



755^C FRANCE
AVE

755^o France Avenue S,
Edina, MN 55435



Jones Lang LaSalle Americas, Inc.

Welcome to

7550 FRANCE AVE

Strategically positioned in Edina's coveted France Avenue Corridor and steps from Fairview Southdale Medical Campus, this premier location offers unparalleled opportunity for light medical and office users.

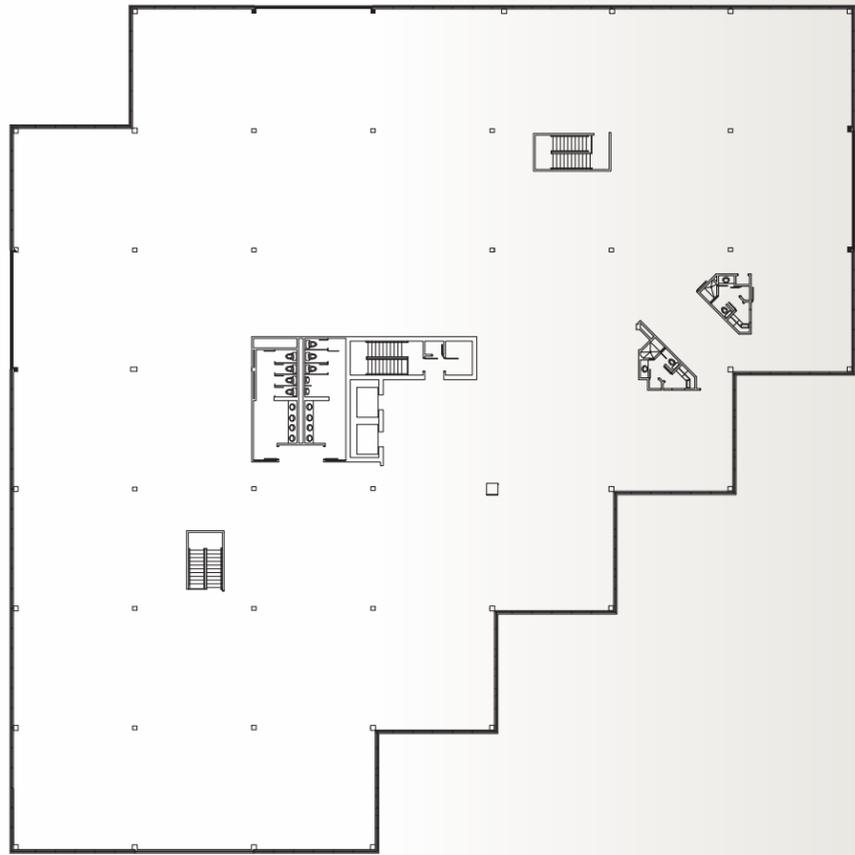
Originally built for Xerox headquarters in 1981, 7750 France Ave welcomes tenants with an expansive lobby flooded with natural light and prime access to France Avenue's exceptional retail amenities. With prominent signage opportunities available, your brand gains visibility in one of the Twin Cities most sought-after business addresses.

THE HIGHLIGHTS

- France Avenue location
- 3 Story atrium lobby
- Abundant executive parking
- Signage opportunities
- Easy access to I-494



