

OFFICE WAREHOUSE FOR LEASE

BRAEMAR ONE

6975-6989 Washington Avenue S, Edina, MN 55439



LOT SIZE:	2.1 Acres
BUILDING SIZE:	29,815 SF
BUILDING CLASS:	C
YEAR BUILT:	1970
ZONING:	Industrial
MARKET:	Minneapolis-St Paul
SUB MARKET:	Southwest Ind
CROSS STREETS:	W 69th Street

PROPERTY OVERVIEW

Braemar One is a 30,000 sf multi-tenant office building located off of Highway 169 and Valley View Road in Edina. There is easy access to the Crosstown/Highway 62, Highway 169/212 and I-494.

Individual offices available at \$450/month gross

PROPERTY FEATURES

- Common breakroom and bathroom
- High speed Comcast Internet available
- Move-in ready office space
- Ample Surface Parking
- Motivated landlord
- Full 24/7 access
- CAM & Taxes: \$3.57/sf

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

PATRICK CROPSEY, JD
Director Of Commercial Real Estate
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

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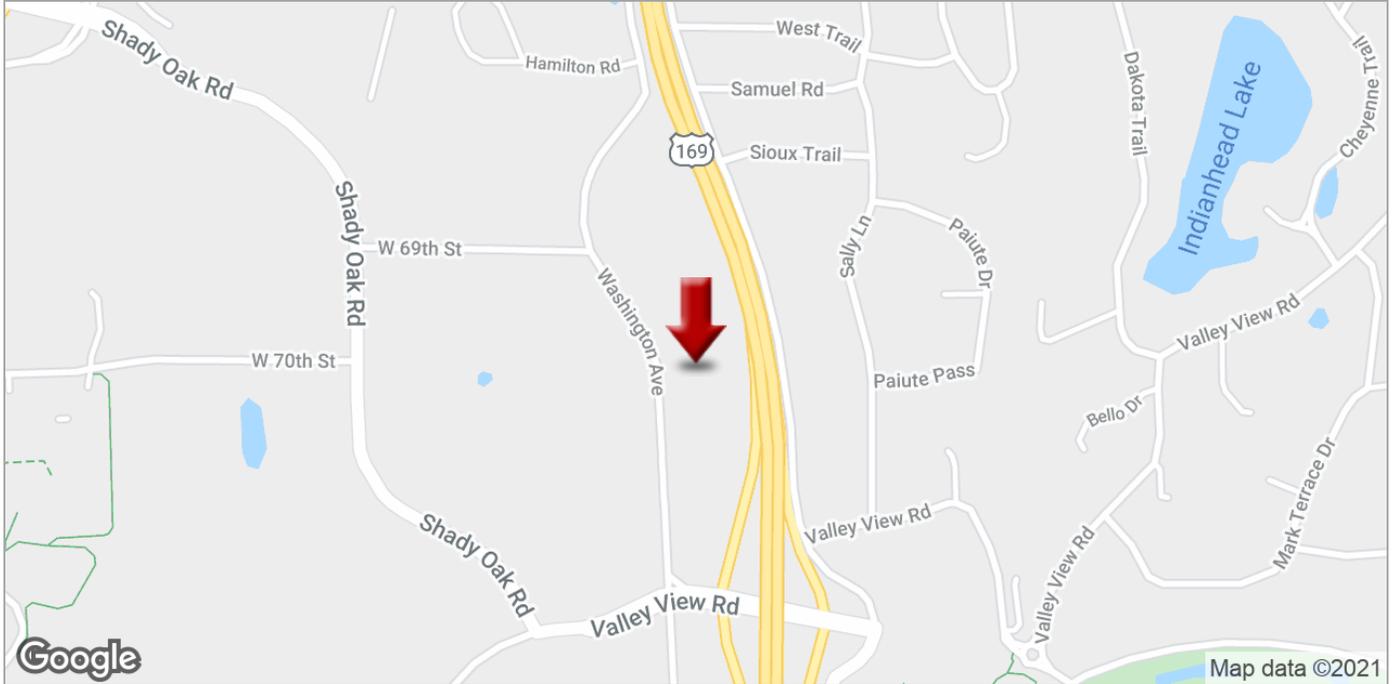
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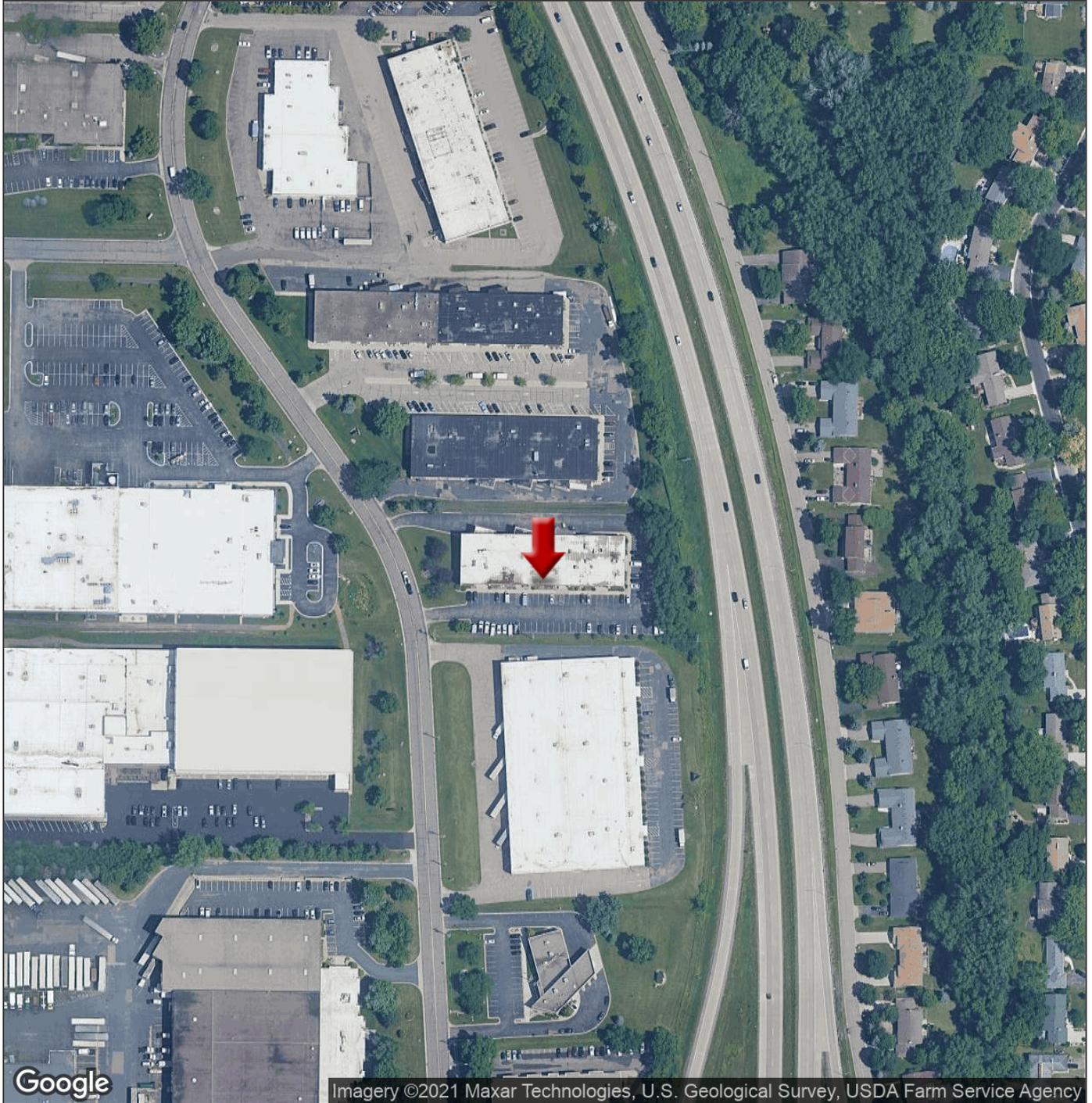
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Office - 1st Floor	Office Building	NEGOTIABLE	NNN	3,000 SF	VACANT

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