

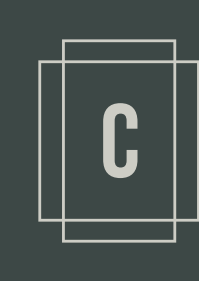


THE
CRAFTSMAN
ON FRANCE



7250 FRANCE AVE S, EDINA, MN

CRAFTED WITH EXCELLENCE



ADDRESS
7250 France Ave S,
Edina, MN

BUILDING SF
136,000 RSF

LEVELS
5

OFFICE FLOORPLATE
31,240 SF

PROJECT DEVELOPER
Orion Investments

SUSTAINABILITY
SEEKING LEED SILVER
CERTIFICATION

CONTRACTOR
Adolfson & Peterson
Construction Company

ARCHITECT
ESG

INTRODUCTION



INTRODUCING

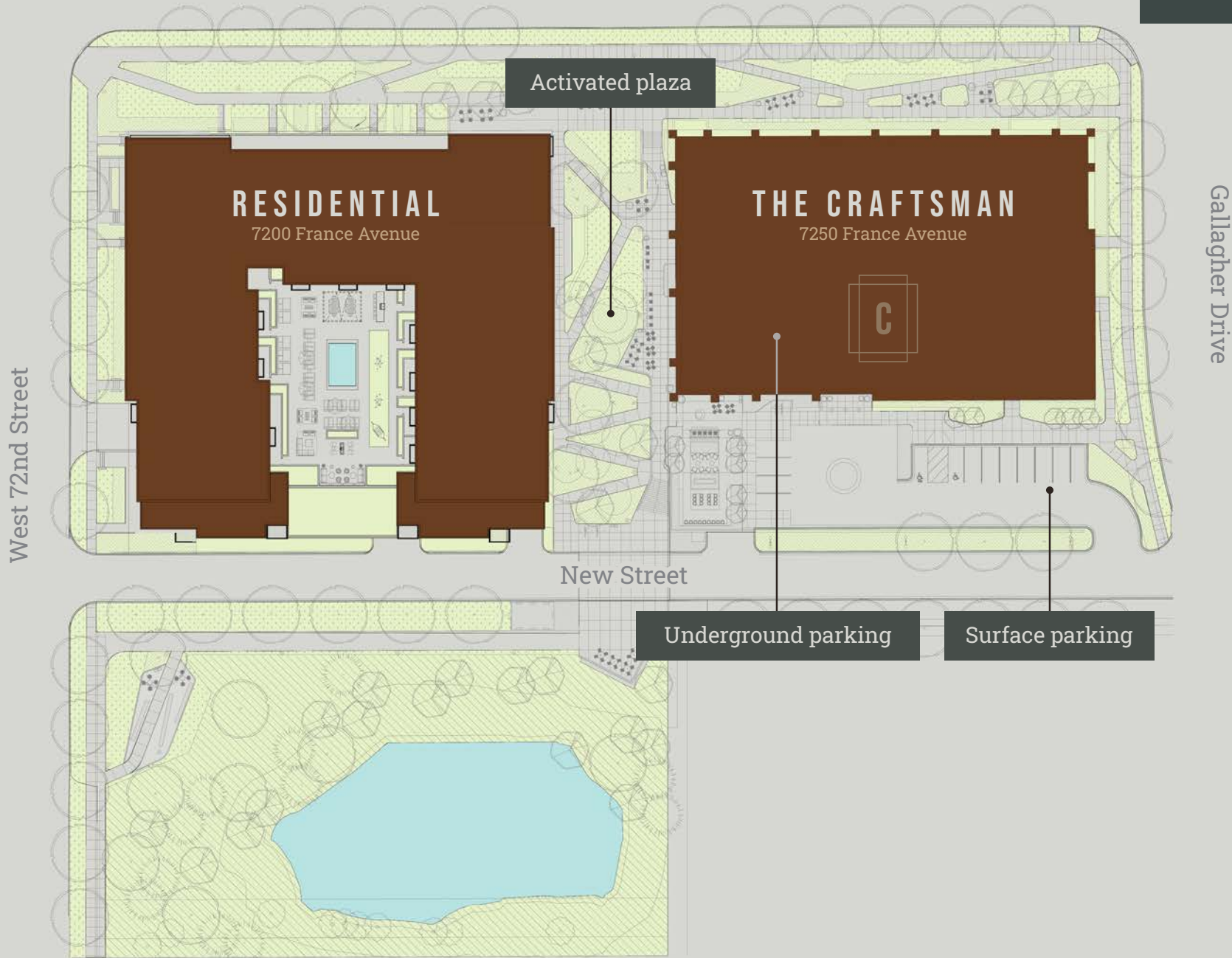
THE CRAFTSMAN ON FRANCE

The Craftsman on France is a 136,000 SF, 5 story luxury office development conveniently placed within the bustling France Avenue Corridor. Expertly crafted by Adolfson & Peterson Construction, The Craftsman will exude quality and sophistication.

