

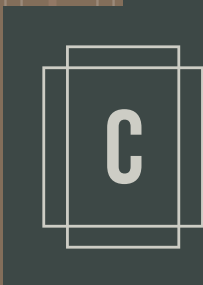


THE
CRAFTSMAN
ON FRANCE



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



INTRODUCING

THE CRAFTSMAN ON FRANCE

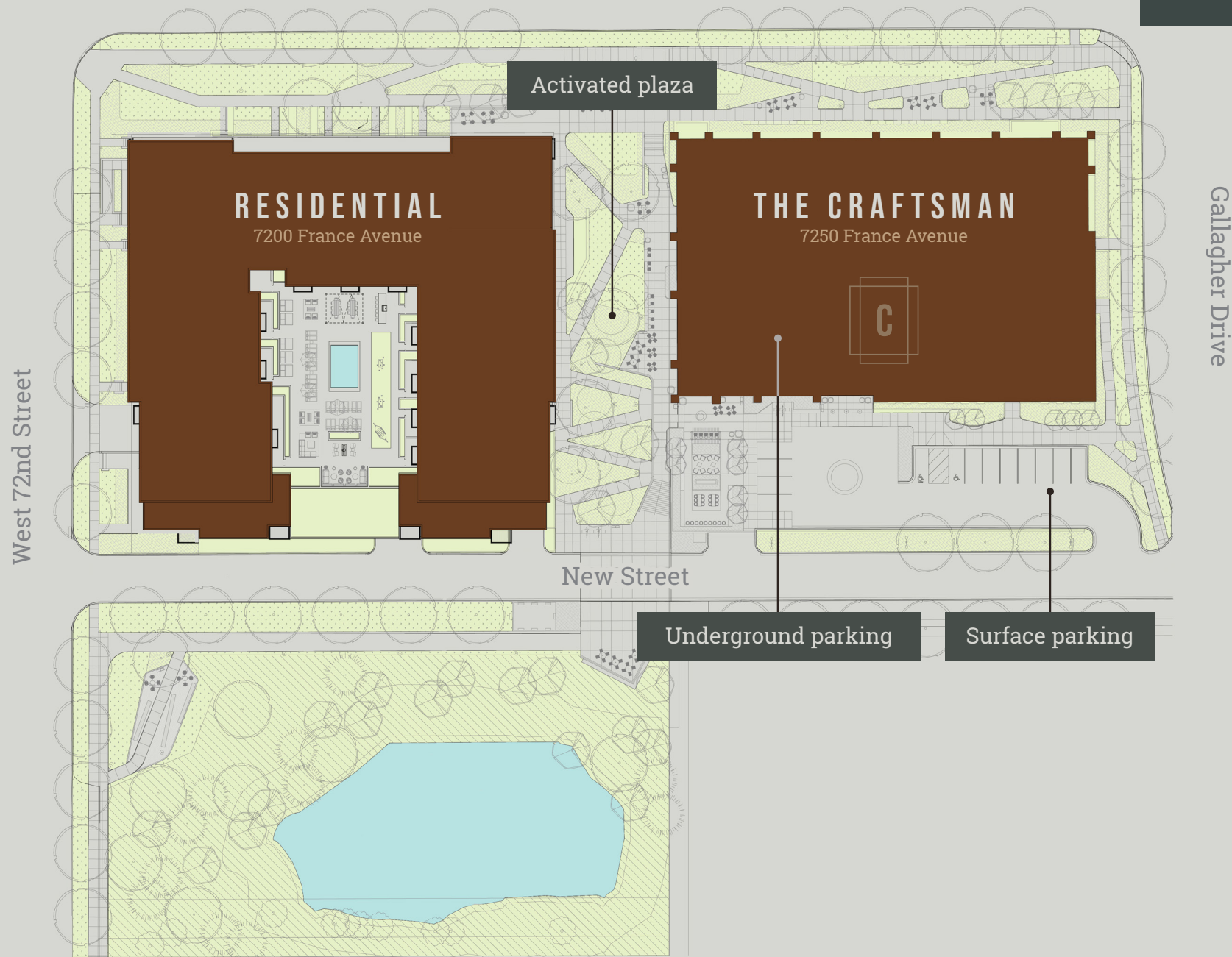
The Craftsman on France is a 136,000 SF, 5 story luxury office development conveniently placed within the bustling France Avenue Corridor. Expertly crafted by Adolfson & Peterson Construction, The Craftsman will exude quality and sophistication.

