



7700 FRANCE AVENUE

7700 France Avenue + Edina, MN 55435



- ◆ Comcast, Consolidated, CenturyLink, Windstream, Zayo provide exceptional telecommunications infrastructure
- ◆ D. Brian's All Natural Deli & Catering
- ◆ Training Facility that seats 100+, and two conference rooms that seat 20+
- ◆ Ramp parking, and bicycle storage
- ◆ WiFi available in Main lobby, meeting rooms, and common work cafe'
- ◆ After hours cardkey-secured building access
- ◆ Renovated Fitness Center with locker rooms, showers, and towel service
- ◆ Award-winning tenant plaza with seating, fire pit, grill, games and reception capabilities

FOR LEASE ◆ www.7700franceavenue.com

JASON A. BUTTERFIELD

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COMMERCIAL REAL ESTATE

7700 FRANCE AVENUE

7700 France Avenue ♦ Edina, MN 55435

◆ BUILDING DETAILS

- Approximately 310,082 SF/5 stories
- Built in 1980/Renovated in 2016/2020
- Net Rate: \$16.75 PSF
- 2026 Estimated Ops/Tax Costs: \$15.15 PSF
- Space Available:

Suite 175	14,097 RSF
Suite 170	6,149 RSF
Suite 210	11,695 RSF
Suite 255	3,216 RSF
Suite 275	6,414 RSF
Suite 285	8,604 RSF
Suite 300	47,580 RSF
Suite 400	14,516 RSF
Suite 425	25,652 RSF

◆ AMENITIES

- Comcast, CenturyLink, Consolidated, Windstream and Zayo provide exceptional telecommunications infrastructure as well as a third party data center on-site
- D. Brian's All Natural Deli & Catering
- Training Center: Set up for 100 people, classroom style, drop down screen, ceiling mounted projector, polycome phone and audio system and video conferencing
- WiFi available in specific designated meeting rooms and common work cafe`
- On-site engineers
- Fitness Center with men's and women's locker rooms, showers and towel service
- Parking ramp/Executive parking garage
- 24/7 Security Guard
- Digital monument sign on France Avenue
- Outdoor Tenant Plaza

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7101 W. 78th Street ♦ Minneapolis, MN



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 7700 France Avenue ♦ Edina, MN ♦ www.7700franceavenue.com

