

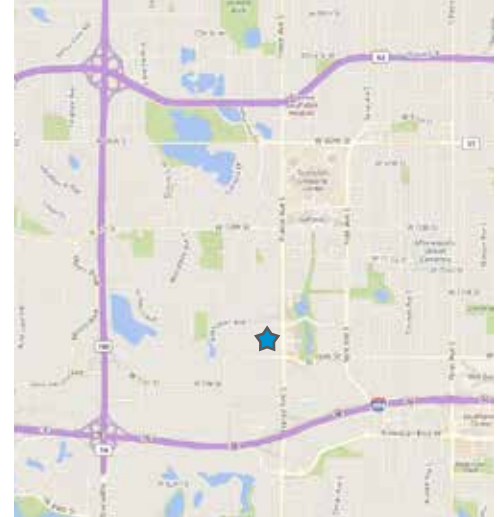
MEDICAL OFFICE BUILDING FOR LEASE >

7450 France Medical Bldg

7450 France Avenue South | Edina, MN 55435



Accelerating success.



BUILDING AMENITIES

- > 55,791 square foot building, part of four building office park just south of Fairview Southdale
- > Well-known area for medical office space
- > Direct view of building from France Avenue
- > Monument signage available
- > Ample surface parking for visitors and employees, parking ratio 5.37/1,000
- > Surrounded by retail and residential
- > Area retail amenities include Southdale, Galleria, Southtown Mall, Centennial Shops, Yorkdale Shoppes, and more
- > Easy access via France Avenue from I-494 and MN 62, as well as close proximity to MN 100
- > Building Tenants:
 - Edina Eye Physicians & Surgeons
 - MN Sleep and Lung Center
 - ClearChoice Dental Implant Center
 - Pearson Orthodontics
 - Edina Skin Care Specialists
 - Kid Grins Pediatric Dentistry
 - MMK Plastic Surgery

CONTACT US

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7450 FRANCE AVENUE SOUTH > RETAIL AERIAL



AVAILABLE SPACE

Address	7450 France Avenue South Edina, MN 55435
Building Size	55,791 SF
Number of Floors	2
Year Built	1969 - renovated 2001
Parking	Surface Lot
Availability	1,231 - 4,385 SF
Net Rental Rates	\$20.00 PSF Net
2018 Est. CAM & Taxes	\$17.47 PSF

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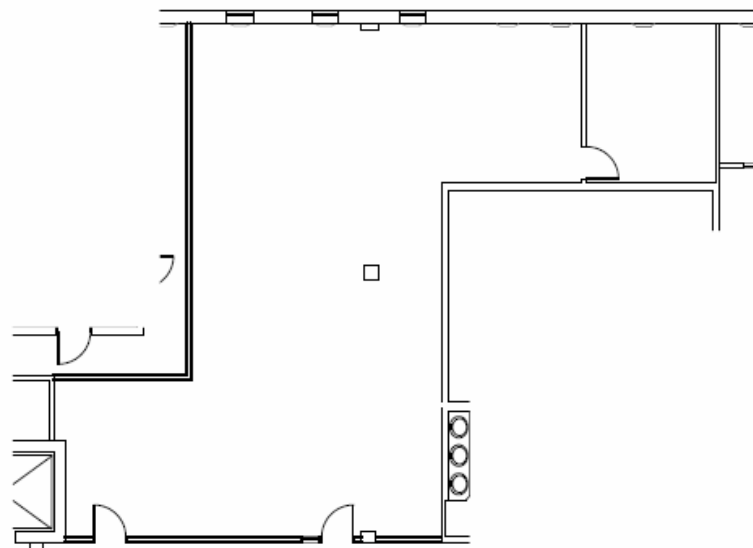
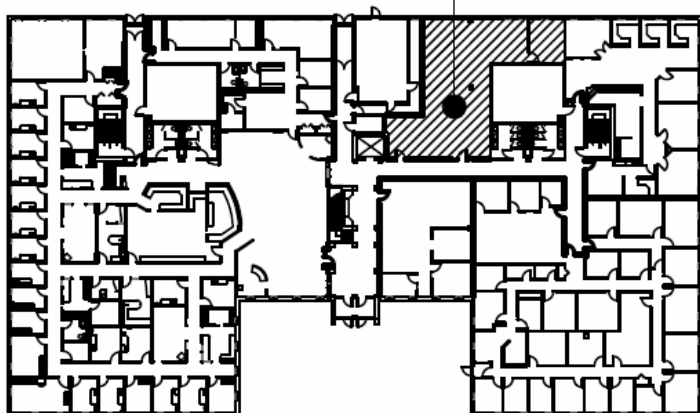


