



Colliers



# Industrial For Lease

**Joe Owen, CCIM SIOR**  
Senior Vice President  
+1 952 897 7888  
joe.owen@colliers.com

**Corbin Chapman**  
Associate  
+1 952 374 5811  
corbin.chapman@colliers.com

---

1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
+1 952 897 7700  
colliers.com/msp

## 7667 Equitable Drive Eden Prairie, MN

### Office/warehouse space for lease in Southwest Metro

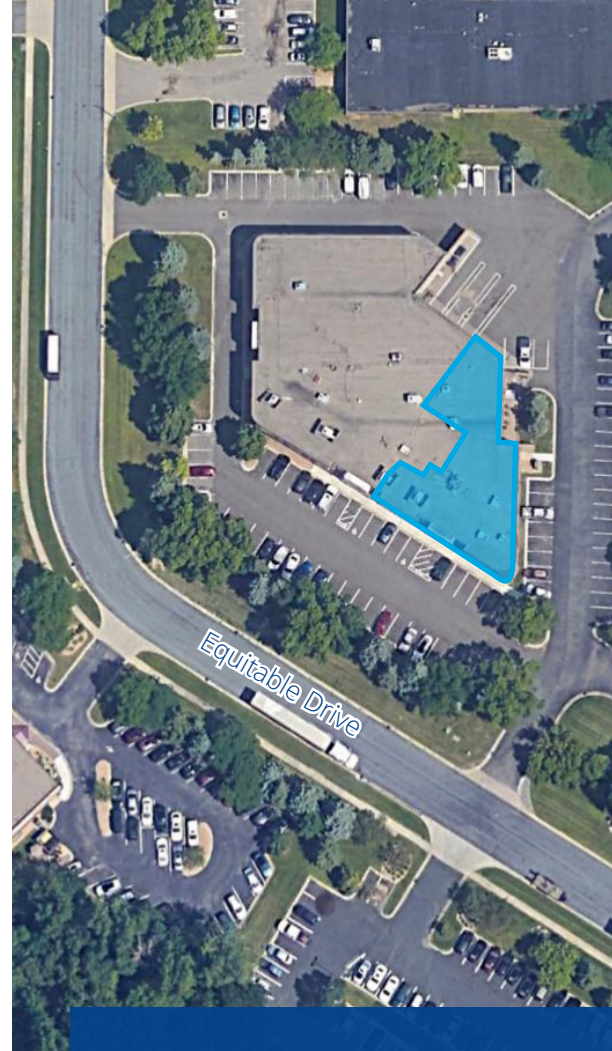
- Dock door loading
- Brand new sun deck/patio
- Easy access to Highway 212, Interstate 494 and Highway 62
- Minutes from retail amenities at Eden Prairie Center
- 1.5 miles from Southwest Transit Station and future Southwest LRT

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

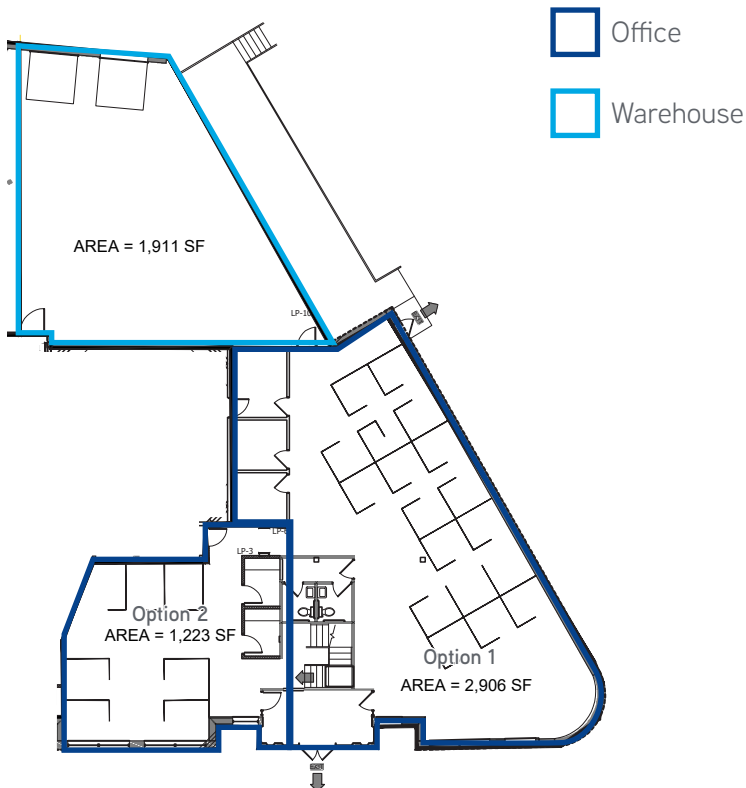
# For Lease

## Positioning Headline

Building Address:	7667 Equitable Drive	
Location:	Eden Prairie, MN	
Building Square Feet:	29,109 SF	
Parking:	1.73/1,000	
Rentable Area: Option 1	Office	2,906 SF
	Warehouse	1,911 SF
	Total	4,817 SF
Rentable Area: Option 2	Office	4,129 SF
	Warehouse	1,911 SF
	Total	6,040 SF
	*warehouse space is optional for Options 1 & 2	
Lease Rates:	Office	\$11.50 PSF
	Warehouse	\$5.50 PSF
Estimated CAM & Real Estate Tax (2021)	\$3.50 PSF	
Clear Height:	20'	
Loading:	two dock doors	



## Floor Plan



### Contact us:

**Joe Owen**, CCIM SIOR  
Senior Vice President  
+1 952 897 7888  
joe.owen@colliers.com

**Corbin Chapman**  
Associate  
+1 952 374 5811  
corbin.chapman@colliers.com

**Colliers**  
1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
+1 952 897 7700