



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

(952) 460-9830

jason.butterfield@frauenshuh.com



FRAUENSHUH
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 240	8,903 RSF (Avail. 3/1/27)
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

F R A U E N S H U H

COMMERCIAL REAL ESTATE

www.frauenshuh.com

7101 W. 78th Street ♦ Minneapolis, MN



7700 FRANCE AVENUE ♦ FOR LEASE ♦ AERIAL
7700 France Avenue ♦ Edina, MN ♦ www.7700franceavenue.com



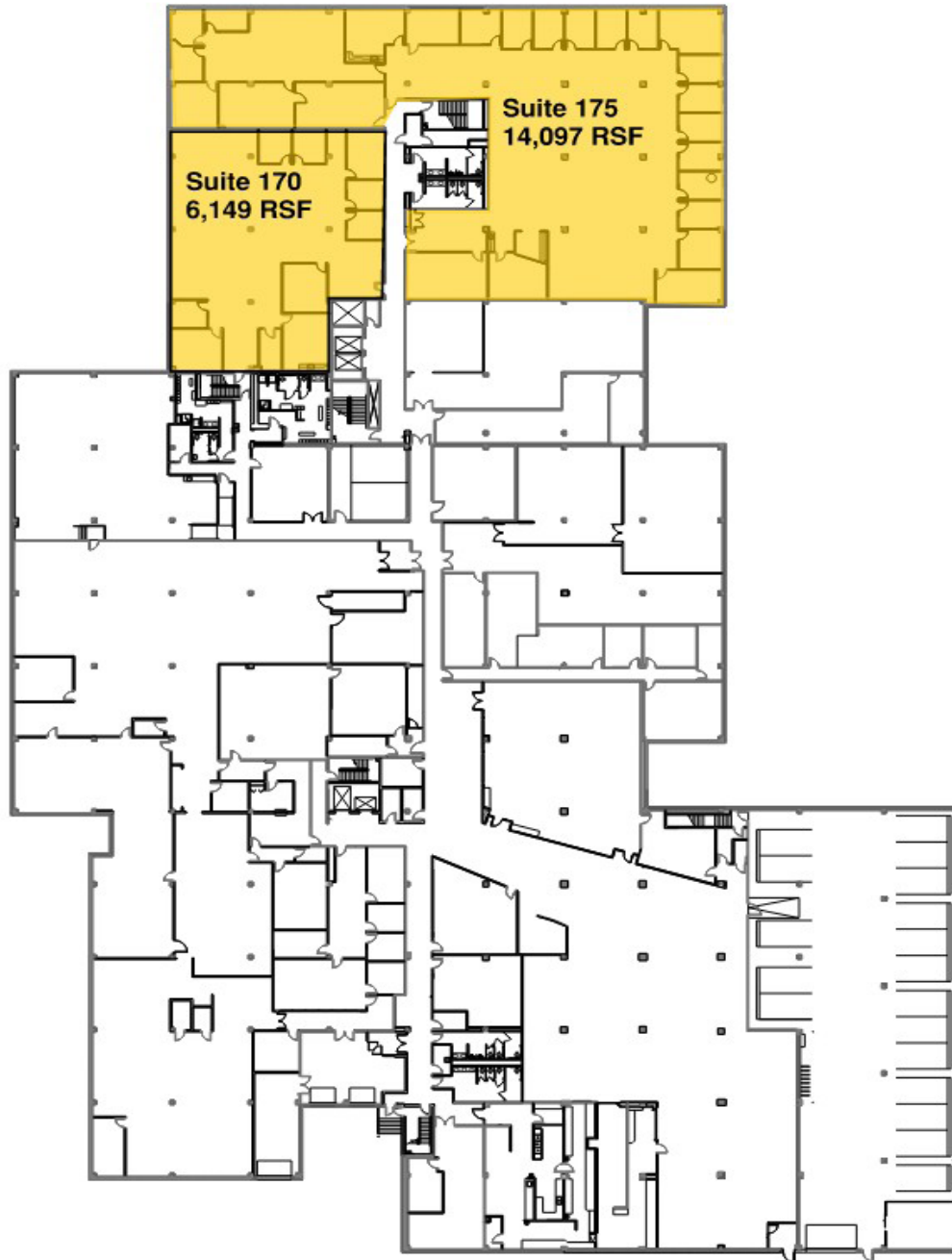
JASON A. BUTTERFIELD
(952) 460-9830
jason.butterfield@frauenshuh.com

