



CENTENNIAL LAKES

Medical Center

Medical/Office Space for Lease
1,438 - 4,145 sf available

7373 France Avenue South | Edina, MN

Centennial Lakes is a wellness experience both inside and out. Located on a picturesque waterfront with direct access to miles of jogging trails and within walking distance to Whole Foods and numerous other establishments, this is a truly experiential location. Inside, the recent renovations to the common areas have been completed, creating a modern space for tenants and visitors.

wellness + walkability



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Renovations

Renovations have been completed to create a high-end hospitality aesthetic, including refreshed common areas such as bathrooms, lobbies, and the on-site deli, featuring new, calming flooring and wallcovering finishes designed to best support a wellness center.



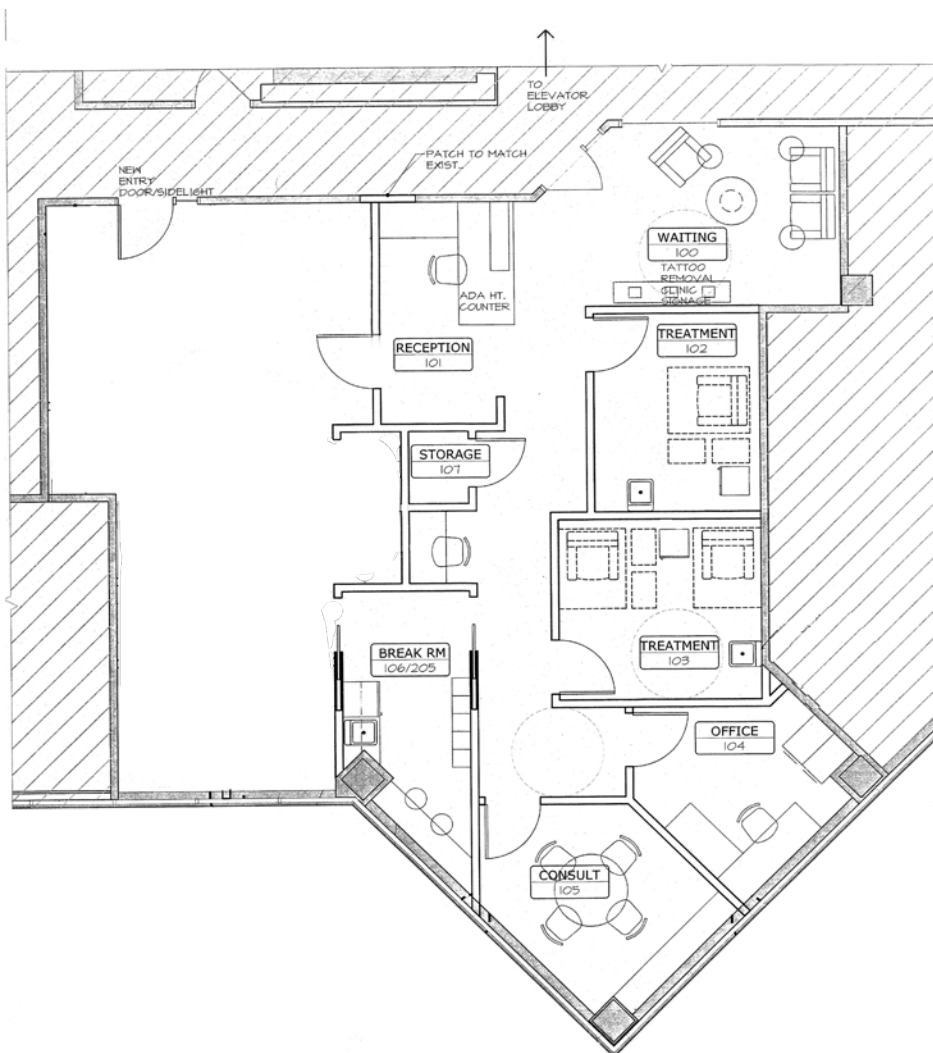
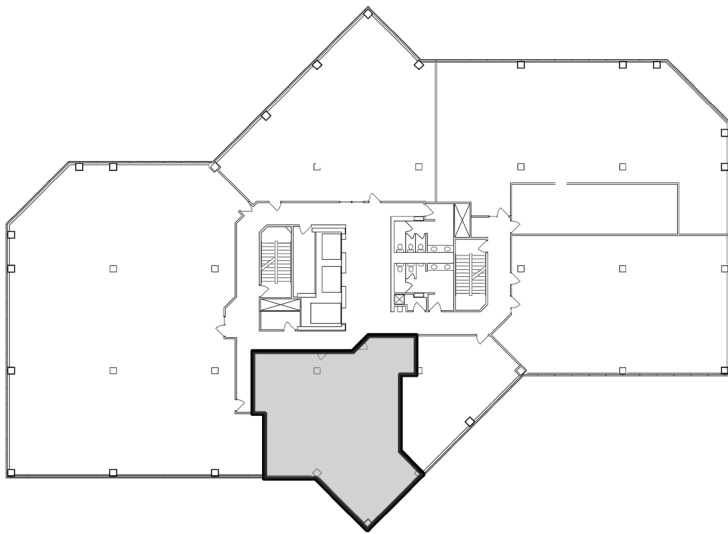
Property Information