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FIRST FLOOR, SUITE 105 >

7450 France Avenue South | Edina, MN

SUITE 105 > 1,231 SF



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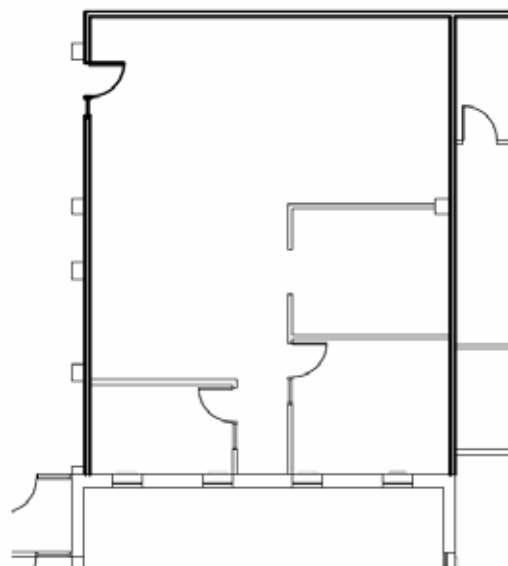
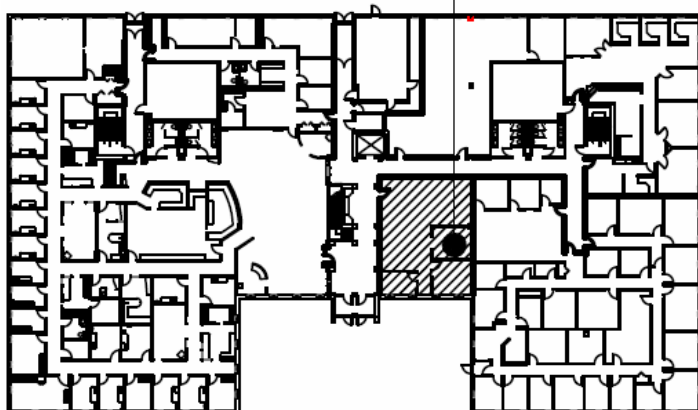


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FIRST FLOOR, SUITE 110 >

7450 France Avenue South | Edina, MN

SUITE 110 > 1,506 SF



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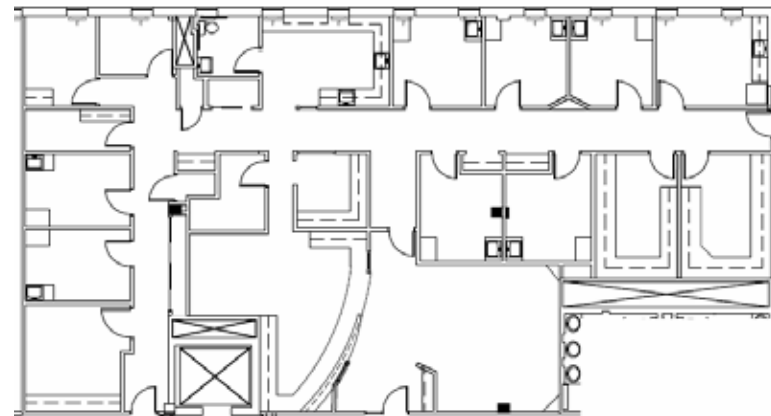
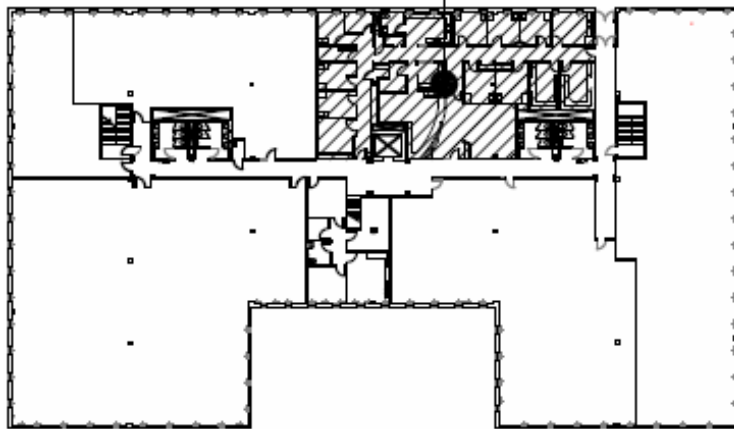


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SECOND FLOOR, SUITE 240 >

7450 France Avenue South | Edina, MN

SUITE 240 > 4,385 SF



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