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



HOSPITALITY-GRADE LOBBY



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

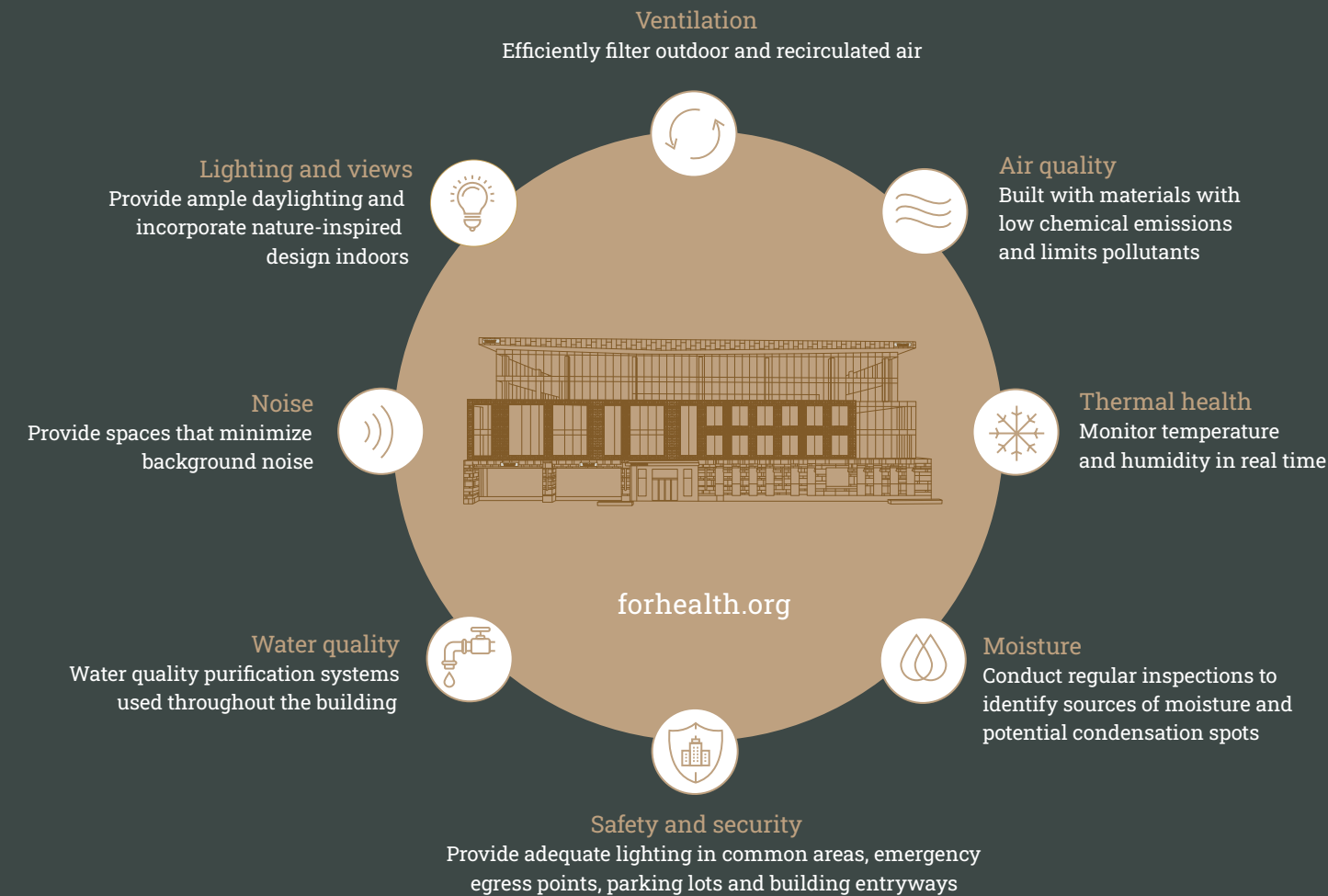


Access to bus transit and bike paths



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.



