

# THE DISTRICT EDINA

7777 Washington Ave. S, Edina, MN 55439



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	13,963/RSF
<b>LEASE RATE:</b>	Base Rent: Negotiable CAM/Taxes: \$8.00/RSF Marketing: \$5.06/RSF
<b>LOT SIZE:</b>	3.36 Acres
<b>BUILDING SIZE:</b>	20,500 SF
<b>ZONING:</b>	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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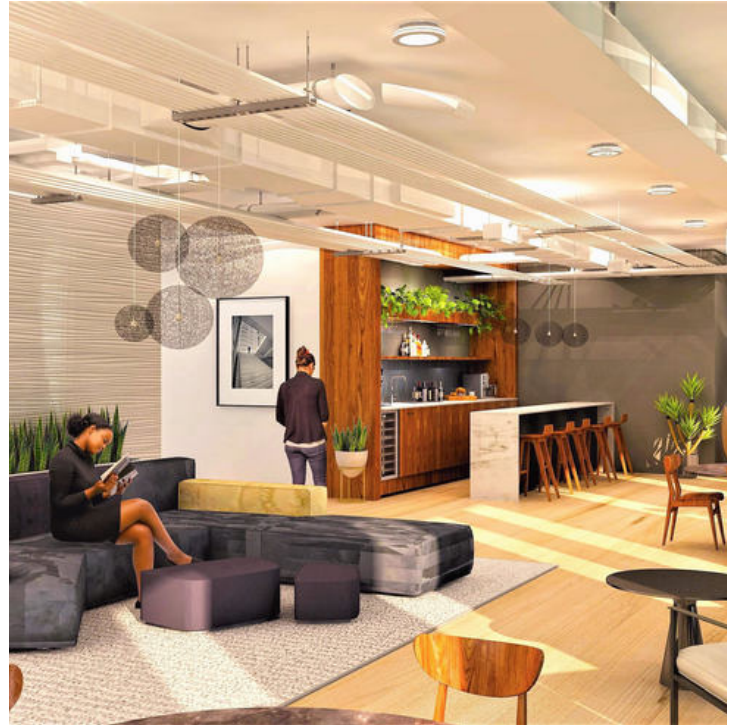
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## **MISSION OF THE FLEX SPACE:**