Centennial Lakes Medical Center is a stunning six-story medical facility situated along the sought-after Centennial Lakes. It offers access to outdoor amenities such as walking paths, golf, and water activities. The property is home to esteemed healthcare systems and private practice groups, dedicated to serving the community with excellence.

- Foremost Class A medical facility in the Edina area
- Convenient location on France Avenue South near I-494
- Easy access to I-494 and I-35W
- Parks and walking trails nearby
- On-site deli and cafe
- Reserved parking available
- Views of Centennial Lake
- Building conference rooms
- Newly updated common areas include new bathrooms, updated lighting, new carpet, wallpaper/paint and upgraded tenant entrances.
- Close proximity to 25,000 SF of retail and dining, many options within walking distance

Address	7373 France Avenue S, Edina, MN 55435
Building Size	101,797 SF
Year Built	1989
Floors	Six (6)
Parking	Ample surface parking lot / ramp Ratio 5.83 / 1,000
Available Space	Suite 412: 1,438 SF Suite 504: 1,909 SF Suite 604: 2,069 SF *Can be combined for 4,145 SF contiguous Suite 606: 2,076 SF
R/U Factor	19%
Net Rental Rates	Negotiable
2026 Tax & CAM	\$23.16 PSF Total

Floor Plans | Suite 504 - 1,909 SF

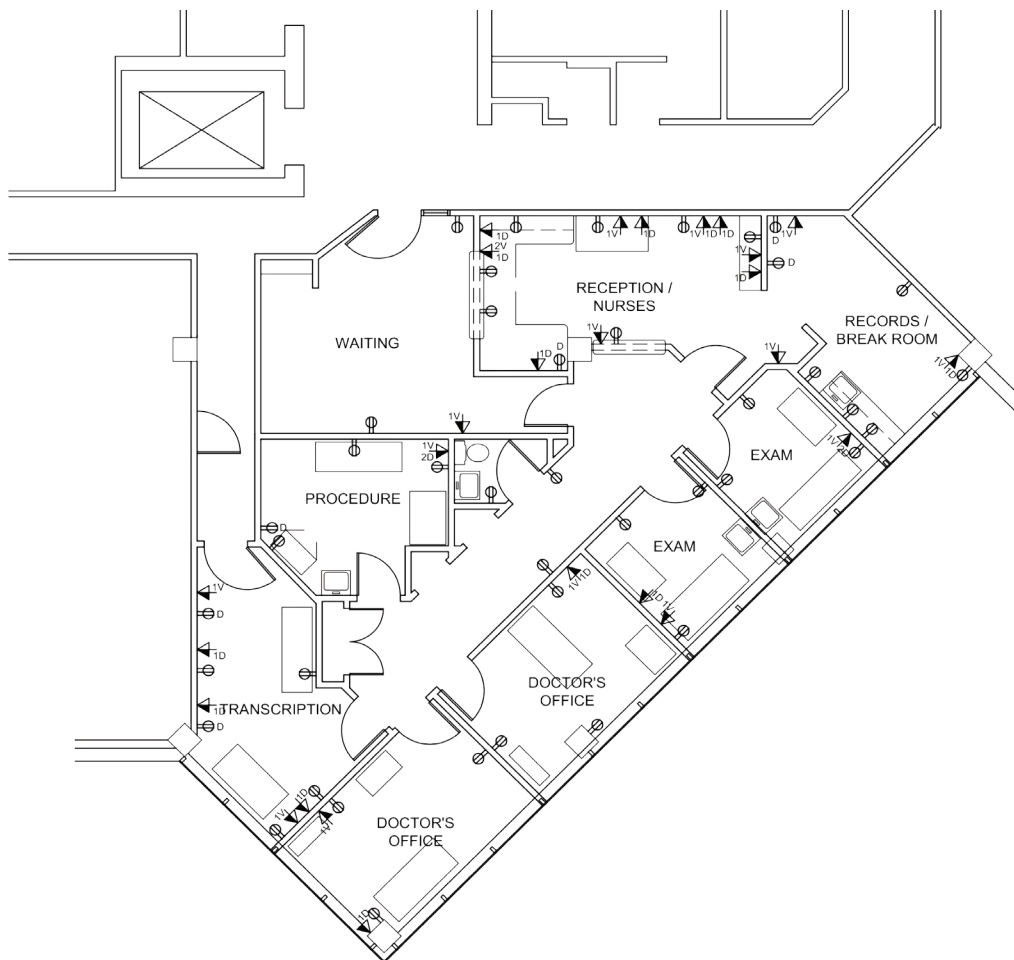
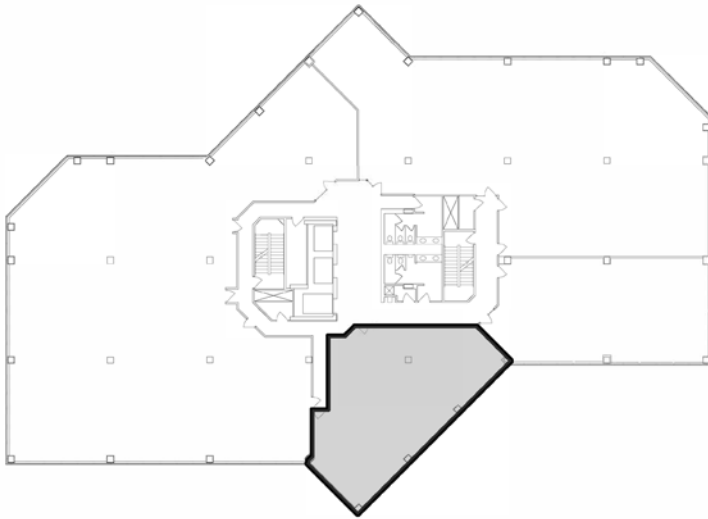


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Floor Plans | Suite 604 - 2,069 SF



- KEY**
- 1V/1D EXISTING VOICE / DATA RECEPTACLES
 - ⊕ EXISTING DUPLEX RECEPTACLE
 - ⊕ EXISTING FOURPLEX RECEPTACLE
 - ⊕ EXISTING PHONE BOARD LOCATION