ESTD 1983

FRAUENSHUH
COMMERCIAL REAL ESTATE

7700 FRANCE AVENUE ♦ FOR LEASE ♦ FIRST FLOOR

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



JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com

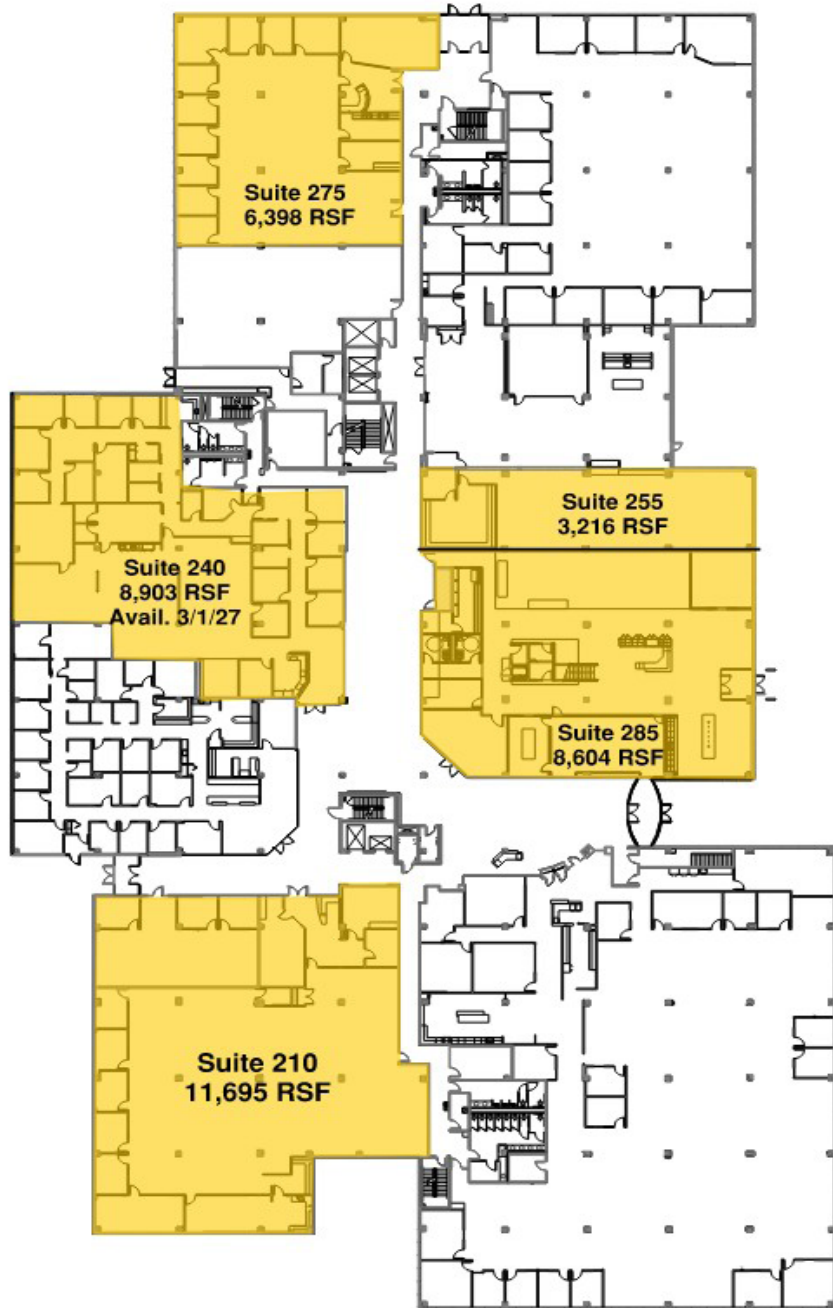


FRAUENSHUH

COMMERCIAL REAL ESTATE

7700 FRANCE AVENUE ♦ FOR LEASE ♦ SECOND FLOOR