- 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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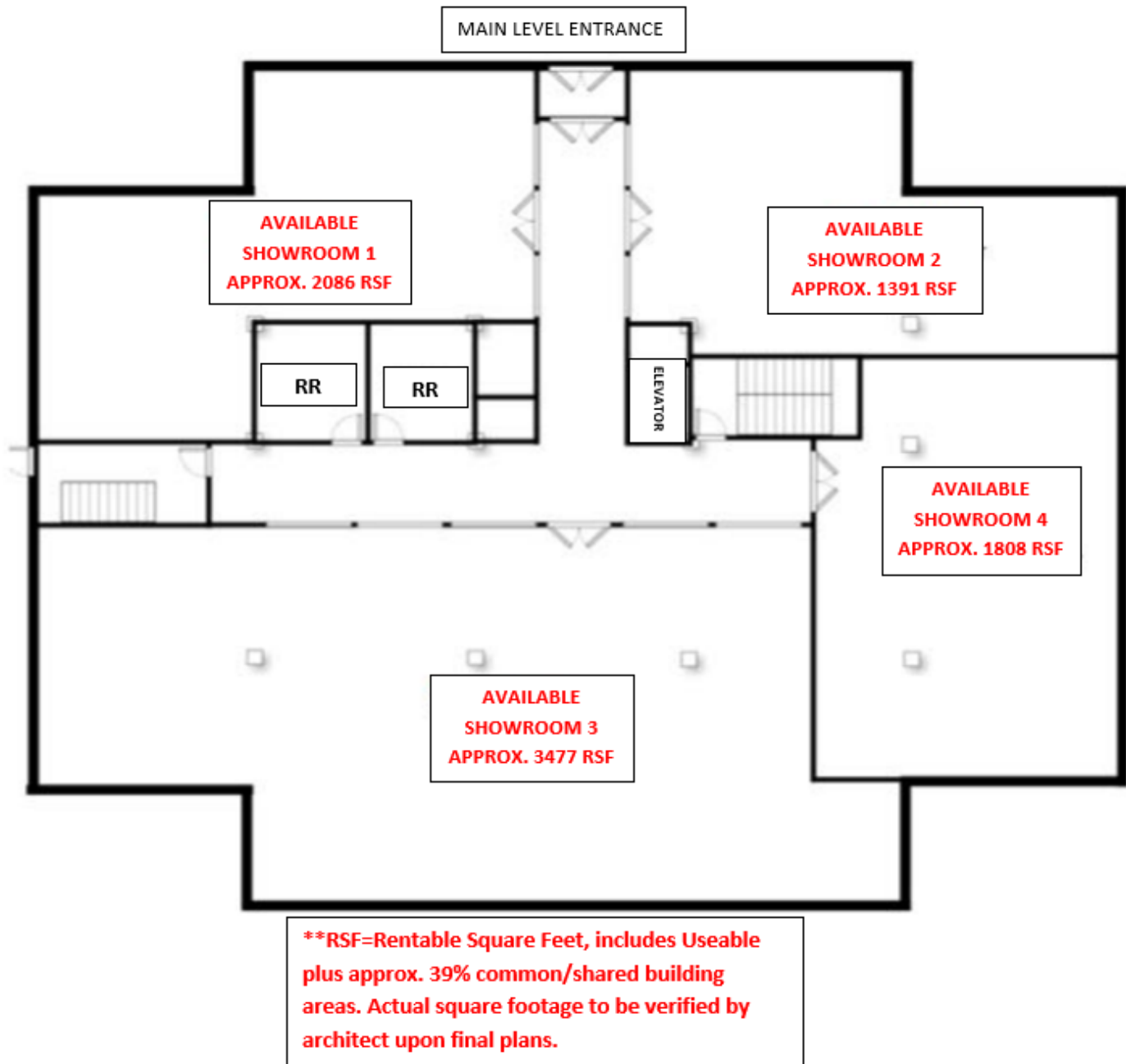
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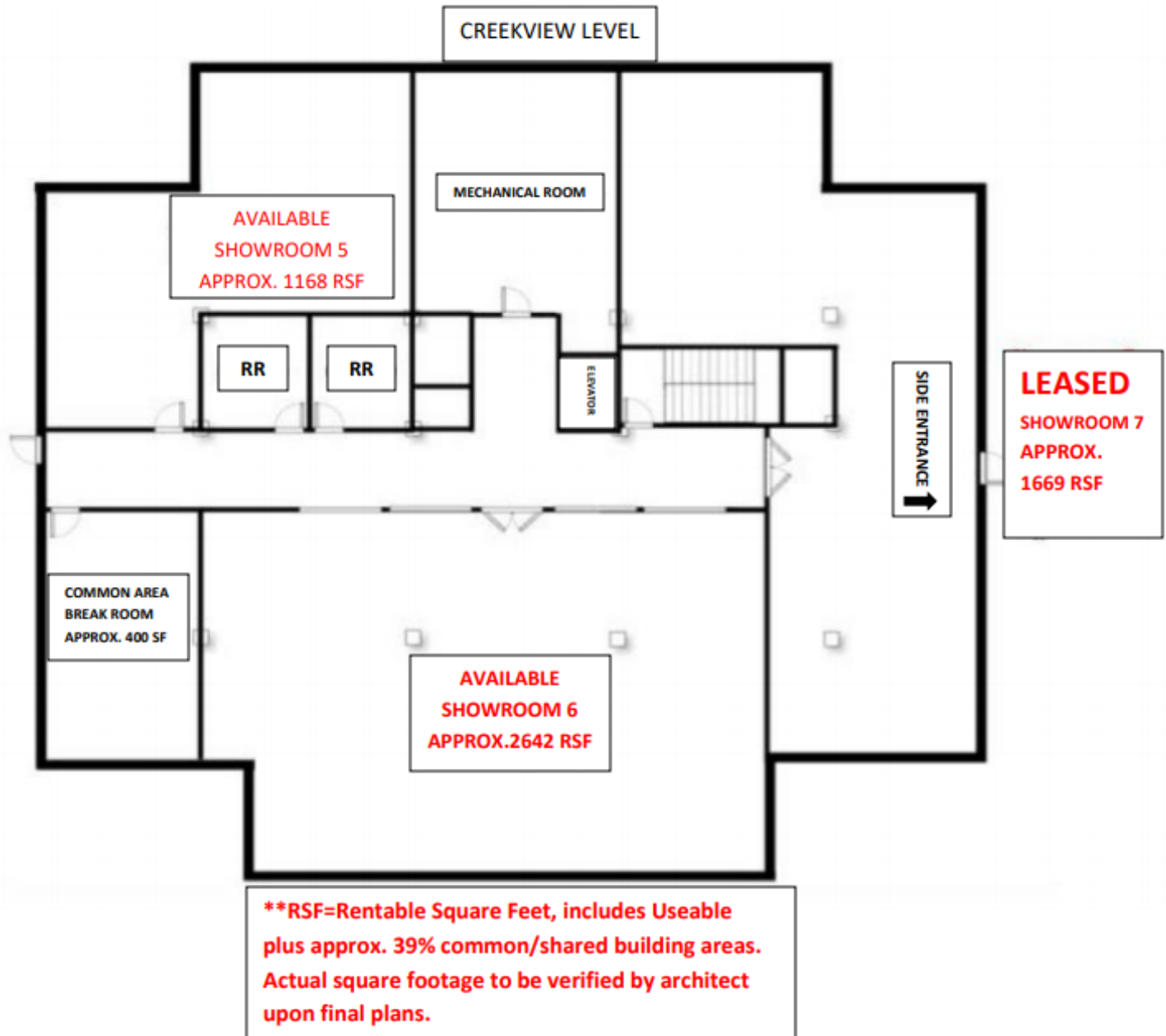
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## AVAILABLE SPACES

