



# MEDICAL SPACE FOR LEASE



## SOUTHDALE MEDICAL CAMPUS

6545 France Ave  
Edina, MN 55435

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**MedCraft**<sup>®</sup>  
Healthcare Real Estate



## LOCATION

On Fairview Southdale Campus  
Easy Access from I494 or Hwy 62

- Healthcare campus with retail services
- Connected to Fairview Southdale Hospital
- Primary care, specialty care, and diagnostics on campus
- Turnkey suites available or custom design your space
- Suites available from 500 - 10,000 RSF
- Large contiguous space up to 20,000 RSF on 2 levels
- Flexible lease terms
- Competitive rental rates
- Generous Tenant Improvement Allowance
- Ample free parking
- Reserved covered parking available
- On-site property management

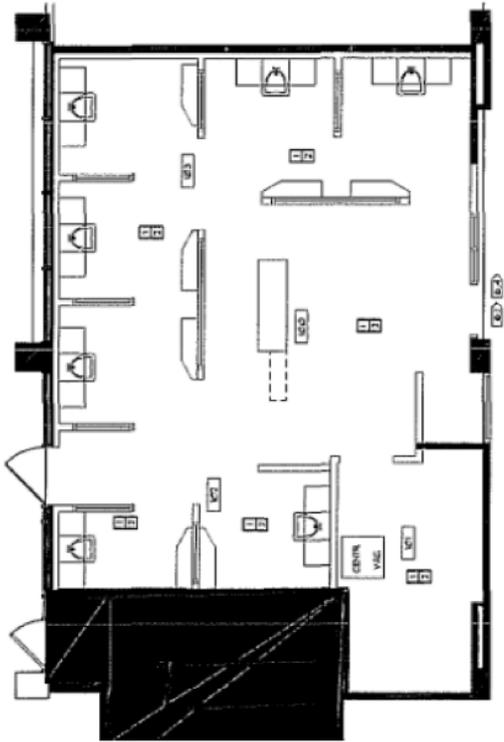