TYPICAL FLOORPLATE 28,000 - 32,000 SF



The perfect spot

FOR OFFICE AND LIGHT MEDICAL

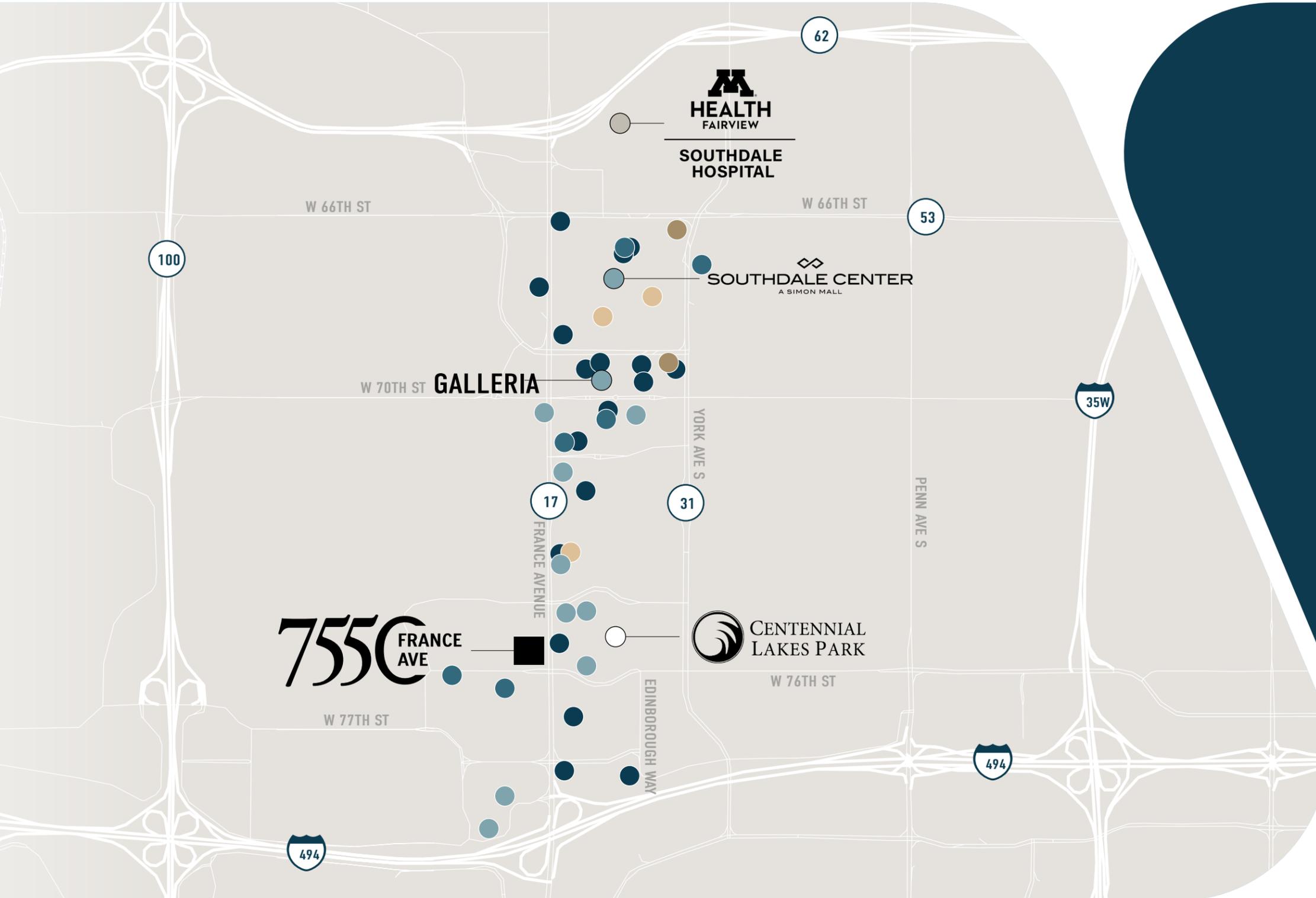
-  Second-generation office spaces available
-  Proximity to Fairview Southdale's Medical Campus
-  Easy ingress and egress for guests and employees

Prominent
Signage
Opportunity
FACING FRANCE AVE



The France Avenue Corridor

SURROUNDED BY AMENITIES



DINING

- Five Guys
- Poke Wave
- Starbucks
- Nakamori Japanese Bistro
- The Original Pancake House
- RH Rooftop Restaurant Minneapolis
- Tavern on France
- CRAVE
- COV Edina
- sweetgreen
- Pittsburgh Blue Steakhouse
- Rustica Bakery & Cafe
- Shake Shack Southdale
- Yumi Japanese Restaurant & Bar
- McCormick & Schmick's Seafood & Steaks
- Smack Shack
- Ciao Bella
- Tavern 23

HEALTH & WELLNESS

- Orangetheory Fitness
- Pure Barre
- LA Fitness
- Anytime Fitness - Edina, MN
- Alchemy 365 Edina
- Life Time

HOSPITALITY

- The Westin Edina Galleria
- Homewood Suites by Hilton Edina Minneapolis

ENTERTAINMENT

- AMC
- Pinstripes
- Puttshack

MEDICAL

- M Health Fairview Southdale Hospital

SHOPPING

- Lunds & Byerlys
- Room & Board
- west elm
- Whole Foods Market
- HomeGoods
- Target
- Galleria
- Southdale Center
- Trader Joe's
- Total Wine & More
- Office Depot