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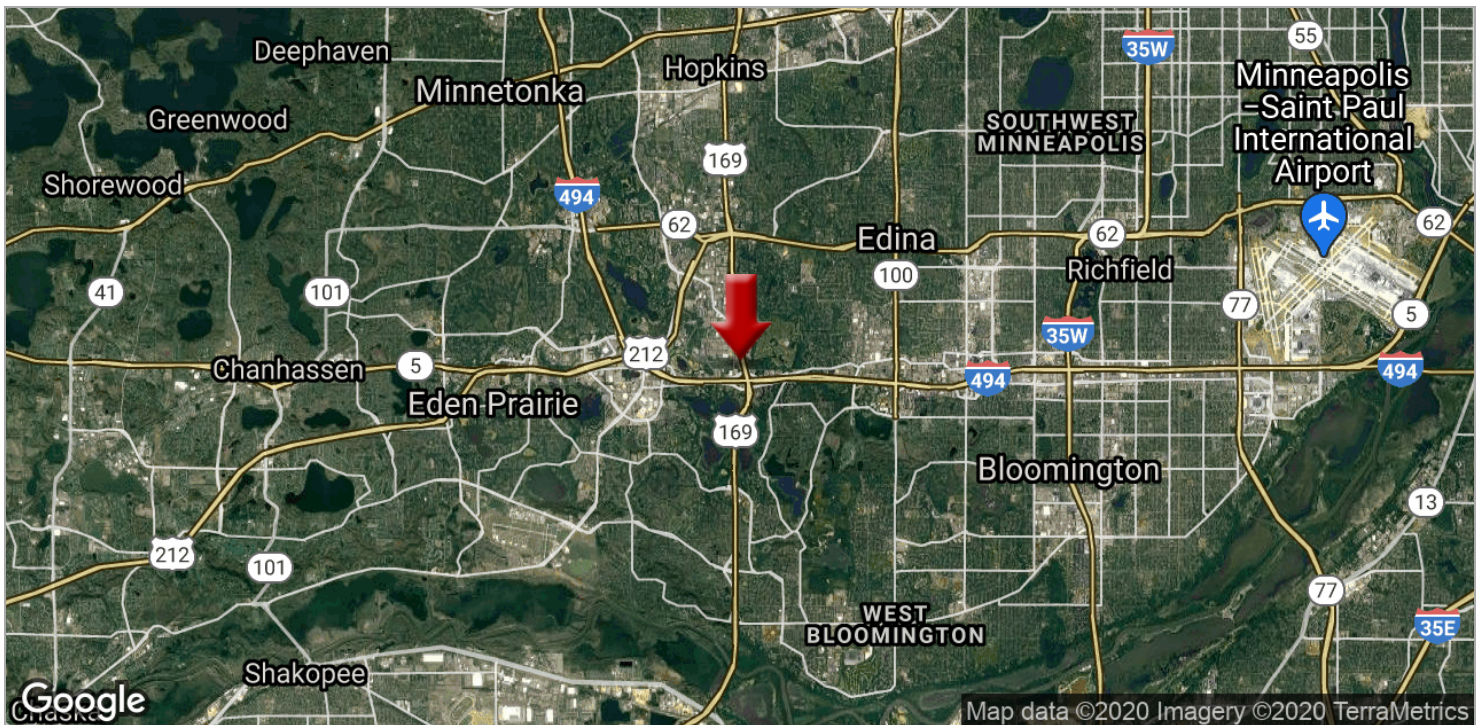
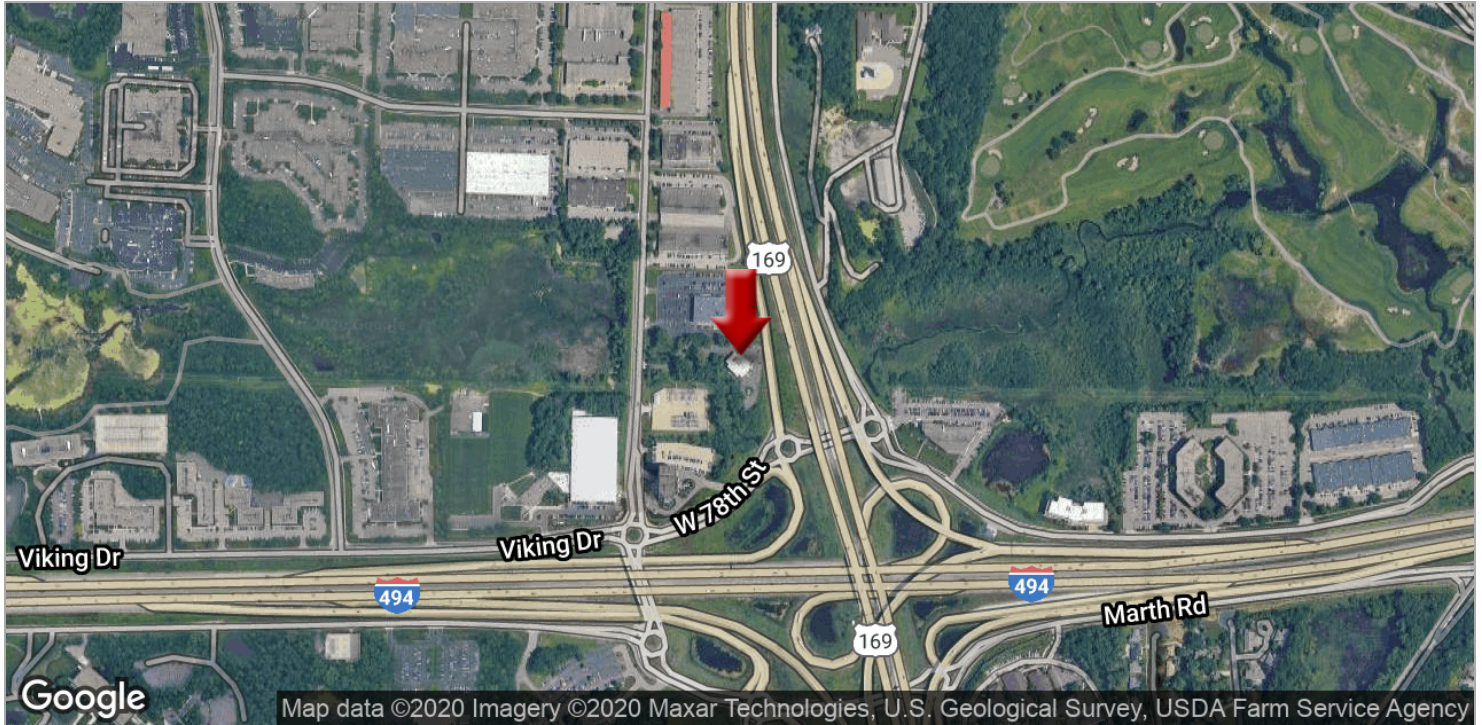
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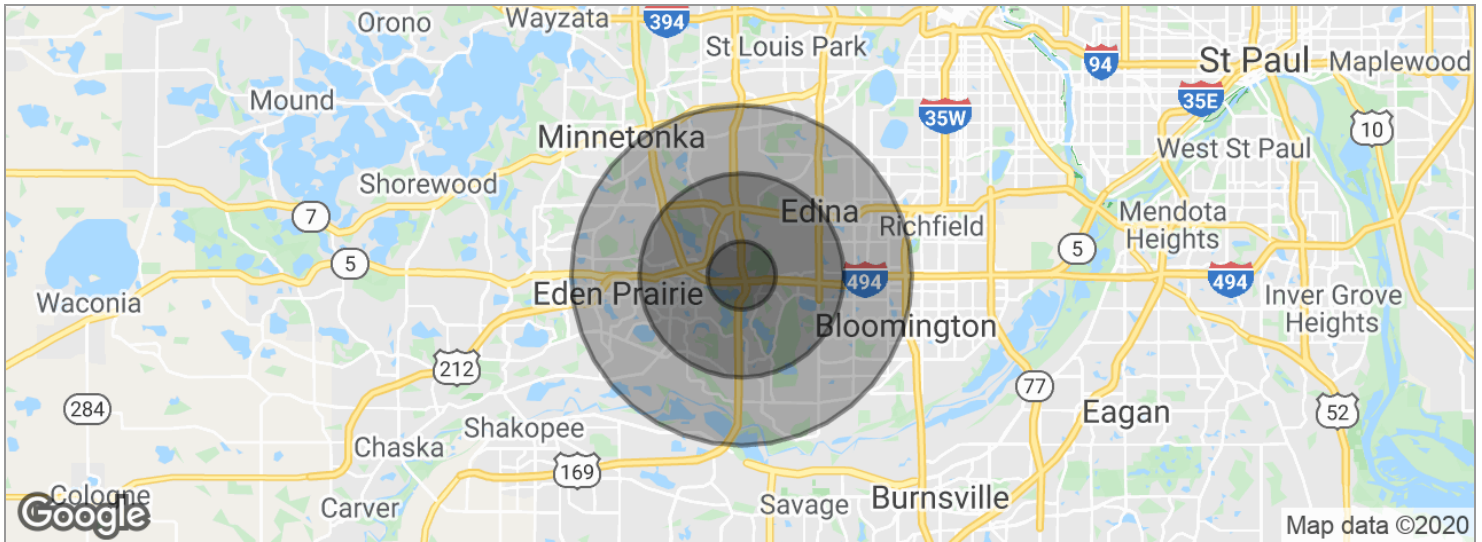
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,131	50,591	162,953
Median age	43.9	41.9	40.7
Median age (male)	42.7	40.5	39.1
Median age (Female)	44.7	42.8	42.0

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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