DEVELOPMENT

OVERVIEW

France Avenue South



PREMIER

SIGNAGE OPPORTUNITIES

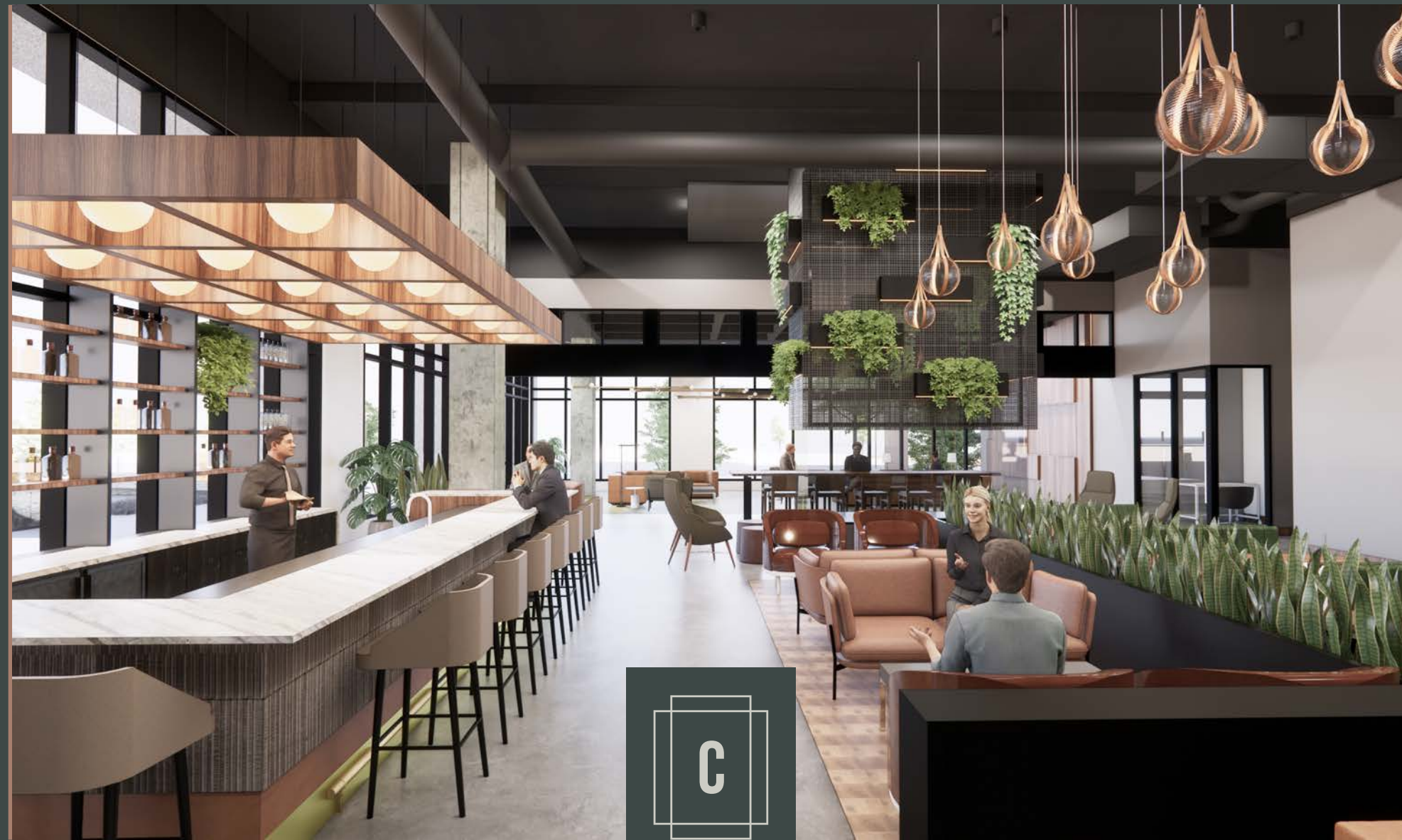
Multiple Signage opportunities including top-of-building, street-level and monument.



HOSPITALITY

FORWARD AMENITIES

The embodiment of luxury and thoughtful design, The Craftsman on France is built to inspire. With lush and airy communal spaces, a collaboration hub and concierge services, tenants can work through the day with ease.



AMENITIES FOR A SEAMLESS WORKDAY

- Concierge services
- Lobby lounge
- Training center
- Coffee bar
- Indoor Bike Storage
- Designated visitor parking
- 3 levels of parking underground

SHARED APARTMENT AMENITIES

- Fitness center
- Game room



ACCESS TO GREEN SPACE

- On-site plaza
- Patio seating
- Walking paths

SUSTAINABLY
CRAFTED

Built with sustainability as a priority, finishes and materials for The Craftsman were chosen based on their environmentally responsible attributes including low-emitting materials, polished concrete flooring that provides durability and longevity, and energy efficient mechanical systems.