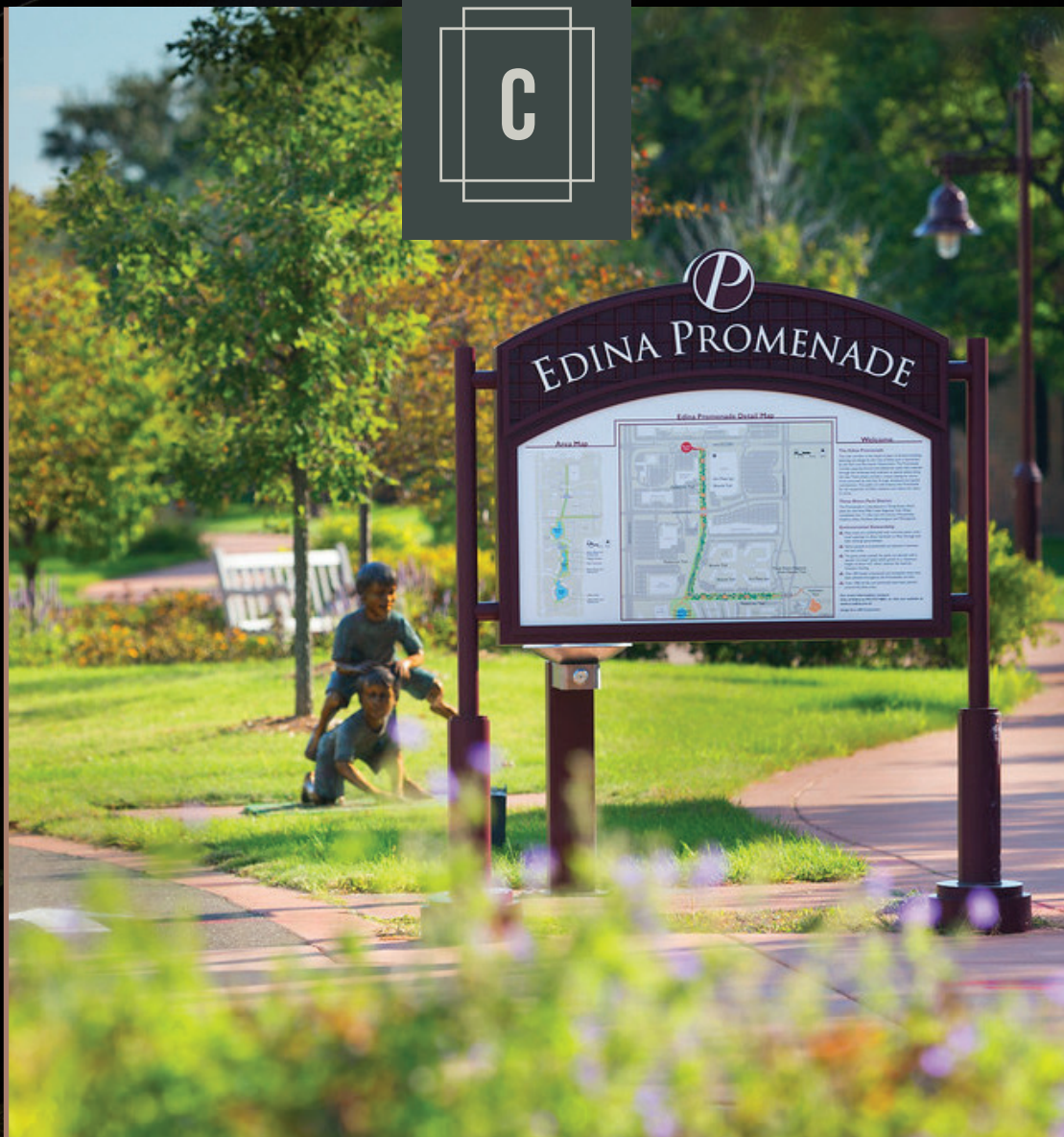
- 22,405**
HOUSEHOLDS
- \$190,706**
AVERAGE HOUSEHOLD INCOME
- 72%**
OF PEOPLE WITH BACHELOR'S/GRAD/PROF DEGREE
- 10 MINUTE**
DRIVE TO MSP AIRPORT
- 3 MINUTE**
DRIVE TO I-494
- 3 MINUTE**
DRIVE TO HIGHWAY 62
- 4 MINUTE**
DRIVE TO HIGHWAY 100