*Can be combined for 4,145 SF contiguous with Suite 606

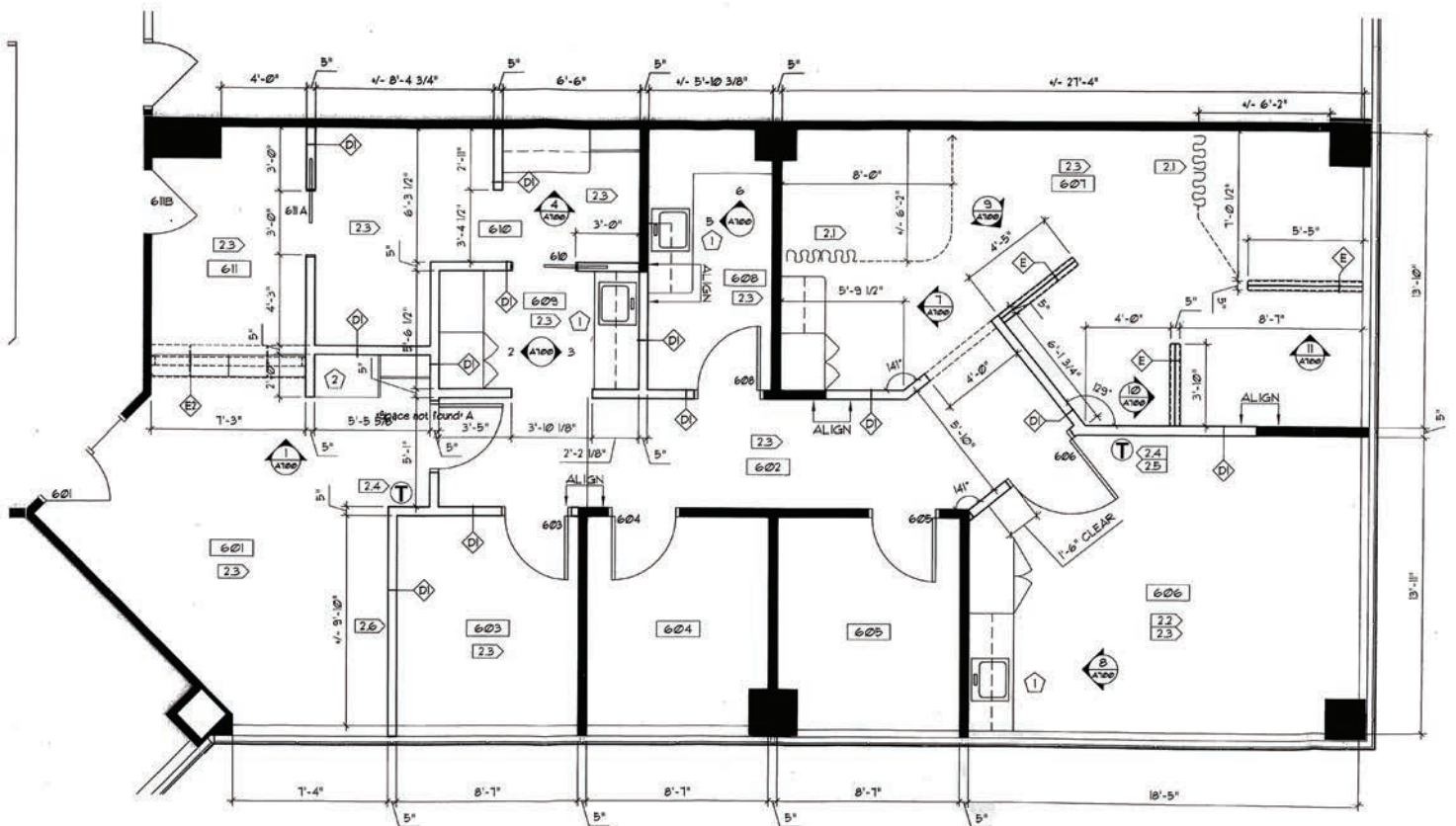
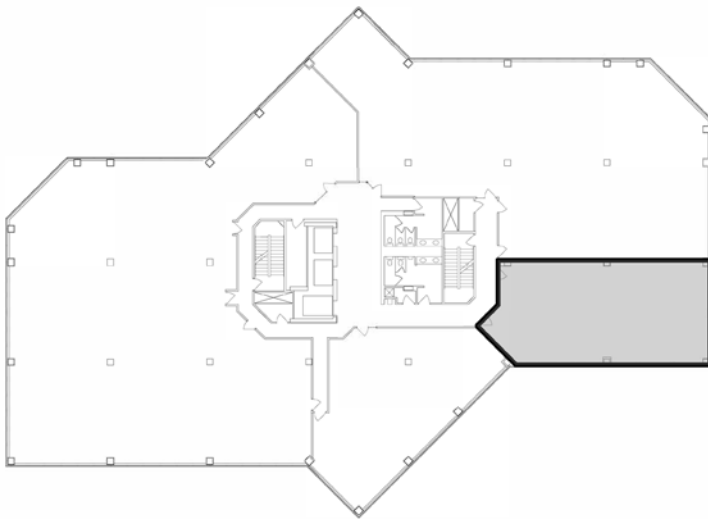