EV Charging Stations
in parking garage



Ample
Green Space



Large windows
for daylight

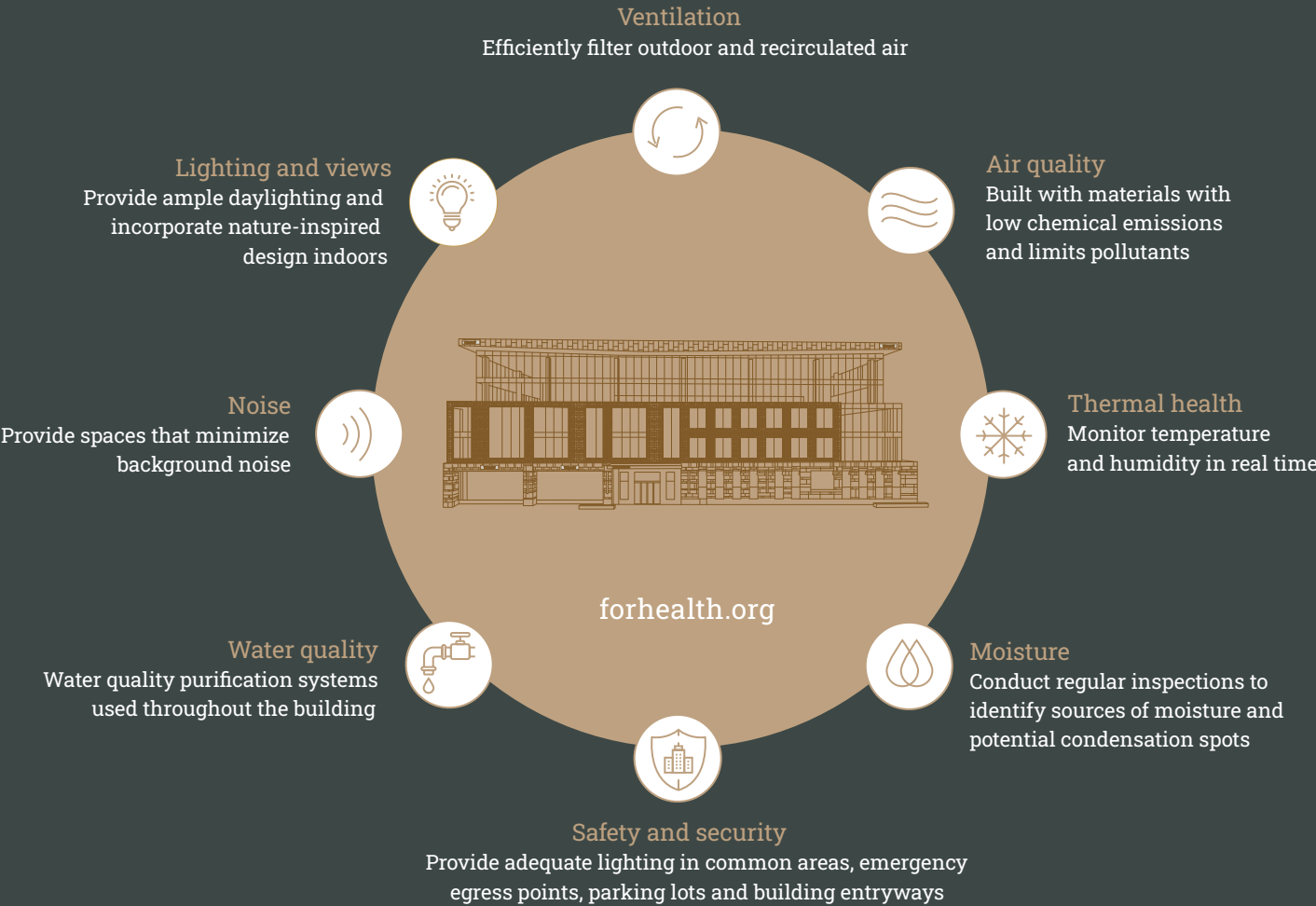


Access to bus
transit and bike paths



Seeking LEED V4
Silver Certification

ADVANTAGES OF A NEW BUILDING



DINING SPOTS
120+

HEALTH CLUBS & SPECIALTY FITNESS
15

ENTERTAINMENT ATTRACTIONS
6

MAJOR SHOPPING CENTERS
11

PARKS
4

TRANSIT ROUTES
8

WALK SCORE
88



UNBEATABLE
LOCATION

As one of the most affluent suburbs of Minneapolis, Edina continues to grow and attract new residents, retailers and talent.