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

CENTENNIAL LAKES PARK

EDINA PROMENADE

AVAILABILITIES



LEASED
L5 AVAILABILITY

LEASED
L4 AVAILABILITY

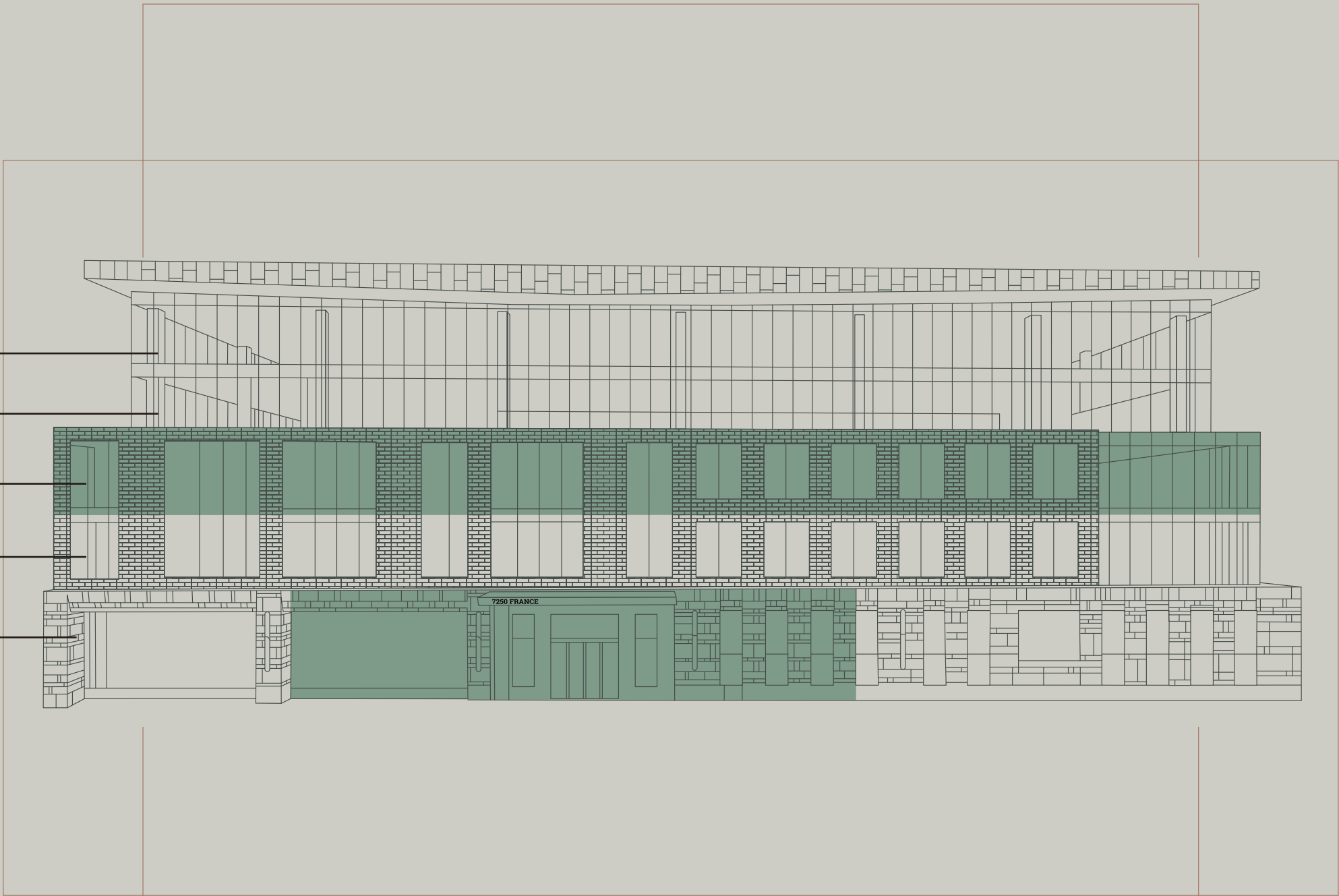
31,225 SF
L3 AVAILABILITY

LEASED
L2

9,565 SF
L1 AVAILABILITY

