

FOR LEASE > OFFICE SPACE

Southdale Office Centre

6600-6800 FRANCE AVENUE SOUTH, EDINA, MN 55435



Building Amenities

- > Located on prestigious France Avenue
- > Two blocks from Fairview Southdale Hospital
- > Four building campus connected with interior walkways
- > Underground executive parking
- > Full service cafeteria and Tavern On France restaurant on-site
- > On-site management office
- > Fitness Center
- > Free conference rooms with wi-fi
- > 24 hour security guard

Southdale Office Centre offers an ideal location with unbeatable amenities. Office and medical suites available from 1,000 to 15,000 square feet. Nearby amenities include Southdale Shopping Center, The Galleria, Fairview Hospital and numerous restaurants. Easy access to Highway 62 and I-494.

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This aerial map of the Southdale area in Minneapolis, MN, highlights the location of the Southdale Office Centre. A red star marks the building's location, which is enclosed in a yellow outline. The map shows the intersection of Valley View Rd and France Ave S. To the north of the office centre is the Fairview Medical Center, and to the south is the Southdale Shopping Center. Further south are The Galleria and W 70th Street. The map also shows W 66th Street and W 69th Street. A blue sign for Minnesota 62 is visible at the top. An inset image in the upper left corner provides a closer view of the Southdale Office Centre building.



PROPERTY FACT SHEET

Southdale Office Centre



PROPERTY ADDRESS:

6600-6800 France Ave S
Edina, MN 55435

CURRENTLY AVAILABLE:

Up to 14,119 square feet

BUILDING SIZE:

6600: 195,724 rsf
6700: 37,610 rsf
6750: 37,059 rsf
6800: 165,044 rsf

PARKING:

1,481 surface parking spaces
94 heated underground
parking spaces

R/U FACTOR:

15%

SECURITY:

24 hour security guard
Card key access

NET RENTAL RATES:

\$13.50 - \$15.50 per square foot

2016 EST. CAM & REAL ESTATE TAX:

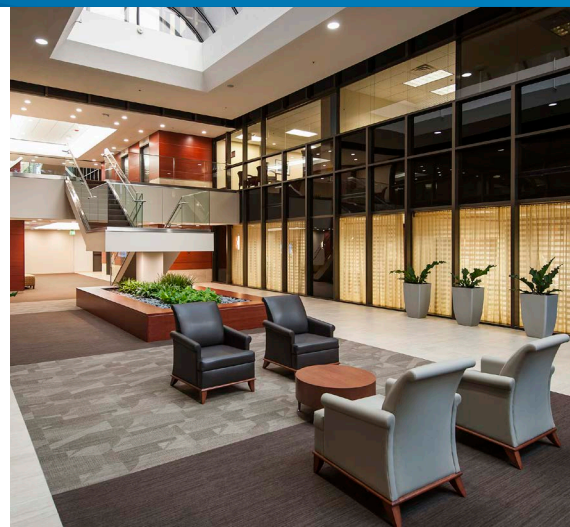
\$11.99 total per square foot

STORAGE:

\$12.00 gross per square foot

AMENITIES:

- Beautiful campus / park setting
- Complete cafeteria and deli
- Underground parking
- Express mail drop boxes
- Full service restaurant (Tavern on France)
- On-site ATM machine
- Vending machines
- Fitness Center with locker rooms & showers



For Leasing Information, Contact:

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