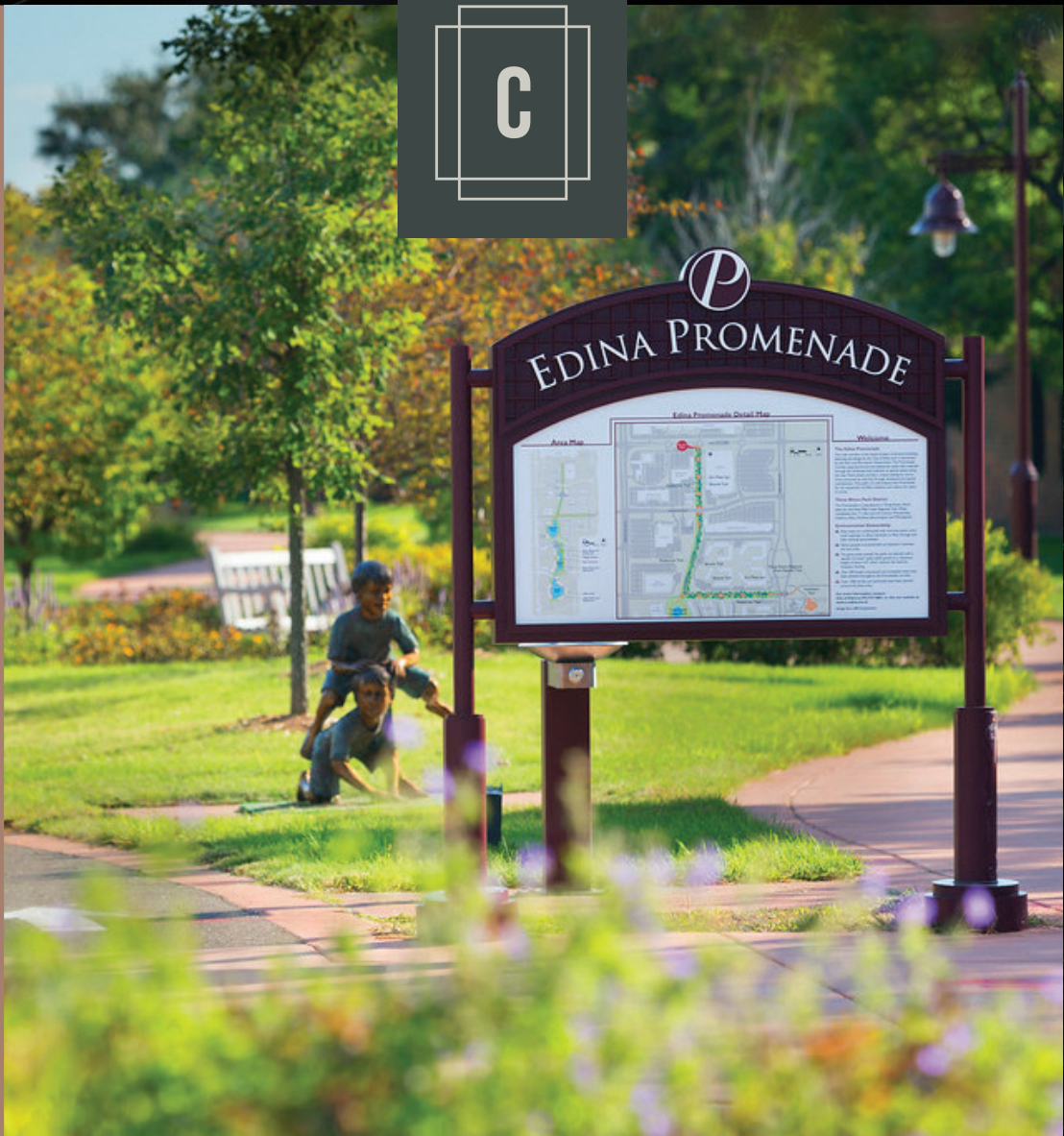


JOIN
THE ELITE



HIGH END
RETAIL





Edina Promenade – A 3-minute walk from The Craftsman

Edina's Promenade is an extension of the 24-acre Centennial Lakes Park and includes 0.75 miles of walking and biking pathways connecting numerous retail, residential and recreational amenities including:



LAWN GAMES



FARMERS MARKET



PADDLE BOATS



FALL ART FESTIVAL

THE POWER OF GREEN SPACE

9 Mile Creek Regional Trail – Connected to The Craftsman, The Nine Mile Creek Regional Trail is a 15-mile trail that connects travelers from surrounding communities including Hopkins, Minnetonka, Edina, Richfield, and Bloomington.