HOSPITALITY GRADE
LOBBY + AMENITIES

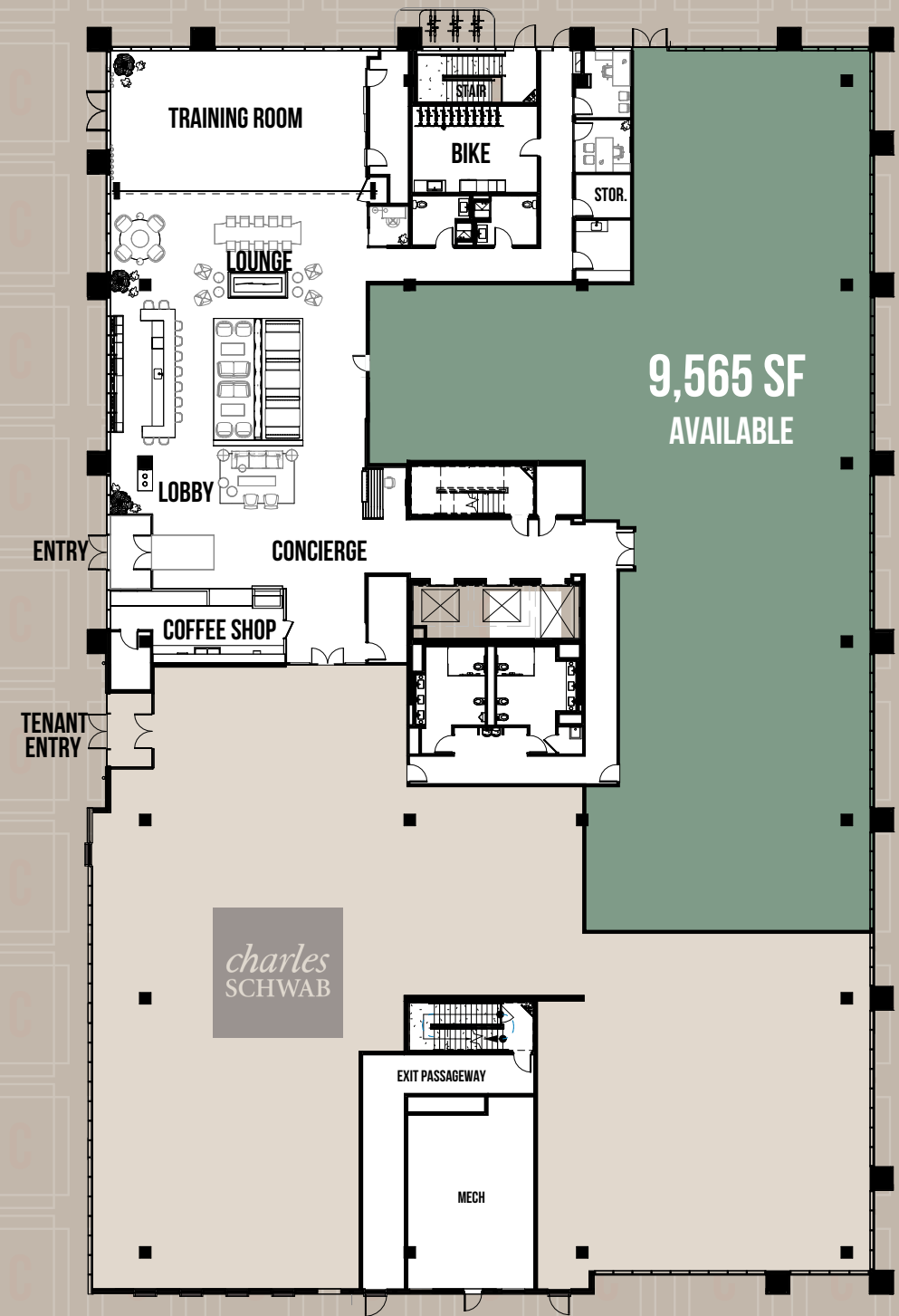
AVAILABILITIES



BUILT
TO IMPRESS

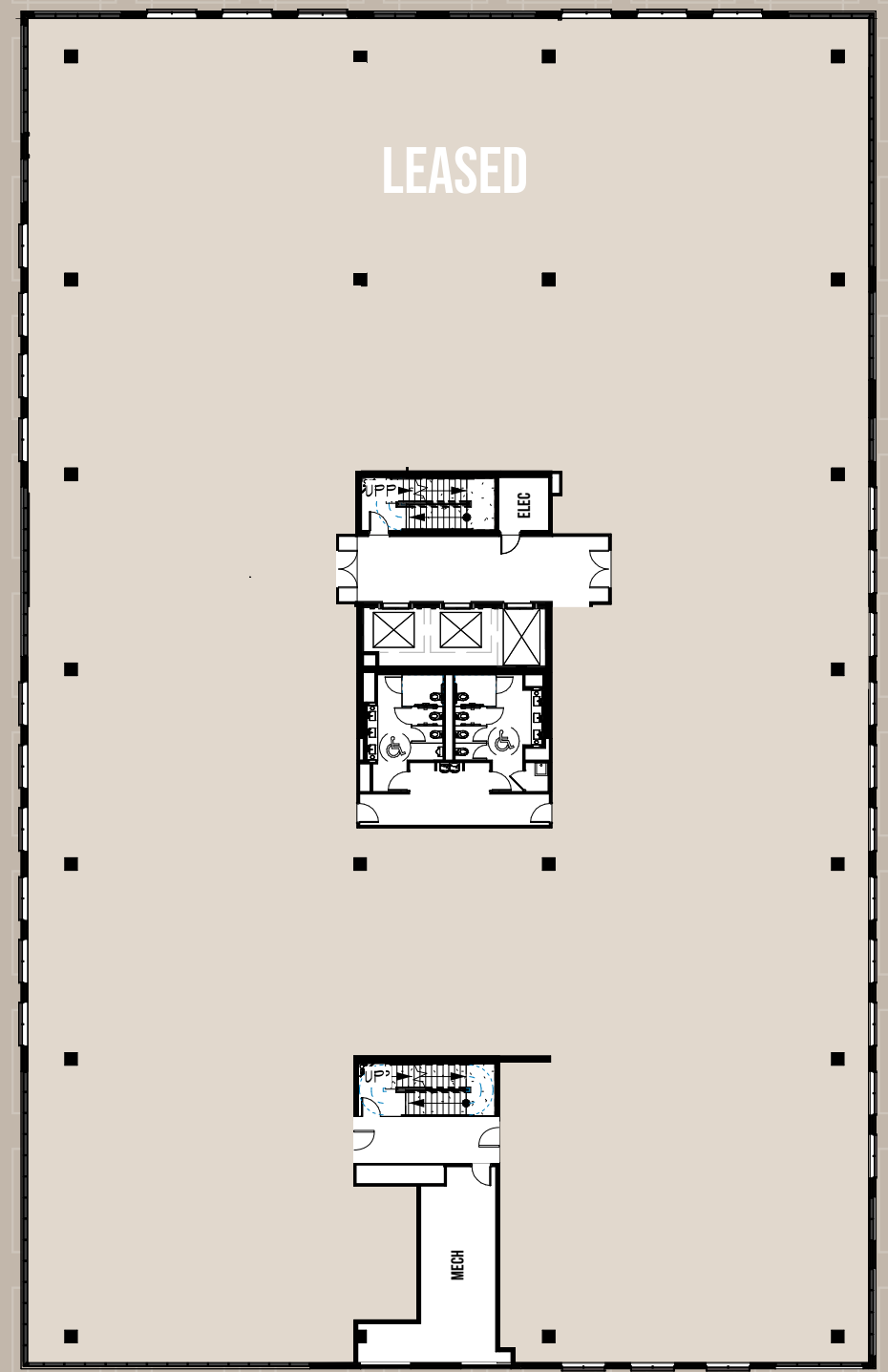
