



FRANCE PLACE

3601 Minnesota Drive ♦ Bloomington, MN 55435



- ♦ Prominently located, professional image and updated design
- ♦ Award-winning tenant plaza with firepit, gas grill, putting green, cornhole, lounge, low & high tables, water feature
- ♦ Within minutes of Minneapolis/St. Paul International Airport
- ♦ Excellent access from I-494 and France Avenue
- ♦ On-site Property Management Office and Engineering
- ♦ On-site amenities include conference facilities, D.Brian's with on-site catering, fitness center, underground climate controlled executive parking
- ♦ Close proximity to upscale restaurants, retail and entertainment and hotels

FOR LEASE ♦ www.franceplace.com

JASON A. BUTTERFIELD

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COMMERCIAL REAL ESTATE

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◆ BUILDING DETAILS

- Approximately 204,245 SF/9 stories
- Built in 1983/Renovated in 2005/2019
- Net Rate: \$16.50 per RSF
- 2024 Estimated Ops/Taxes: \$14.23 per RSF
- Space Available:

Suite 210	3,031 RSF
Suite 300	23,643 RSF
Suite 435	1,729 RSF
Suite 650	5,593 RSF
Suite 685	1,198 RSF
Suite 700	22,458 RSF
Suite 842	2,135 RSF
Suite 900	11,698 RSF
Suite 960	1,046 RSF (Avail. 6/1/25)

◆ AMENITIES

- Numerous telecommunication and fiber providers
- WiFi available in common areas
- Close proximity to many upscale restaurants, retail and entertainment, hotels and office buildings
- Excellent access from I-494 and France Avenue
- D.Brian's All Natural Deli & Catering
- State-of-the-art conference facility which accommodates 75 people (subdividable down to two (2) individual conference rooms)
- Online conference room reservation system
- Fitness center with locker rooms
- After-hours Card Key access
- Underground climate controlled executive parking
- City Bus Service
- Touch screen directory
- Storage
- FedEx & UPS drop boxes
- U.S. Mail delivered to Tenant's suite

F R A U E N S H U H

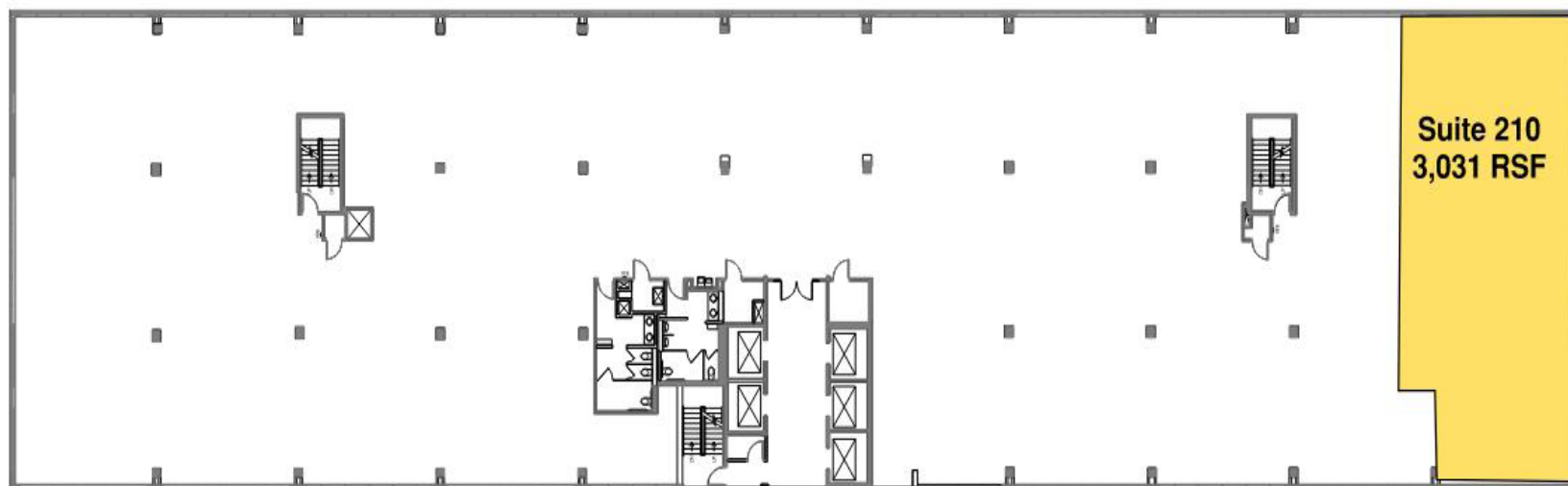
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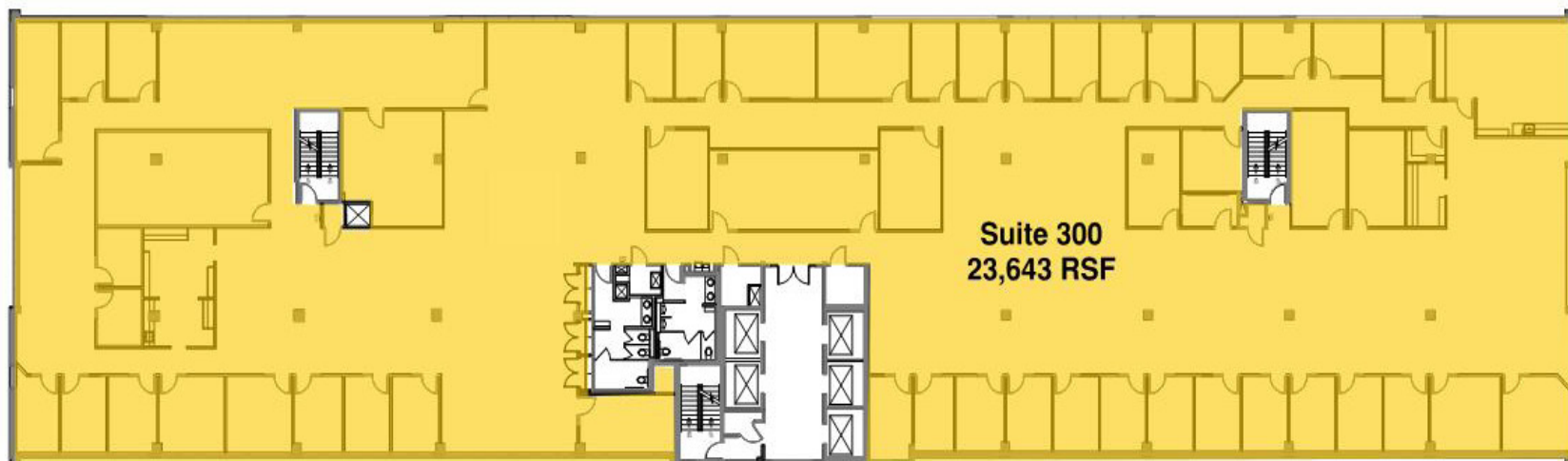
FRANCE PLACE ♦ FOR LEASE ♦ SECOND FLOOR
3601 Minnesota Drive ♦ Bloomington, MN ♦ www.franceplace.com



