



TRANSWESTERN

REAL ESTATE
SERVICES

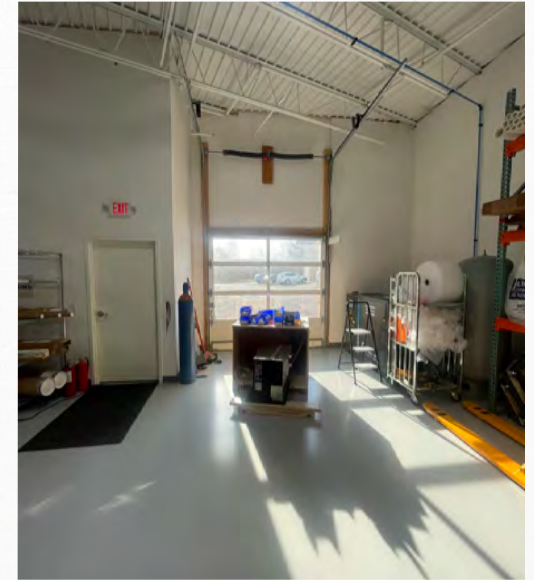
 **Innova**
MedTec

EDEN PRAIRIE

BUSINESS CENTER

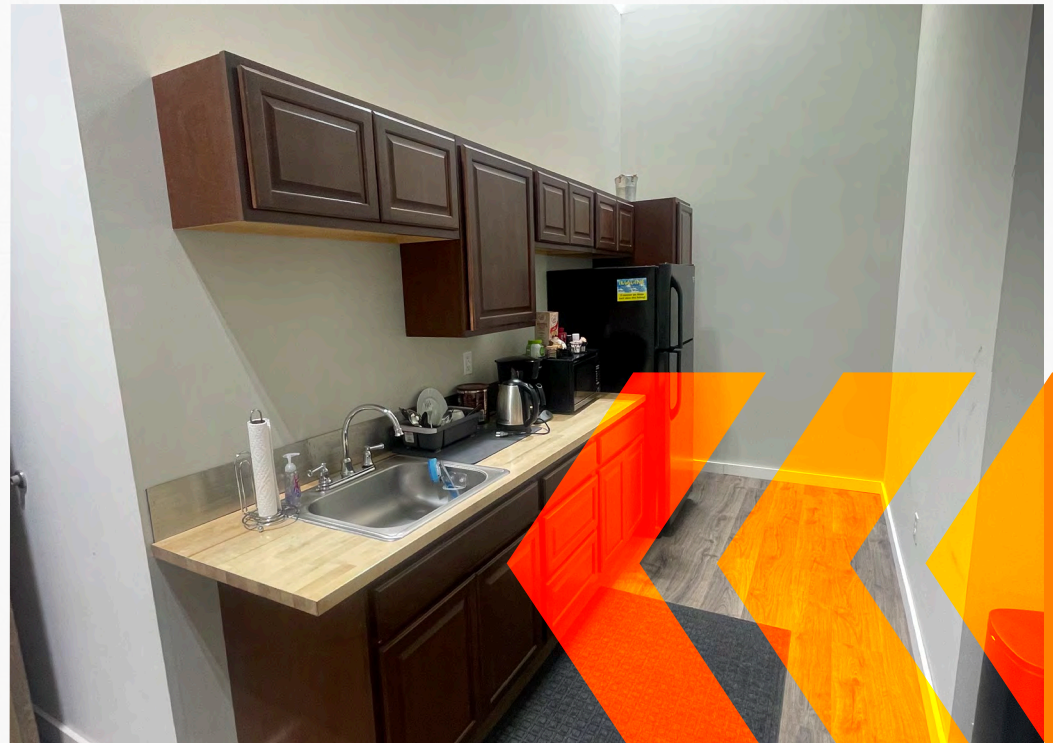
7615 GOLDEN TRIANGLE DRIVE, EDEN PRAIRIE, MN