TASTE OF EDINA



ICE SKATING



GOLF PUTTING COURSE



MOVIES IN THE PARK

ENHANCING

HEALTH AND WELLBEING



AVAILABILITIES



24,826 SF

L5 AVAILABILITY

14,806 – 19,454 SF

L4 AVAILABILITY

LEASED

L3

LEASED

L2

9,777 SF

L1 AVAILABILITY

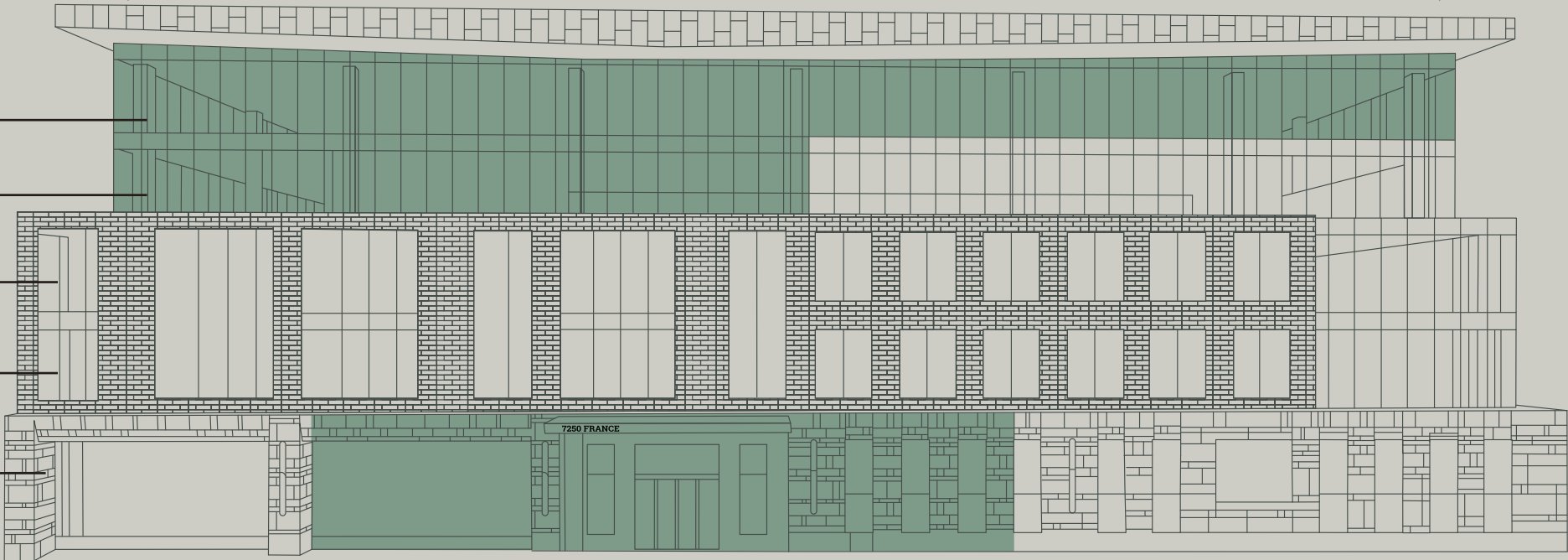
HOSPITALITY GRADE

LOBBY + AMENITIES

BUILT

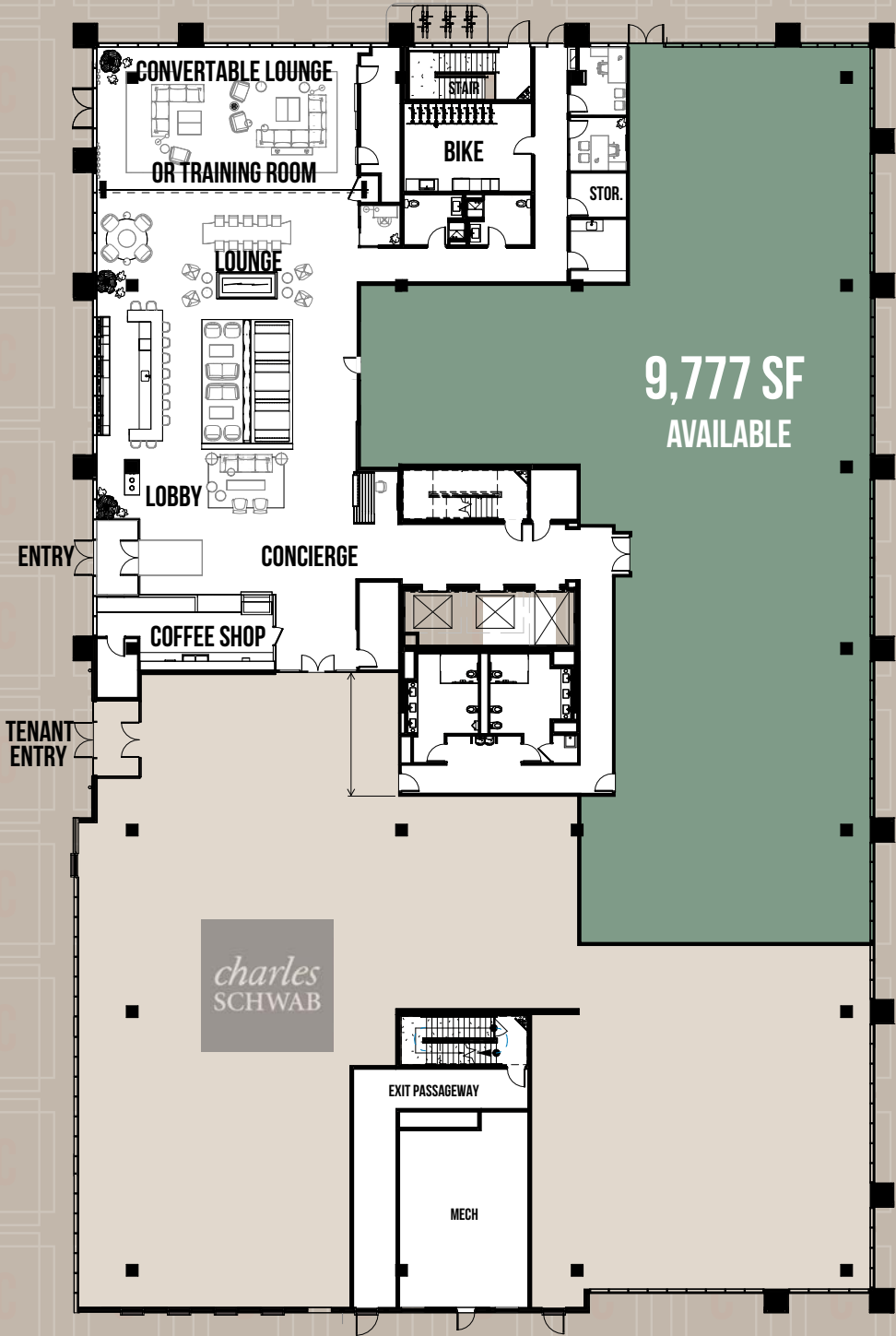
