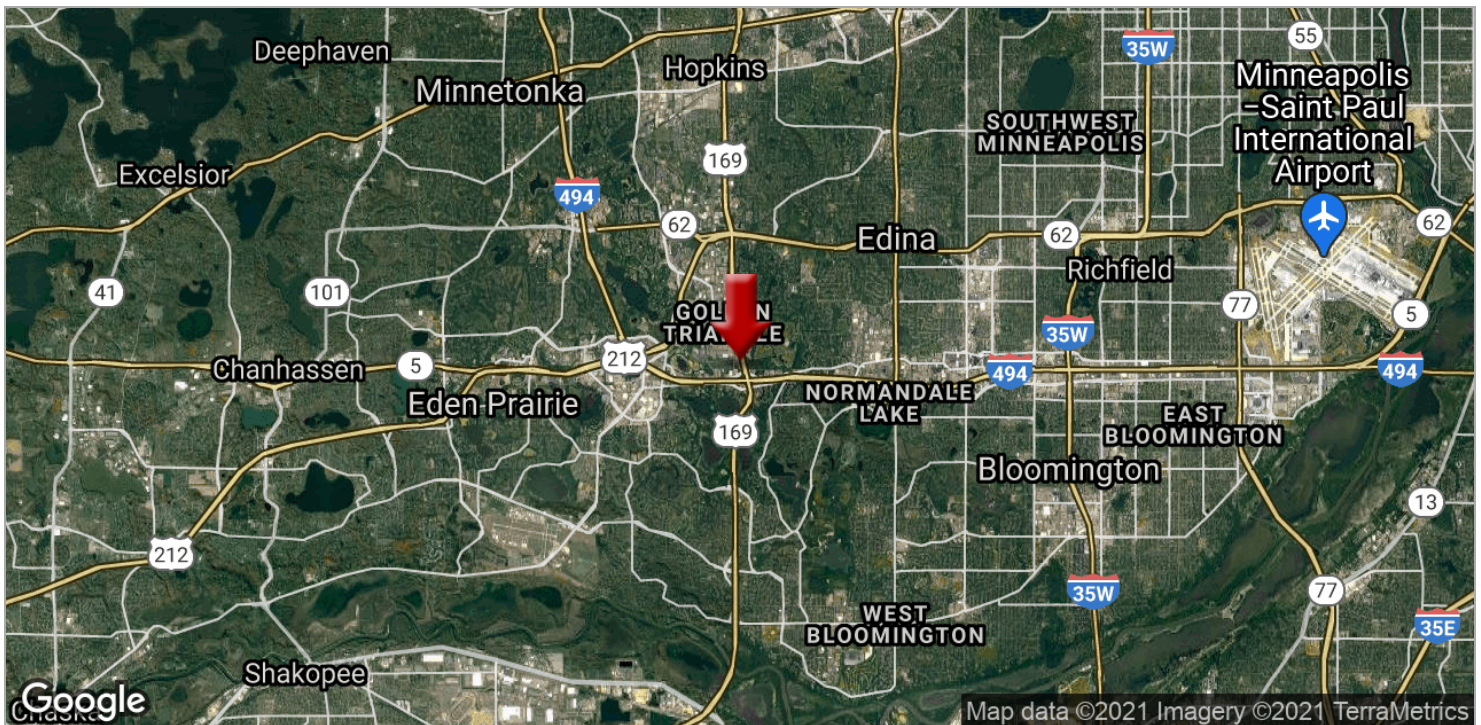
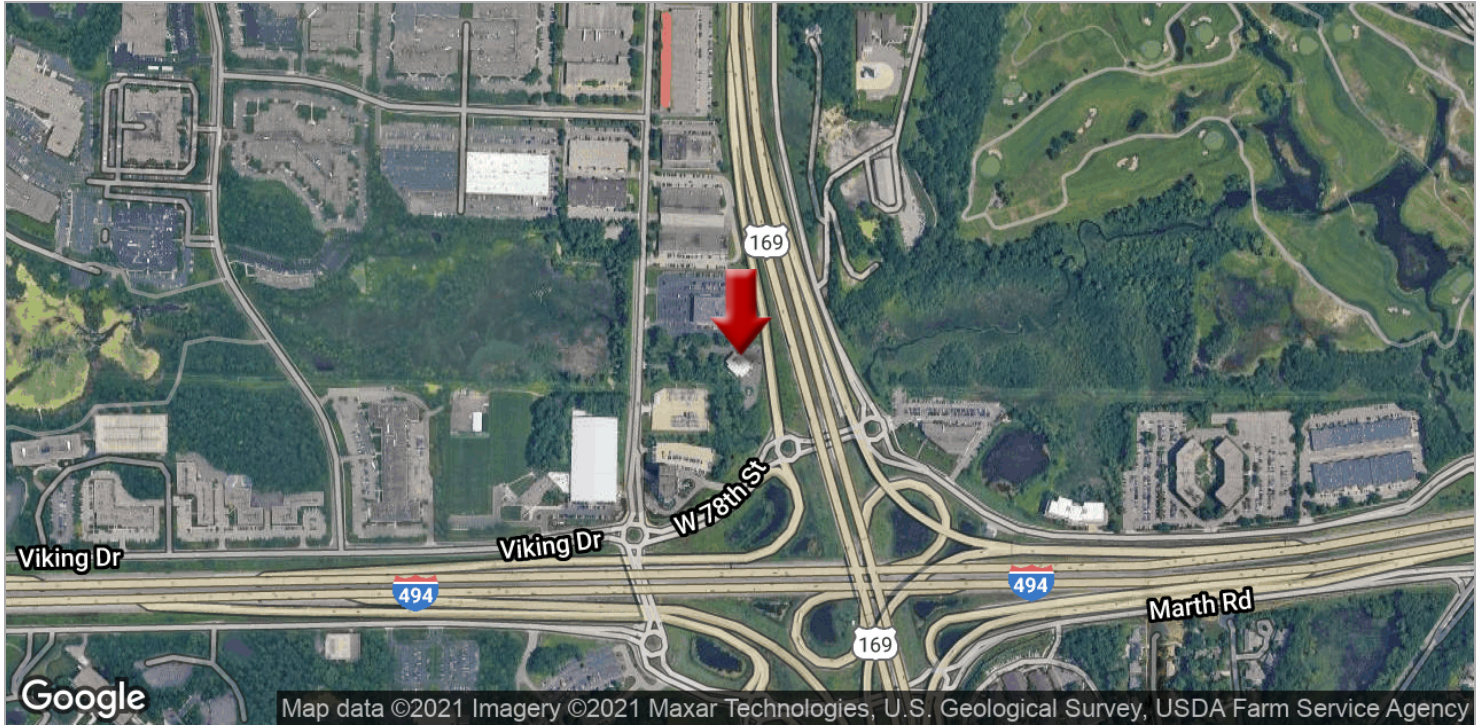
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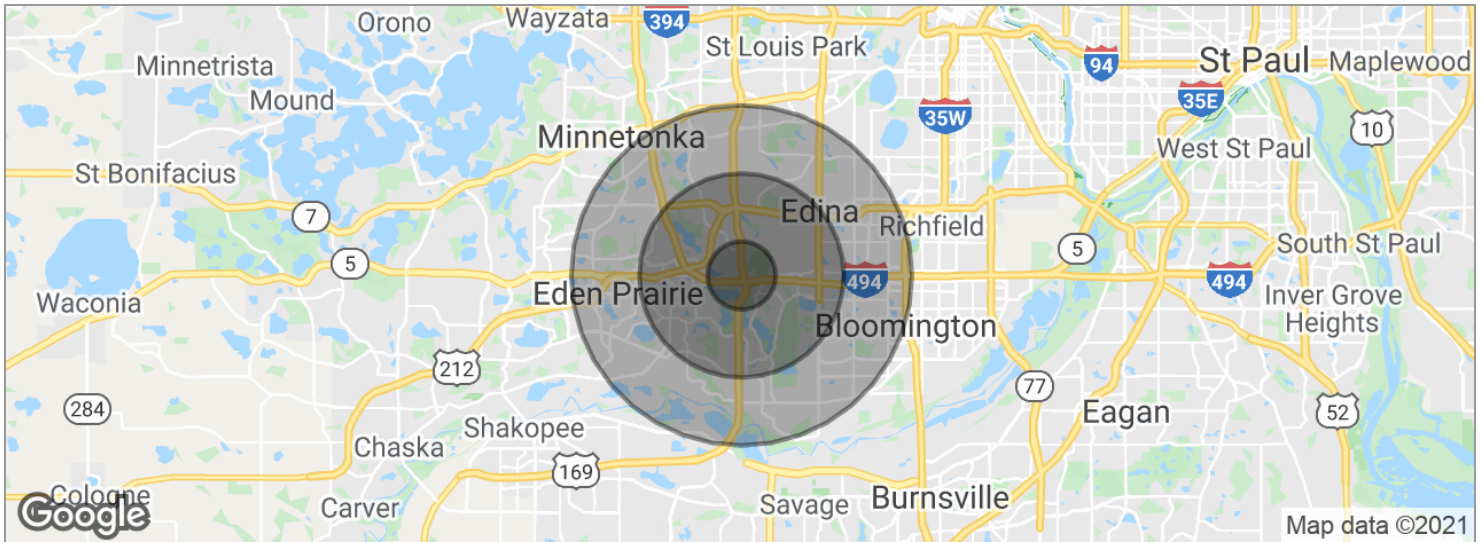
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,131	50,591	162,953
Median age	43.9	41.9	40.7
Median age (male)	42.7	40.5	39.1
Median age (Female)	44.7	42.8	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,652	21,564	70,787
# of persons per HH	2.5	2.3	2.3
Average HH income	\$115,903	\$115,365	\$105,648
Average house value	\$539,389	\$418,611	\$388,583

* Demographic data derived from 2010 US Census

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