C

LEVEL 1



C

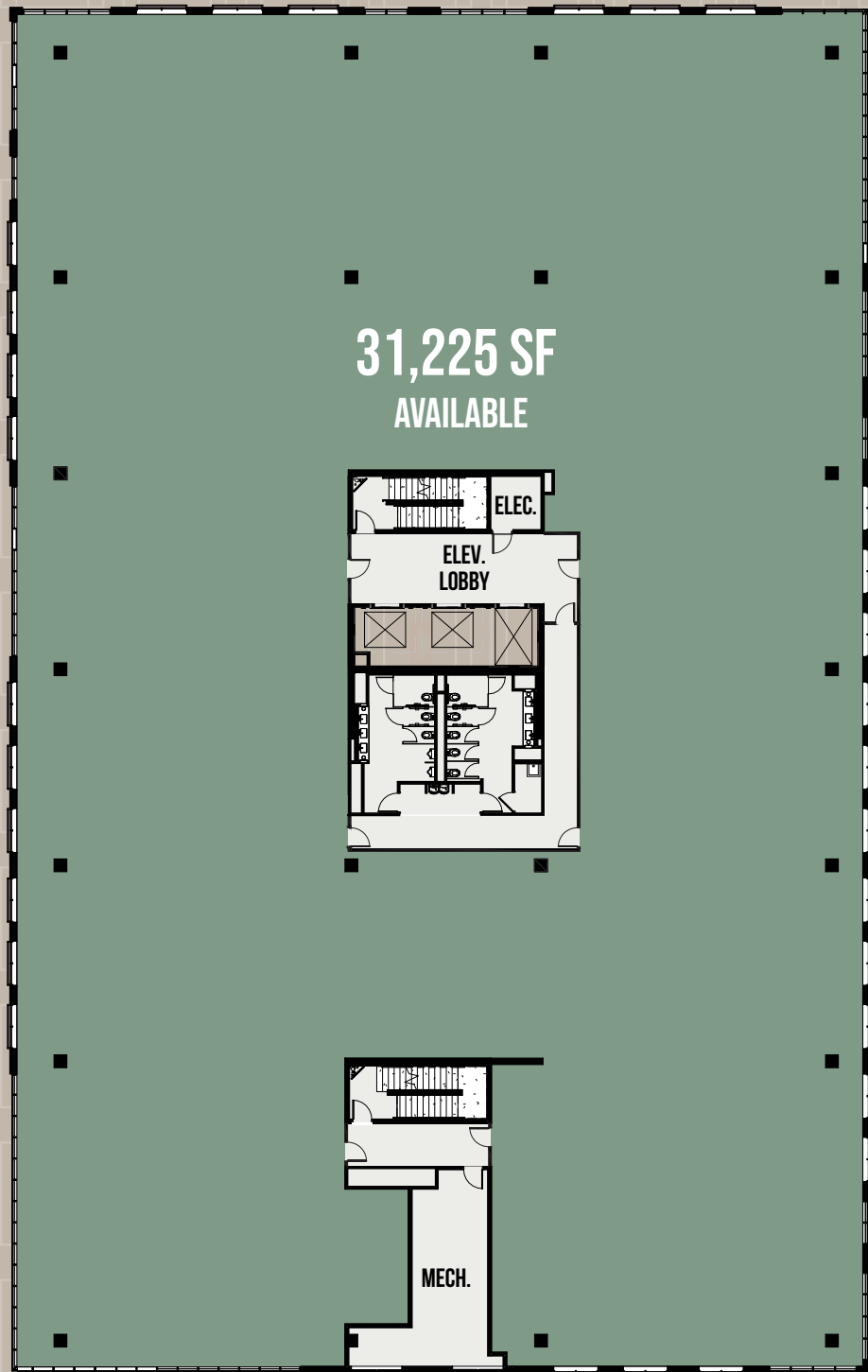
LEVEL 2



C

LEVEL

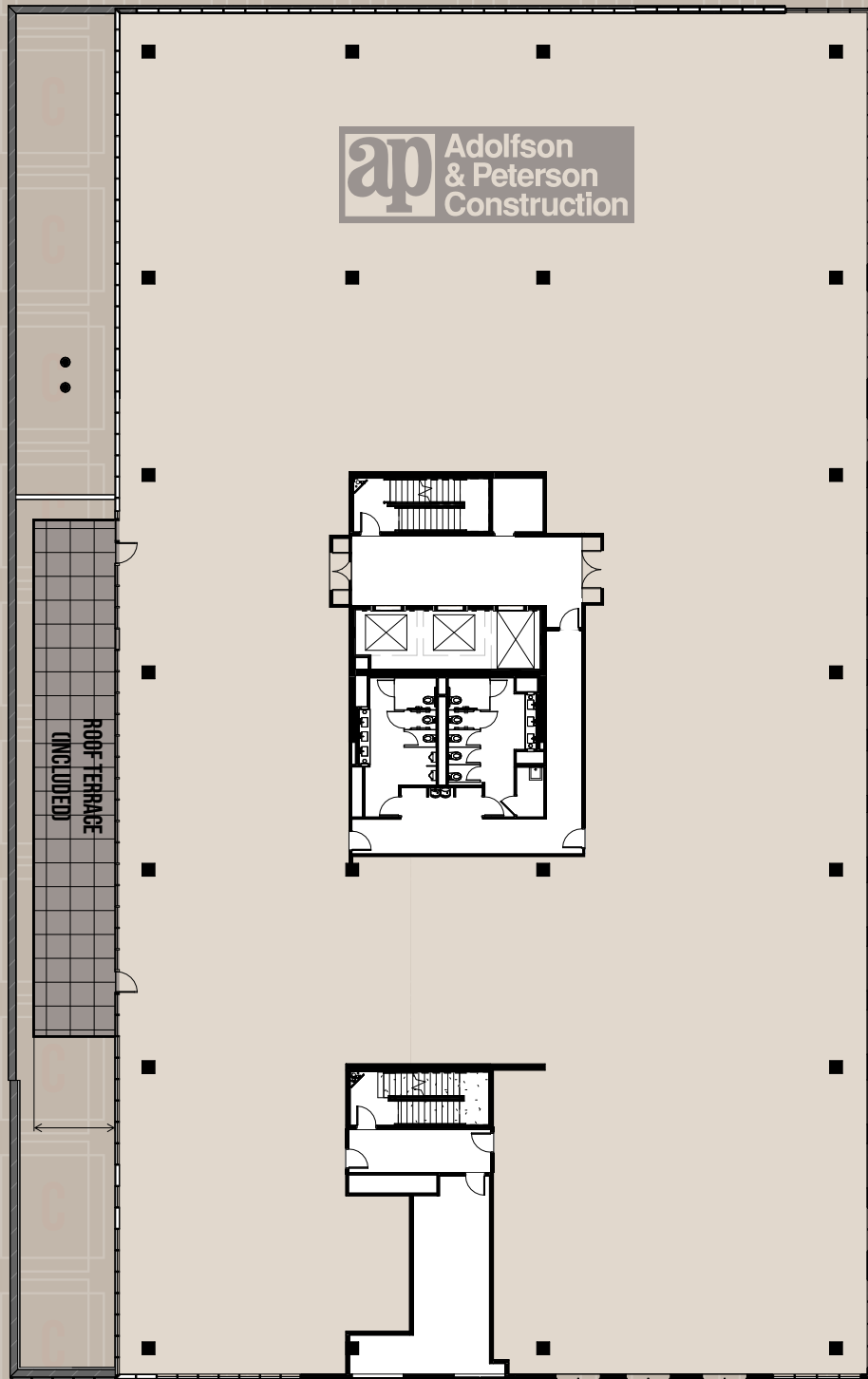