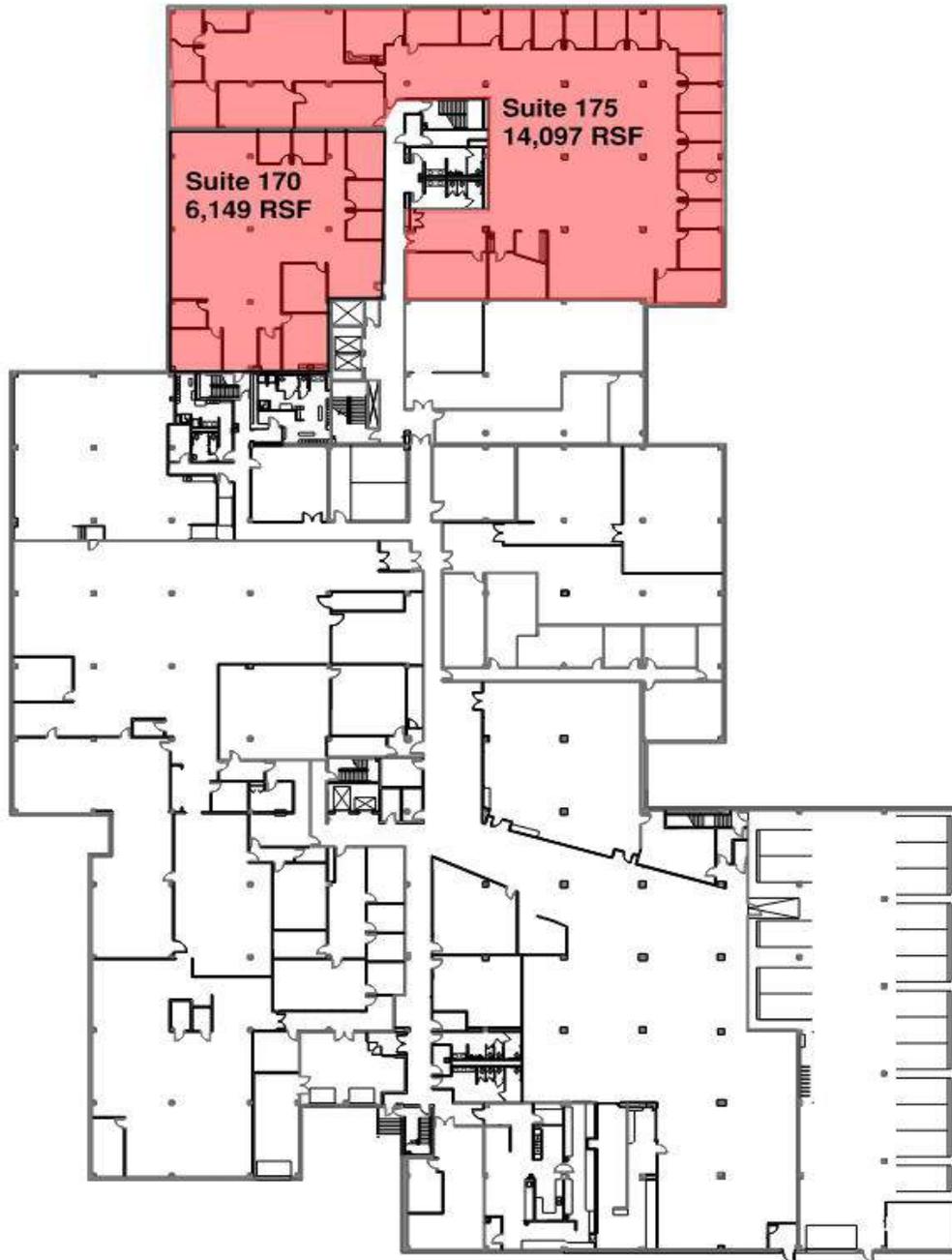


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7700 FRANCE AVENUE ♦ FOR LEASE ♦ FIRST FLOOR

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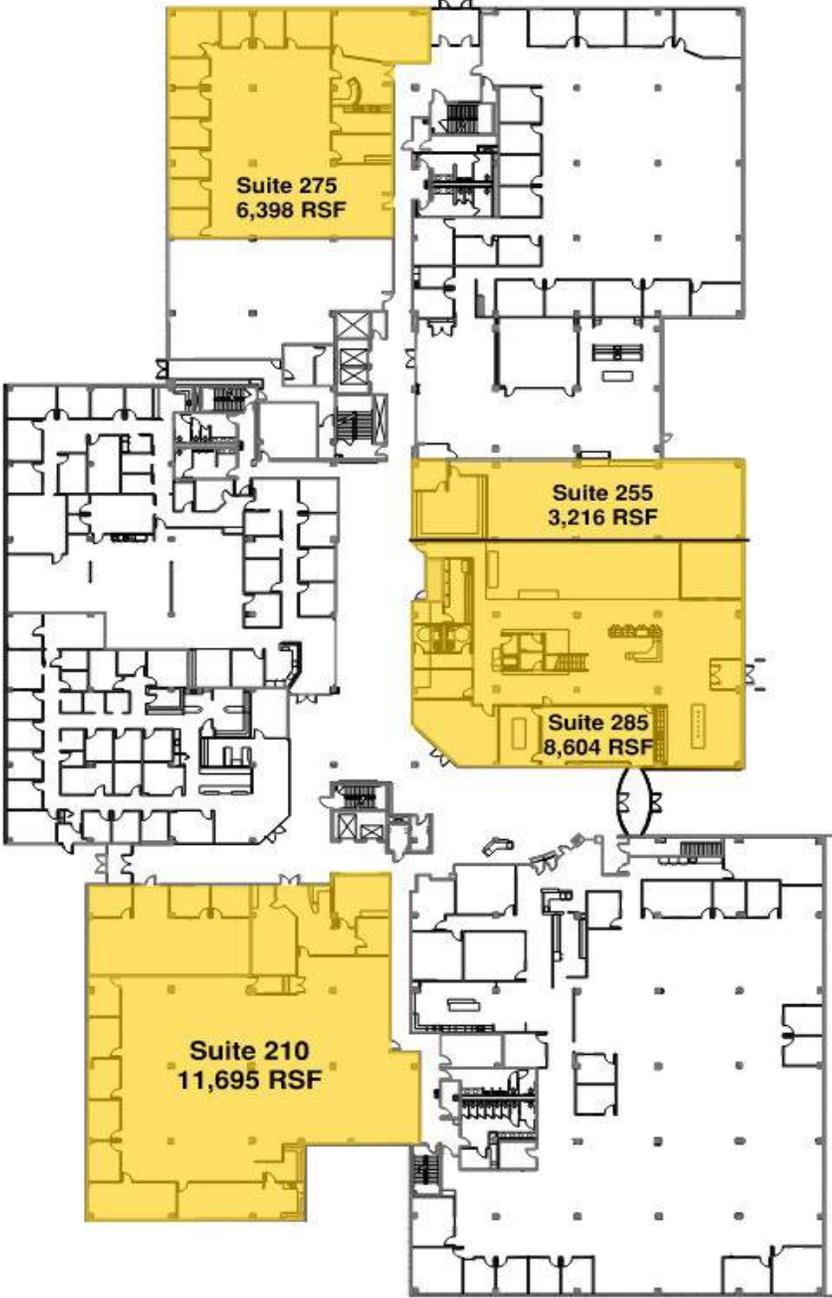