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Floor Plans | Suite 606 - 2,076 SF



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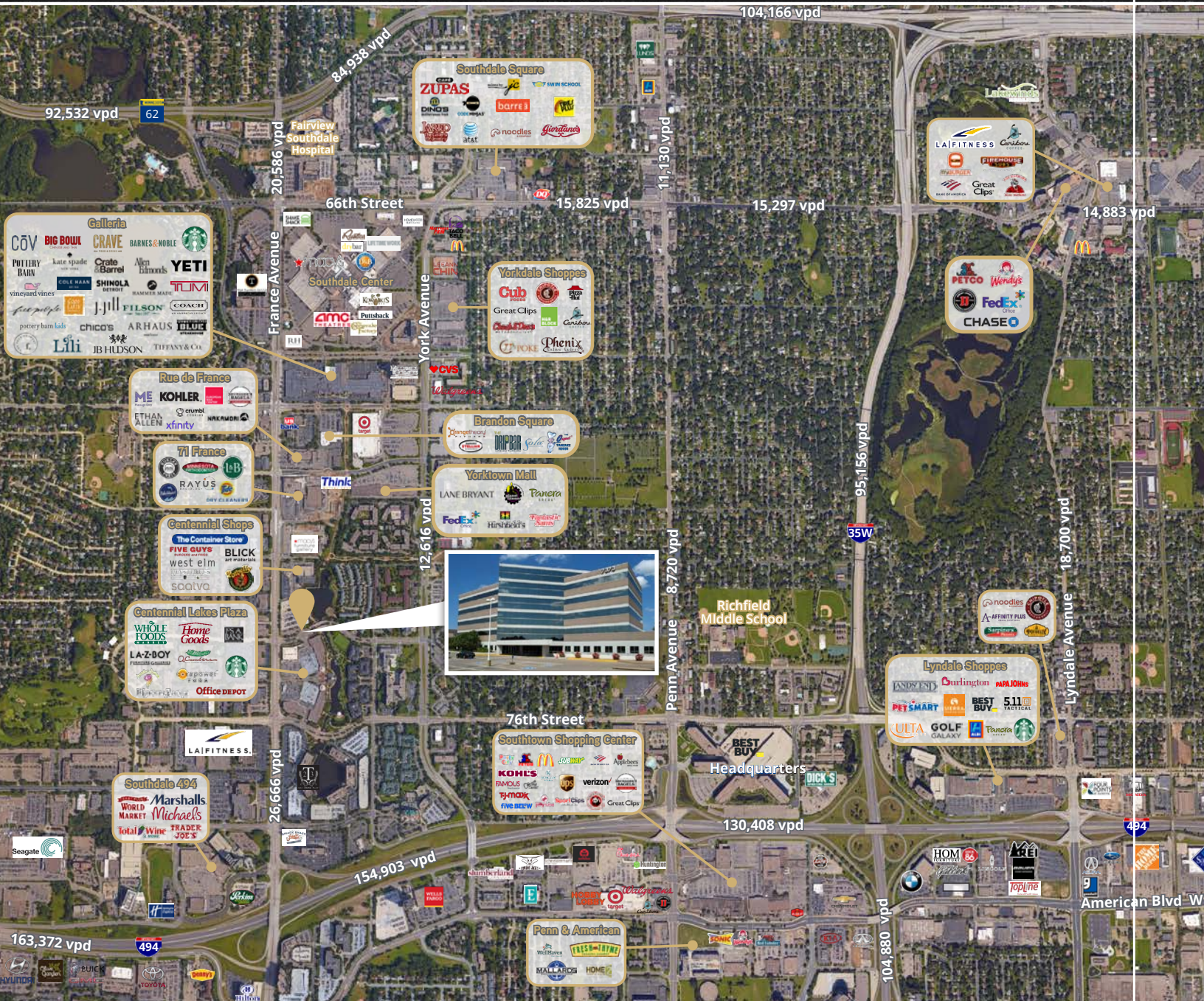
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