3



C

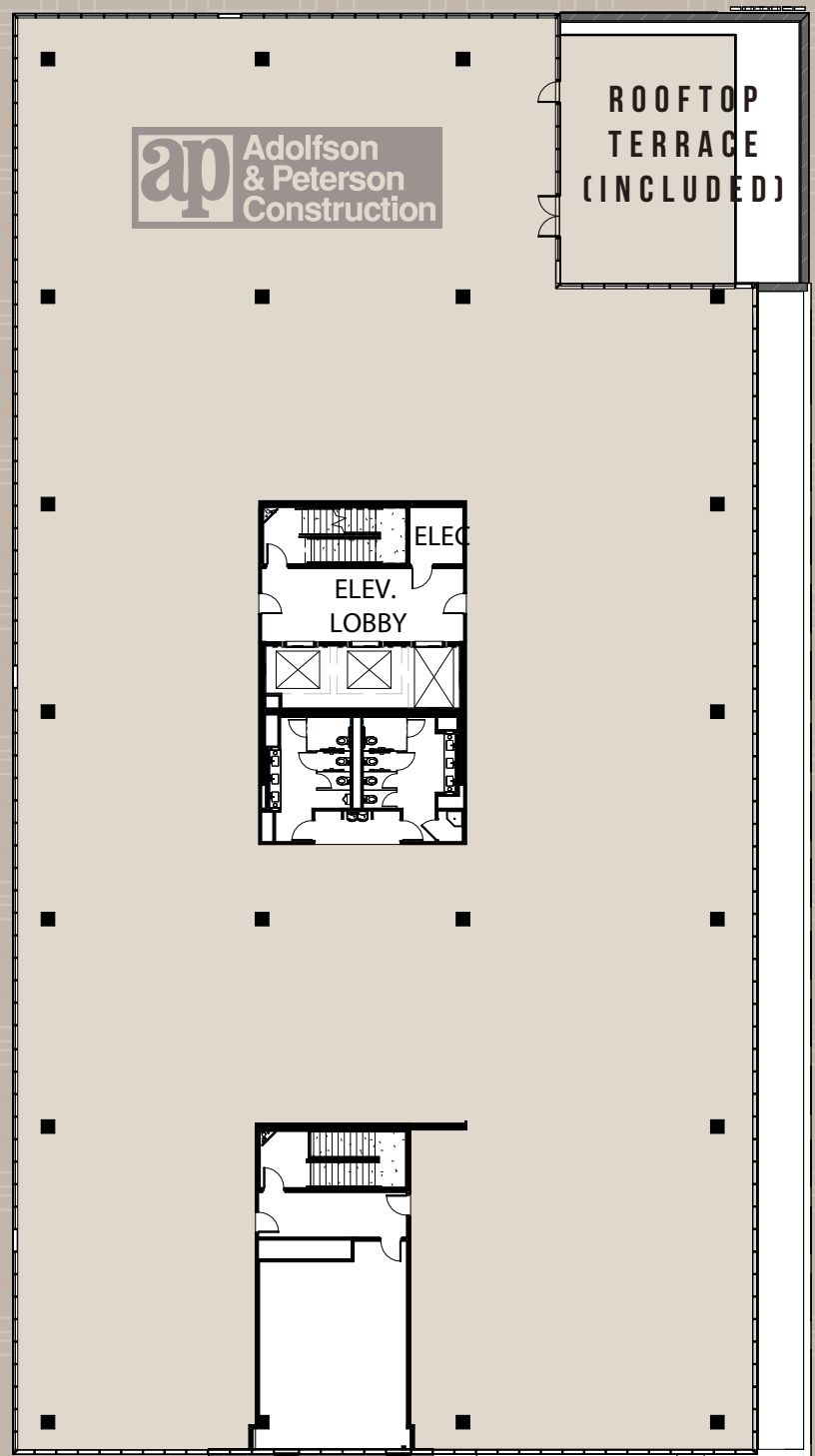
LEVEL

4



C

LEVEL
5



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