TO IMPRESS

AVAILABILITIES



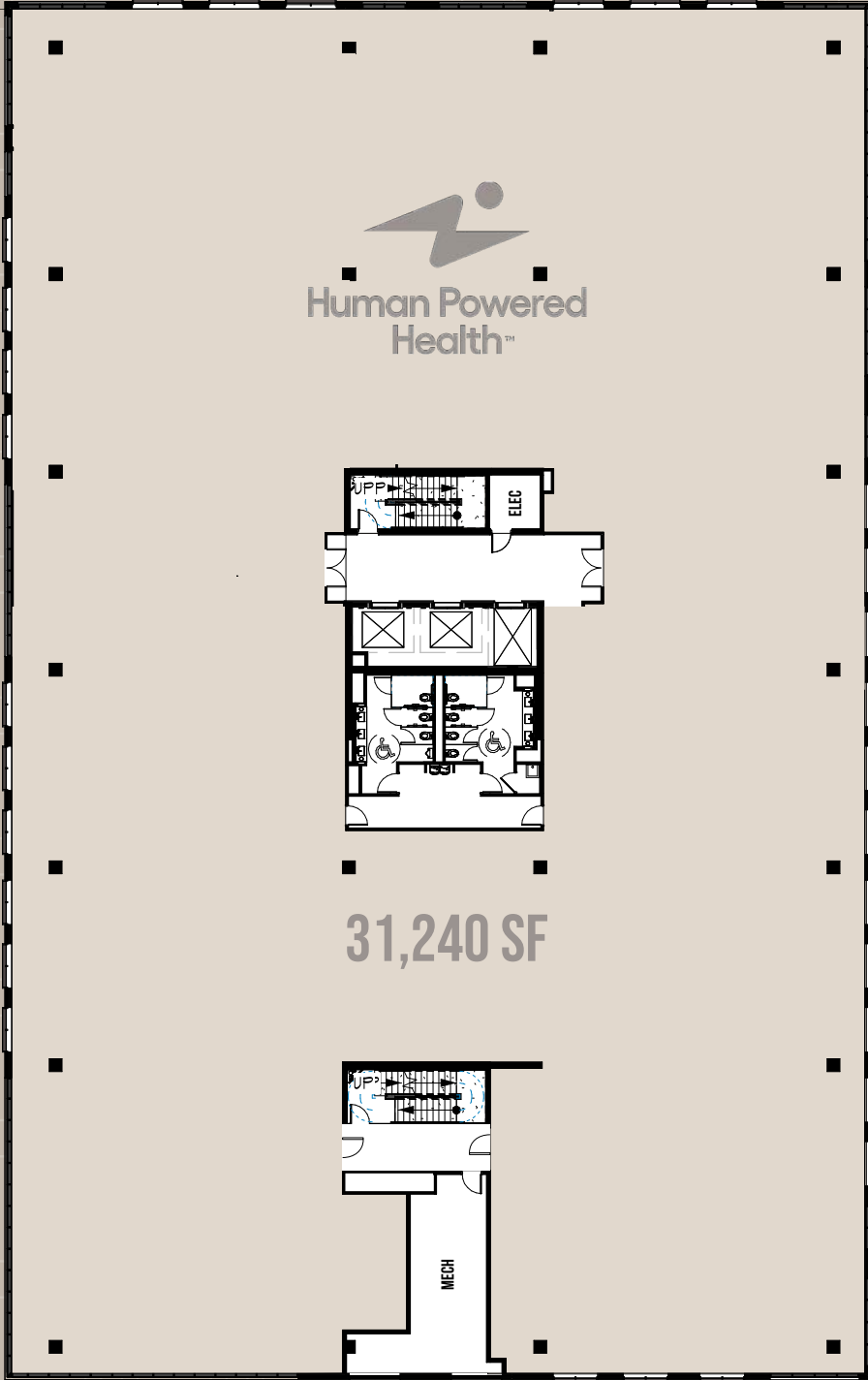
C

LEVEL
1



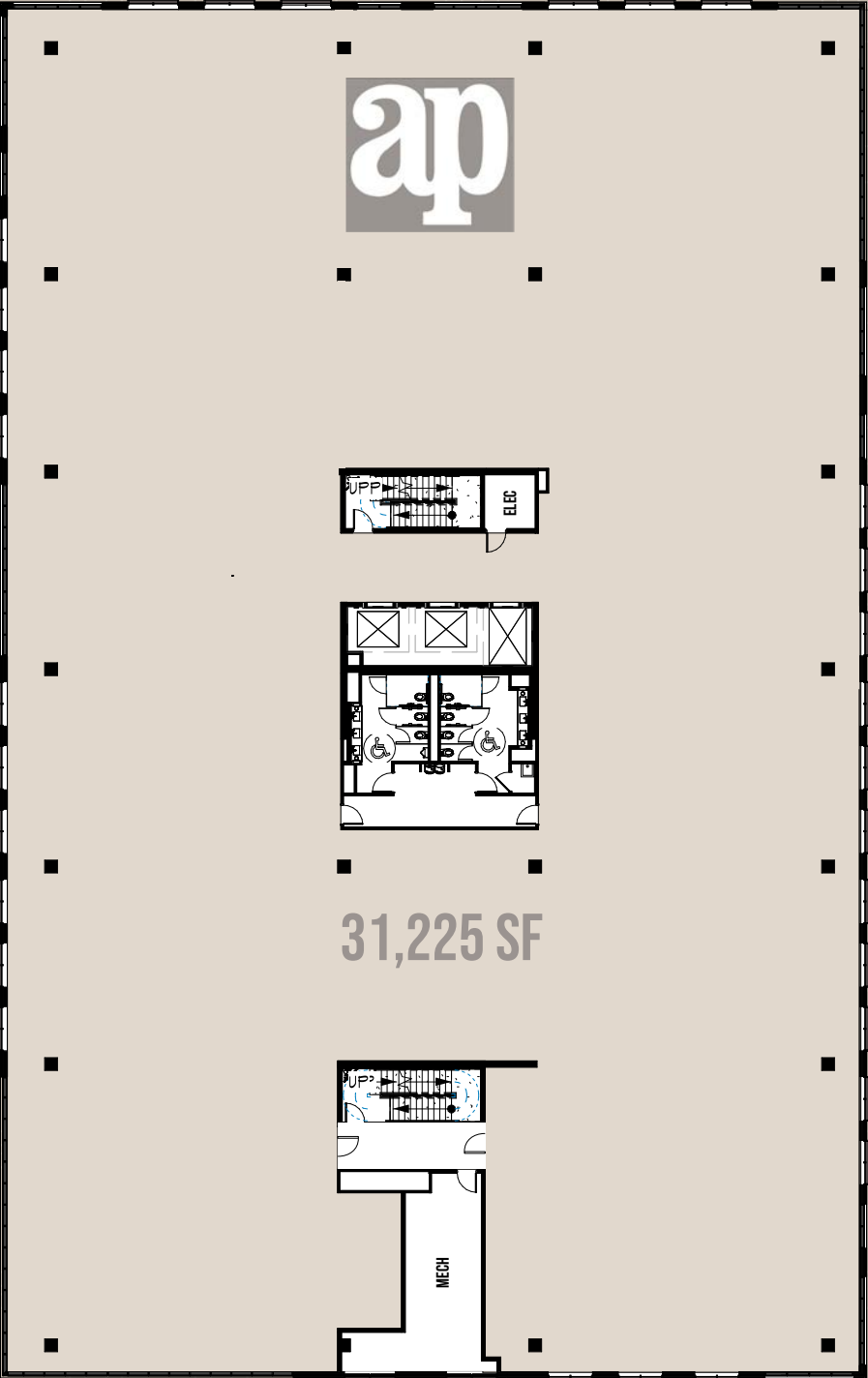
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LEVEL
2