PROPERTY SPECIFICATIONS



SPACE SPECS

Suite:	7615 - Suite E	Loading:	1 Dock Door
Available:	12/1/2025	Clear Height:	15'
Term:	Sublease Through 5/31/2028	Sprinklers:	100%
Total SF:	6,244 SF	HVAC:	Fully Climate Controlled
Office SF:	2,180 SF	CAM/Tax:	\$5.45
Warehouse SF:	4,064 SF	Rental Rate:	Negotiable



FLOOR PLAN

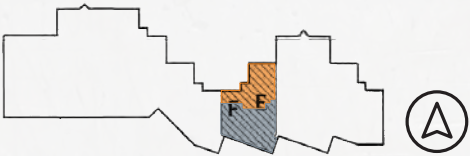
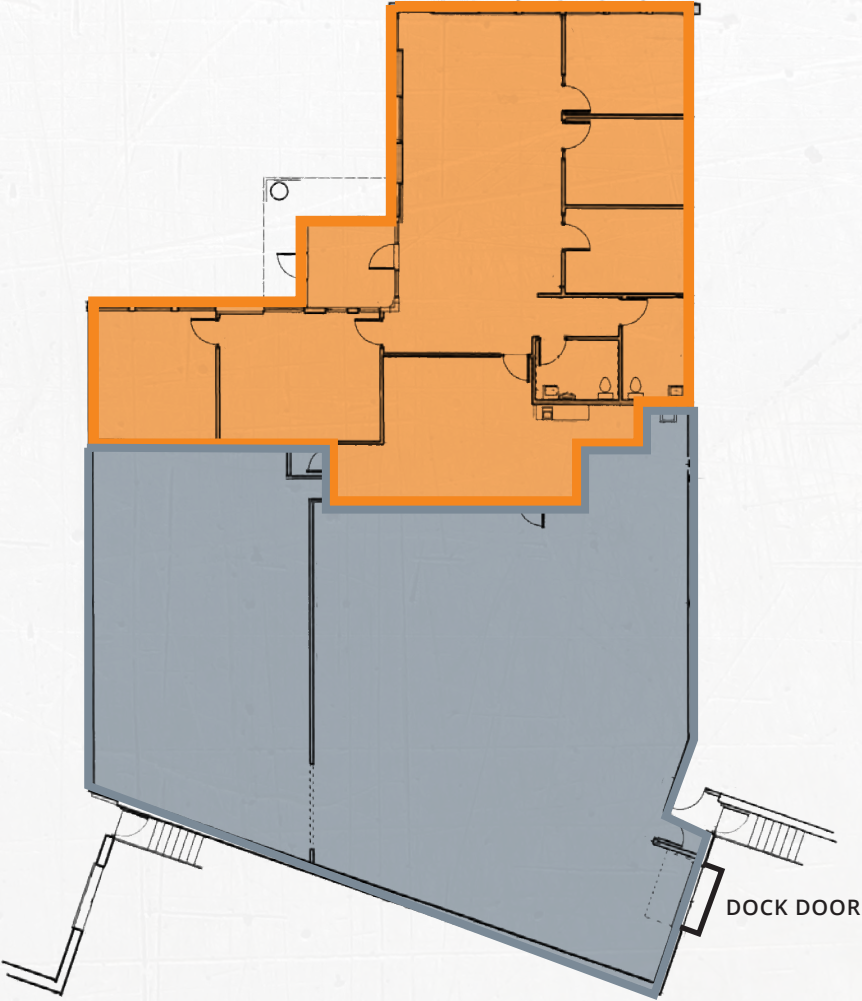
SUITE 7615

AVAILABLE
TOTAL - 6,244 SF
OFFICE - 2,180 SF
WAREHOUSE - 4,064 SF

LOADING:
1 DOCK

OFFICE

WAREHOUSE





PRIME
LOCATION

212

GOLDEN TRIANGLE DR

SMETANA LN

LAKE SMETANA

SITE

BRAEMAR GOLF COURSE

169

494



SITE

LAKE SMETANA

FRGMNT
coffee

BEST
BUY

Cub
FOODS

EDEN PRAIRIE
CENTER

AREA

AMENITIES

THINKING BEYOND THE OBVIOUS



CONTACT

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