The Community

THAT HAS IT ALL



50+ Restaurants



10+ Hotels



6 Grocery Stores



9 Fitness Center



150+ Retail Stores



3,145 Multi-housing Units



Access to Green Space

Fred Richards Park

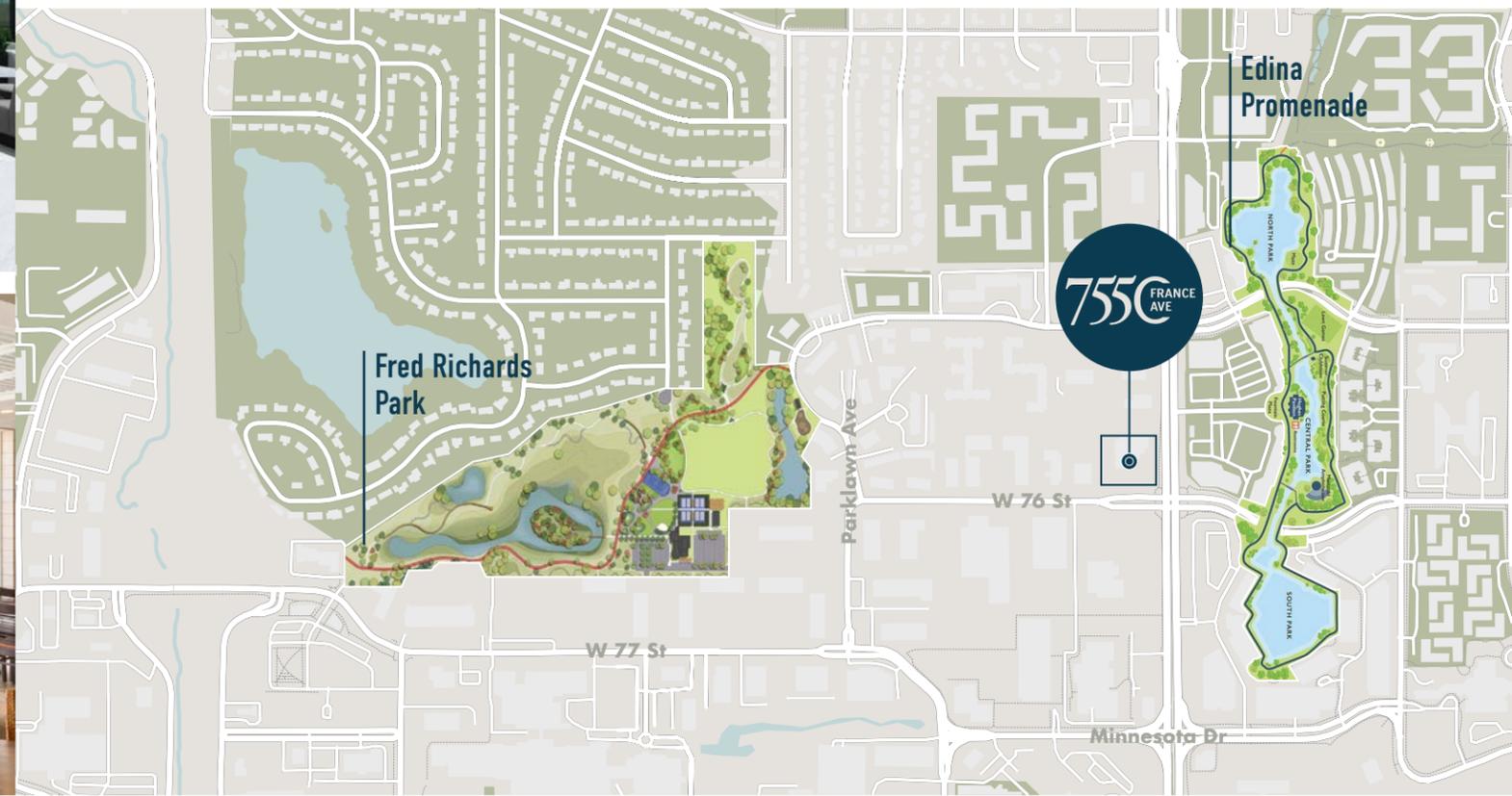
A 43-acre former golf course being converted into a multi-use park featuring an amphitheater, great lawn, playgrounds and sport courts.

Edina Promenade

Walking and biking pathways connecting retail, residential and recreational amenities including putting course, paddle boats and summer concerts.

Nine Mile Regional Trail

An extensive bike trail connecting communities.



Building

SPECS

TOTAL BUILDING SIZE	85,000 RSF
FLOOR PLATE SIZE	28,000 - 32,000 RSF
FLOORS	3
YEAR BUILT	1981
BUILDING MANAGEMENT	North Rock Real Estate
GLASS LINE	Continuous
PARKING RATIO	4.48/1,000 SF 320 Surface Stalls 58 Covered Stalls
BUILDING LOADING DOCK	





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