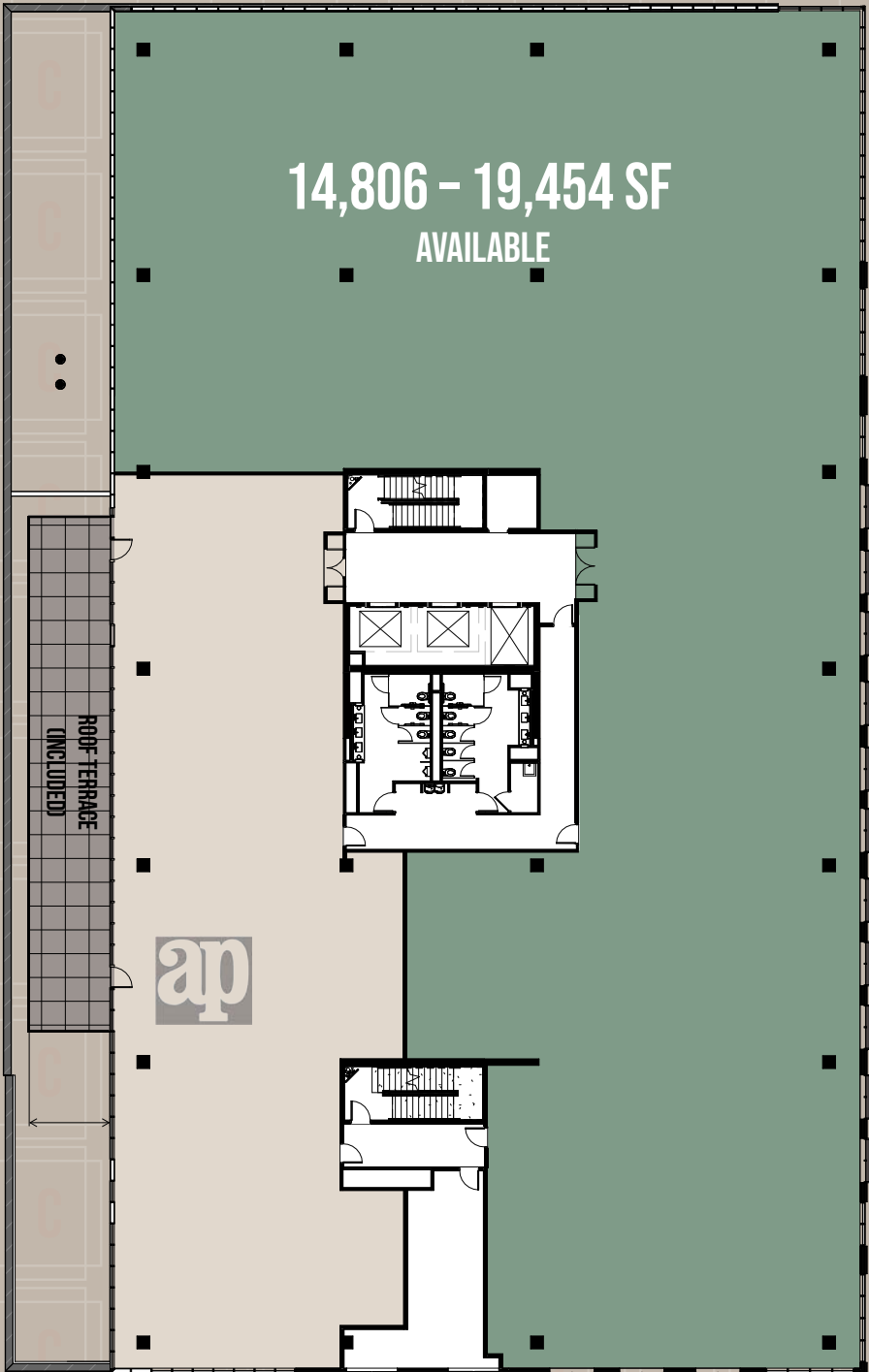




LEVEL
3

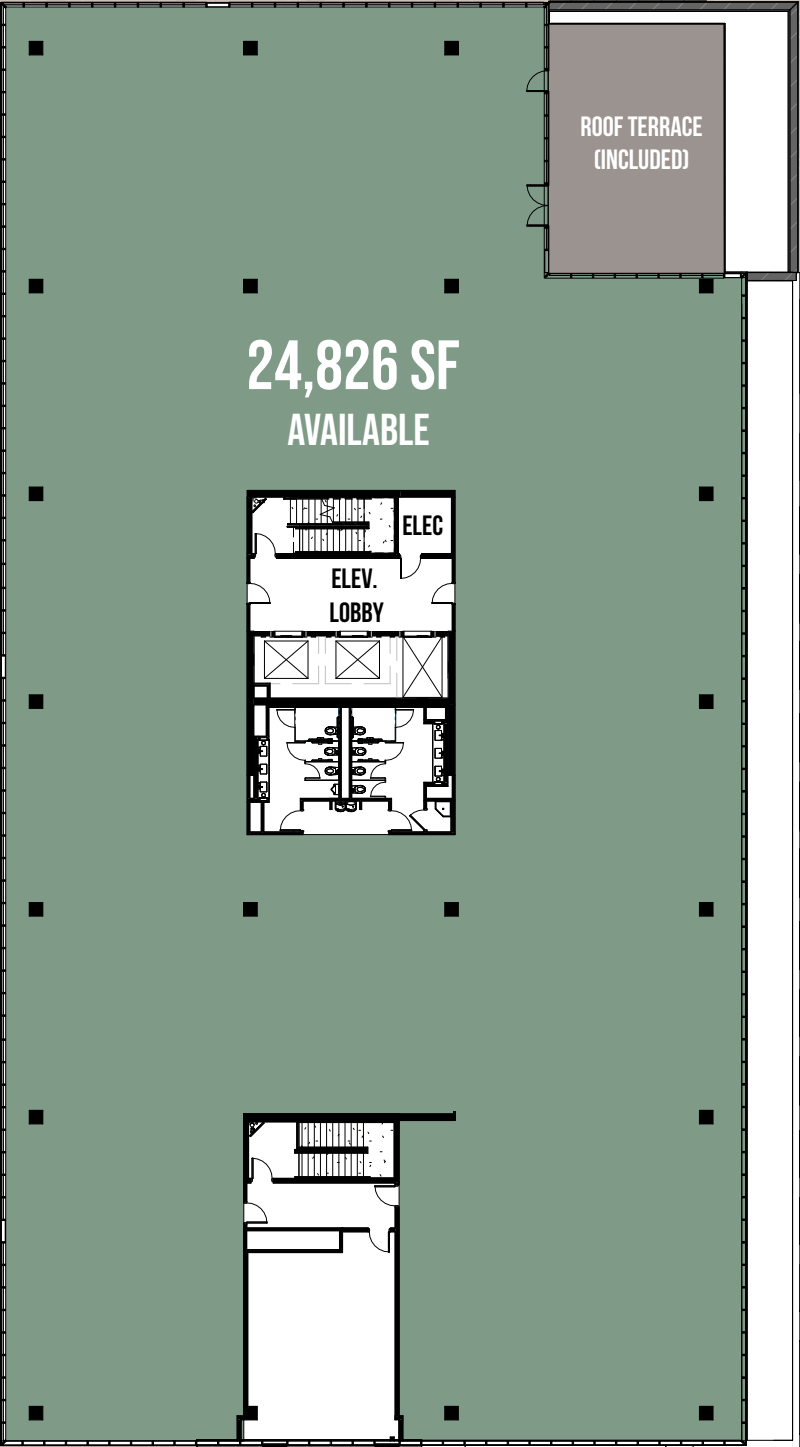


LEVEL
4



C

LEVEL
5



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THE
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