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



JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com

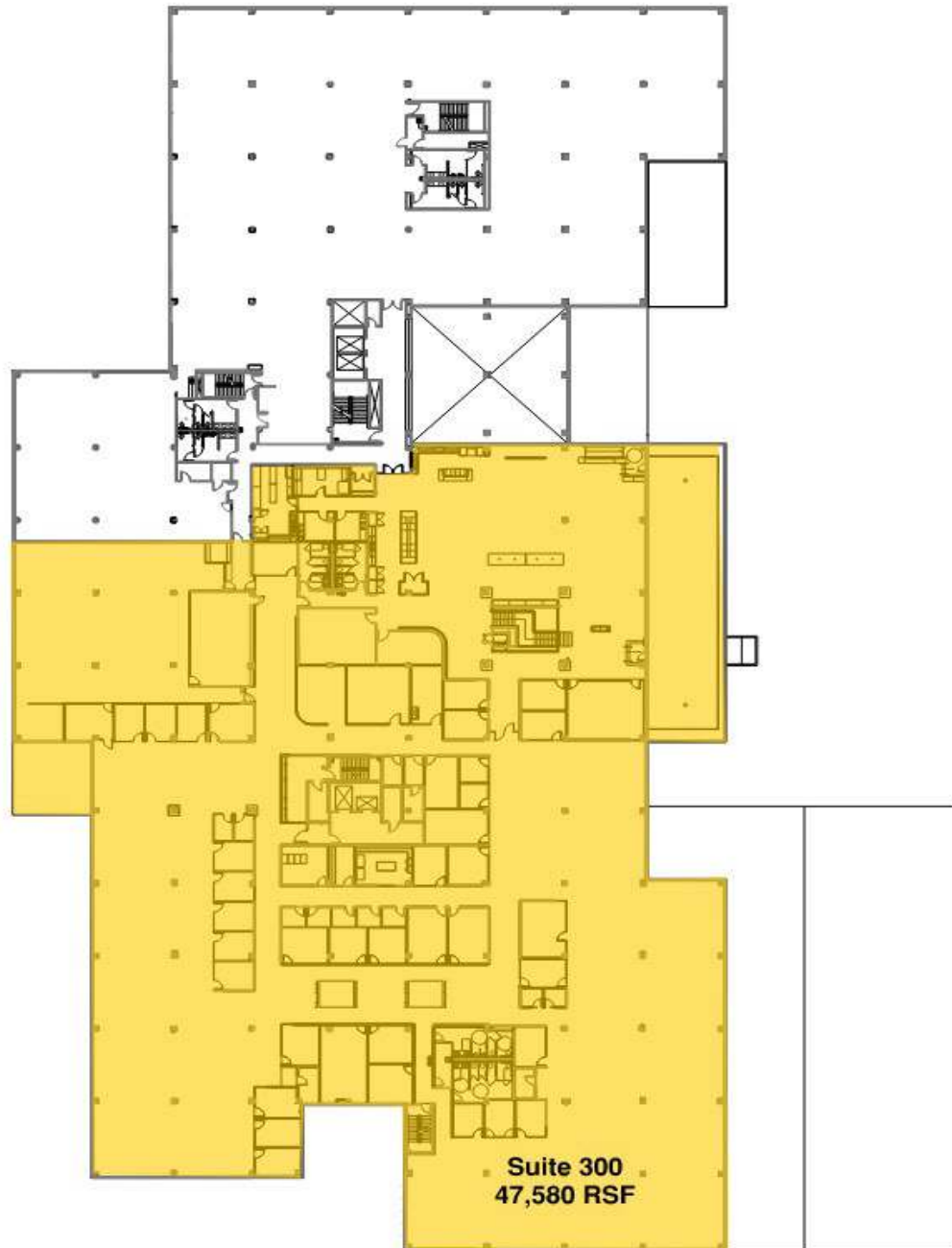


FRAUENSHUH

COMMERCIAL REAL ESTATE

7700 FRANCE AVENUE ♦ FOR LEASE ♦ THIRD FLOOR

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



JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com

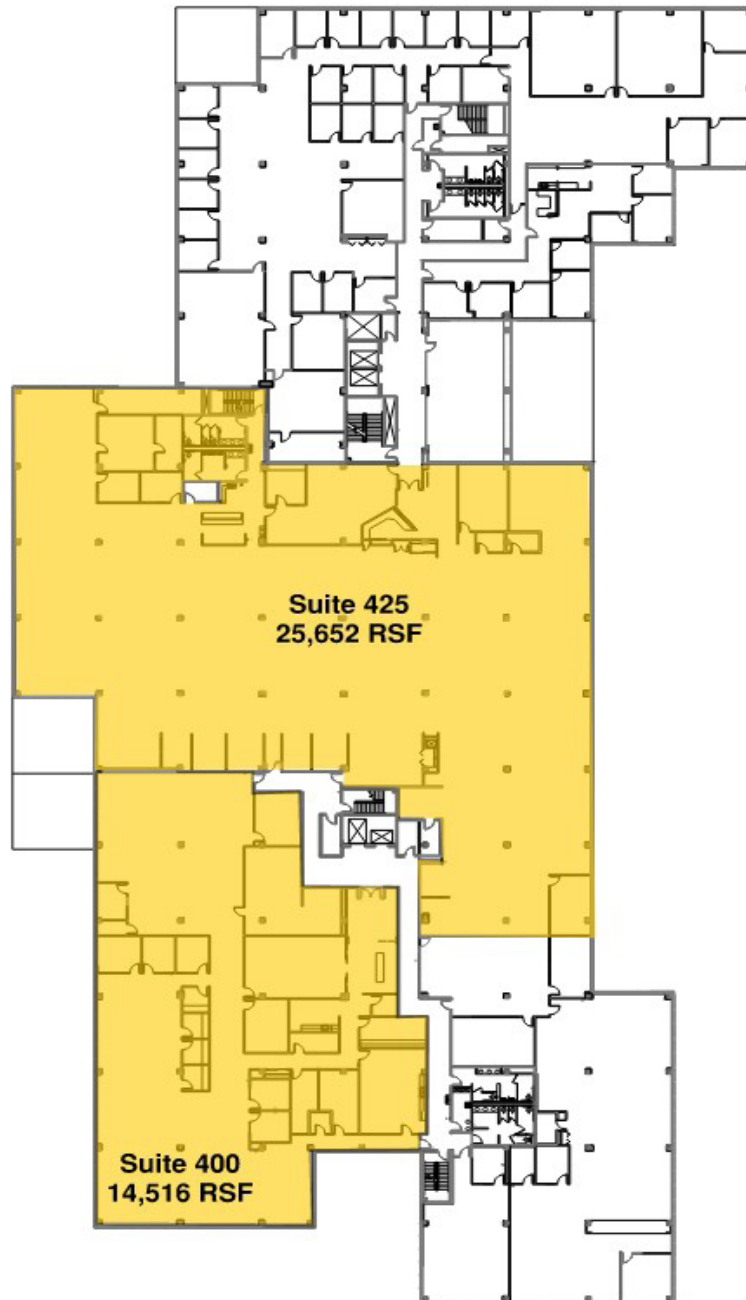


FRAUENSHUH

COMMERCIAL REAL ESTATE

7700 FRANCE AVENUE ♦ FOR LEASE ♦ FOURTH FLOOR

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



JASON A. BUTTERFIELD

(952) 460-9830

jason.butterfield@frauenshuh.com



FRAUENSHUH

COMMERCIAL REAL ESTATE