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7700 FRANCE AVENUE ♦ FOR LEASE ♦ SECOND FLOOR

7700 France Avenue ♦ Edina, MN ♦ www.7700franceavenue.com



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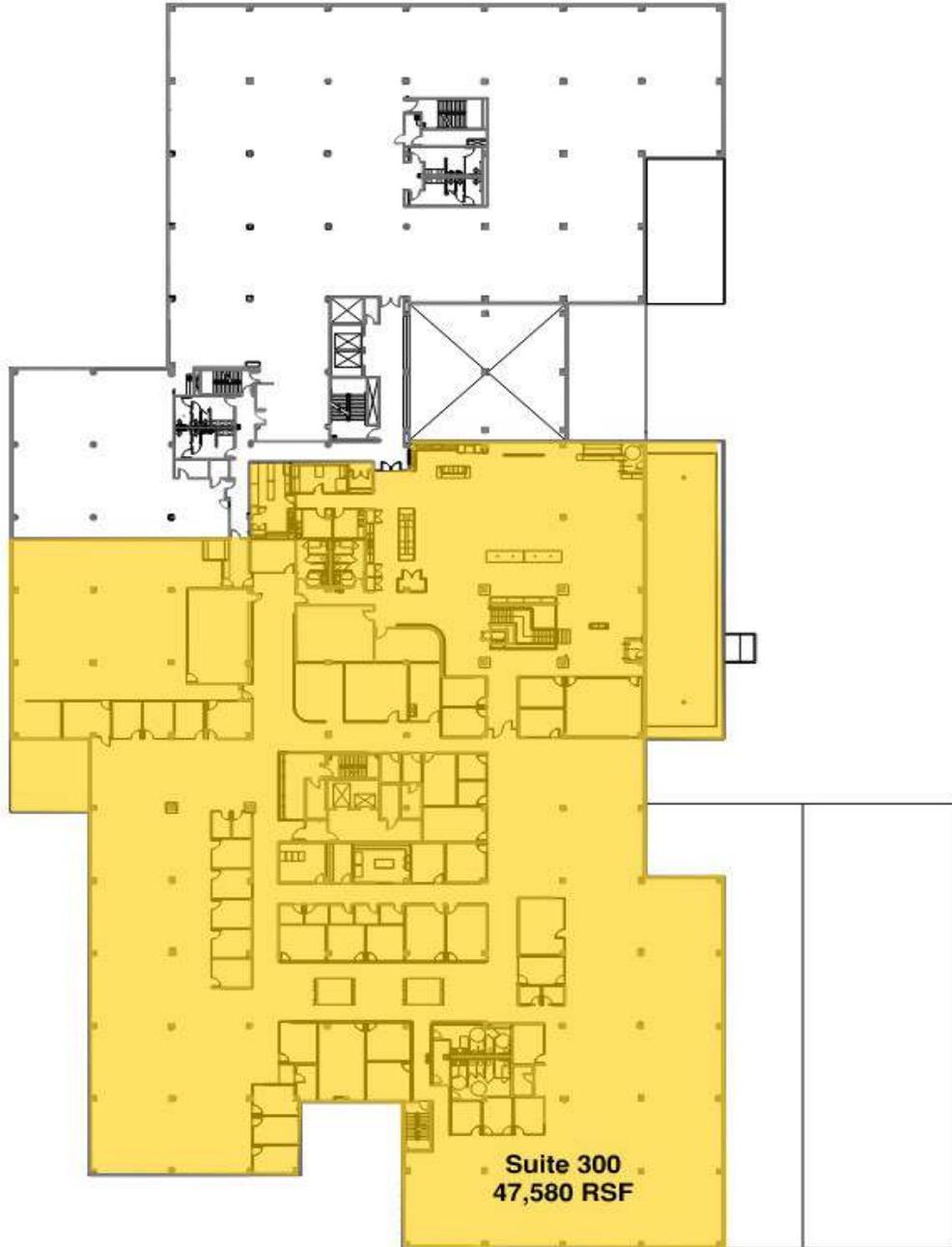