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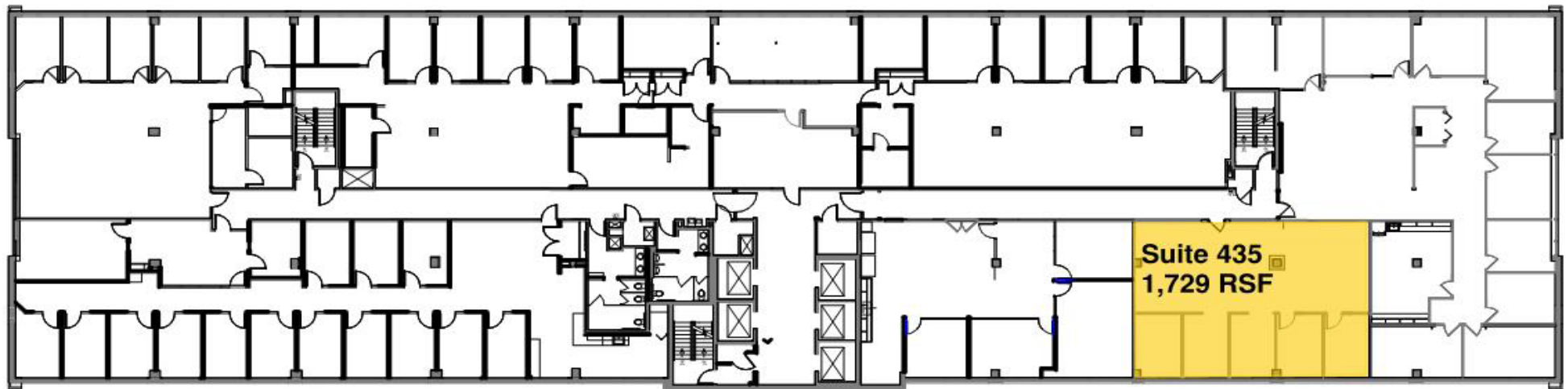
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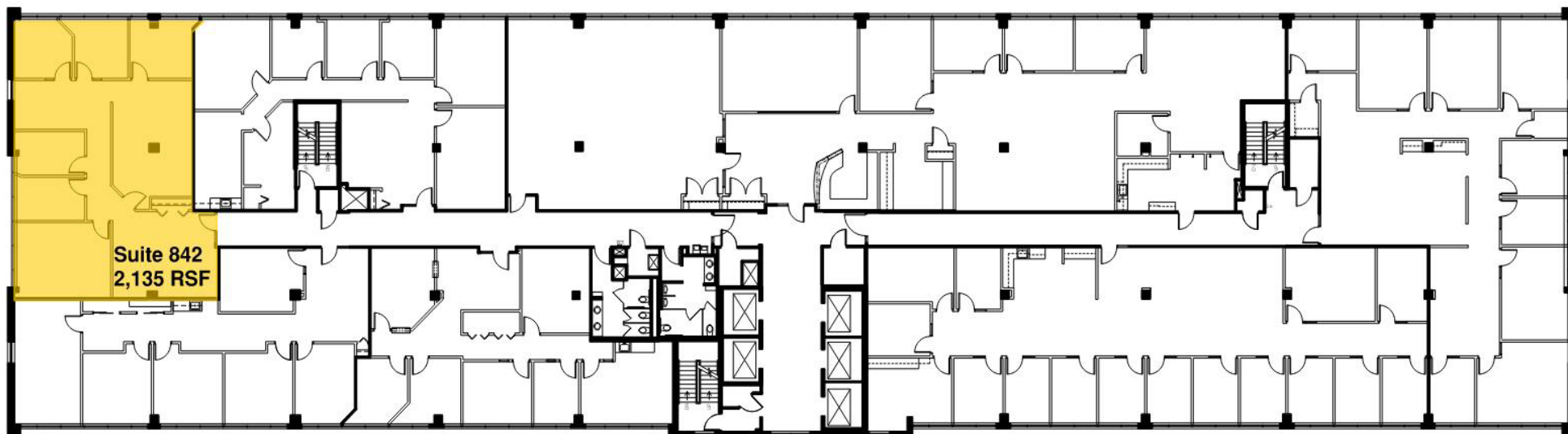


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