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7700 FRANCE AVENUE ♦ FOR LEASE ♦ THIRD FLOOR

7700 France Avenue ♦ Edina, MN ♦ www.7700franceavenue.com



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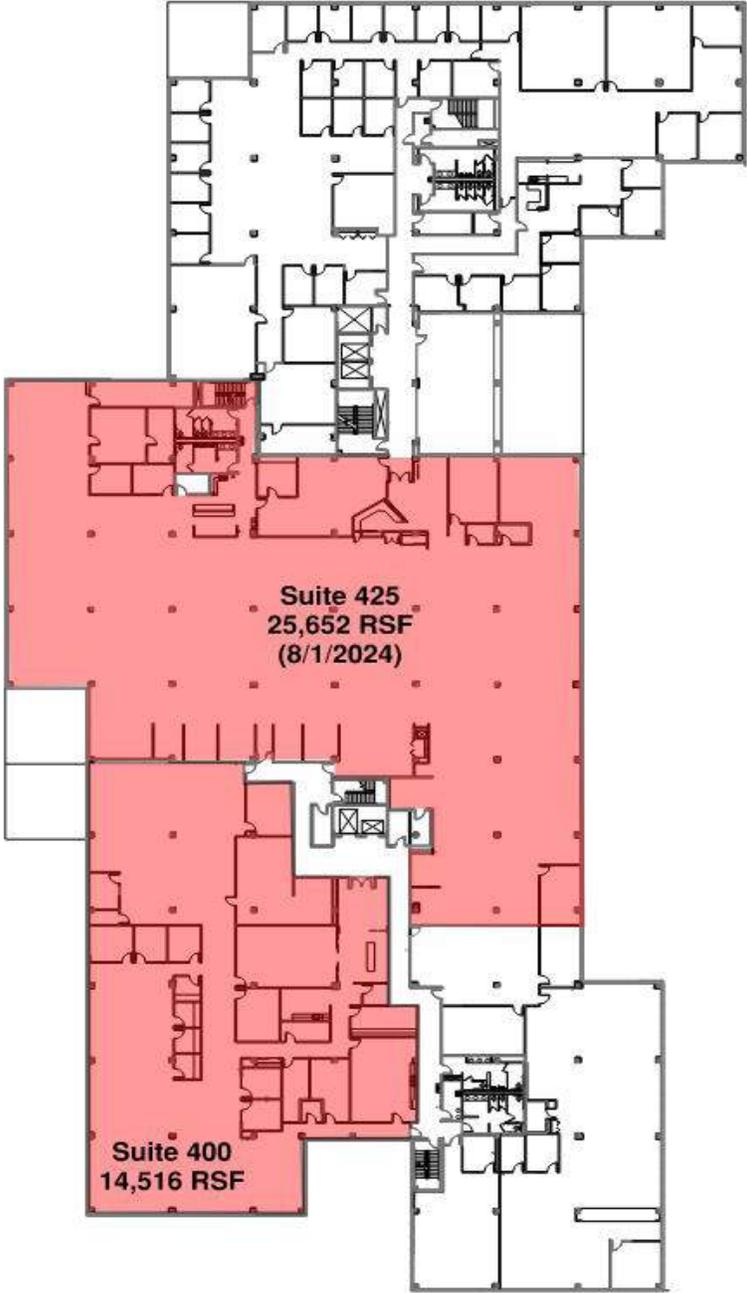


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