Be part of a  
medical neighborhood

## PROPERTY HIGHLIGHTS

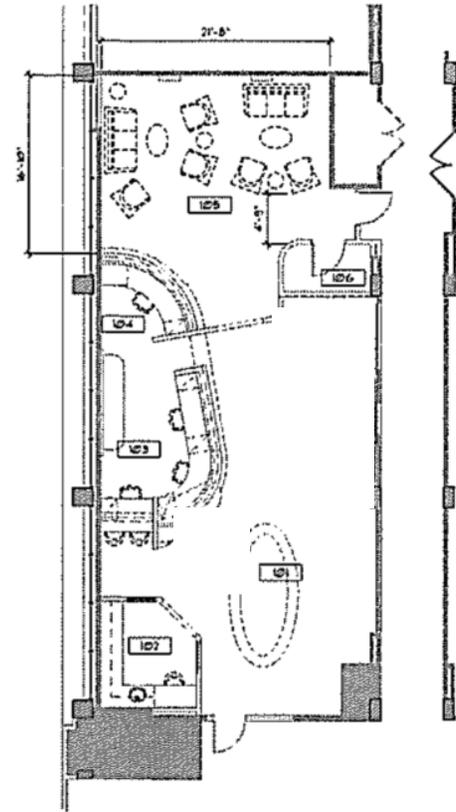


# 6545 FRANCE AVE

First Floor Retail  
Suite 168  
1,152 RSF

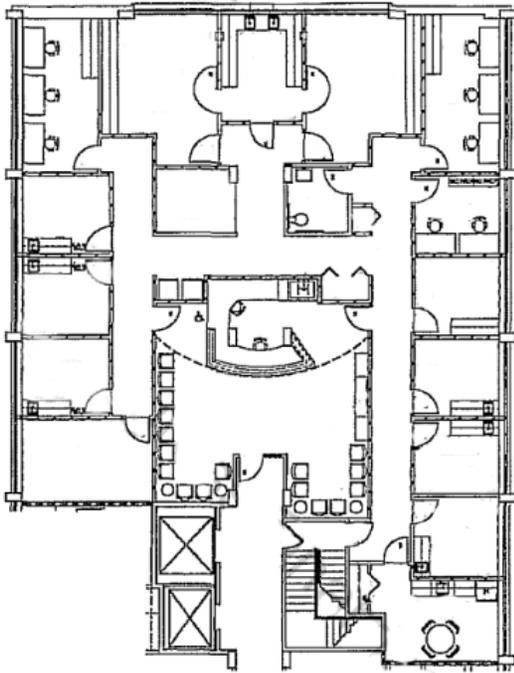


First Floor Retail  
Suite 165  
1,938 RSF

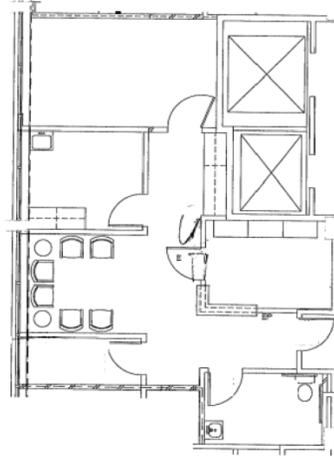


# 6545 FRANCE AVE

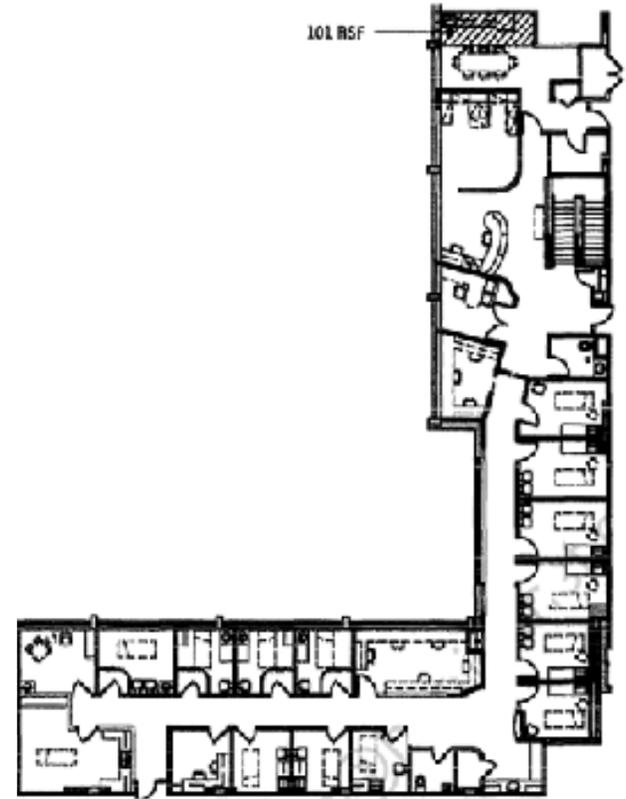
Suite 290  
4,928 RSF



Suite 291  
955 RSF



Suite 234  
5,730 RSF

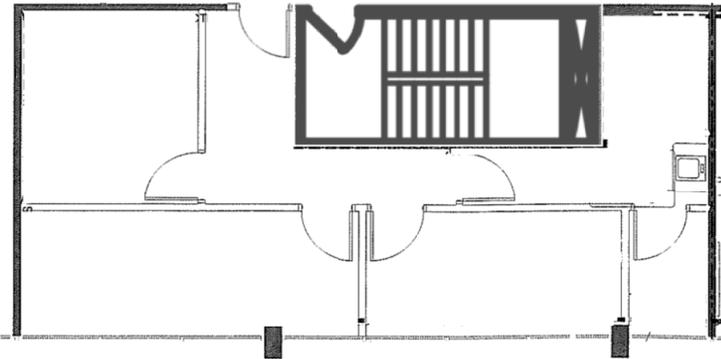


*Scan for 3-D Tour*

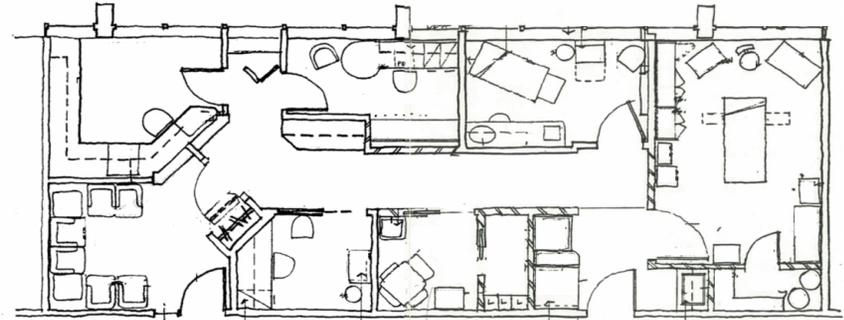


# 6545 FRANCE AVE

Suite 355  
895 RSF



Suite 505  
1,256 RSF



Suite 500  
2,282 RSF

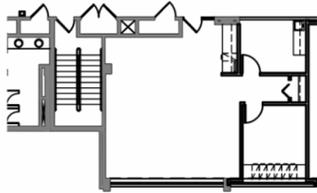


Architectural Concept for Suite 500

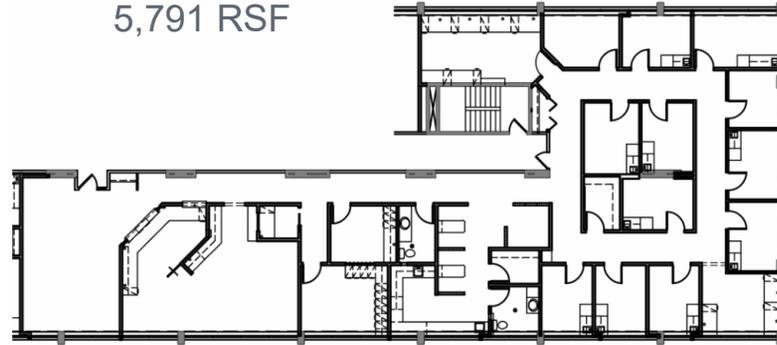


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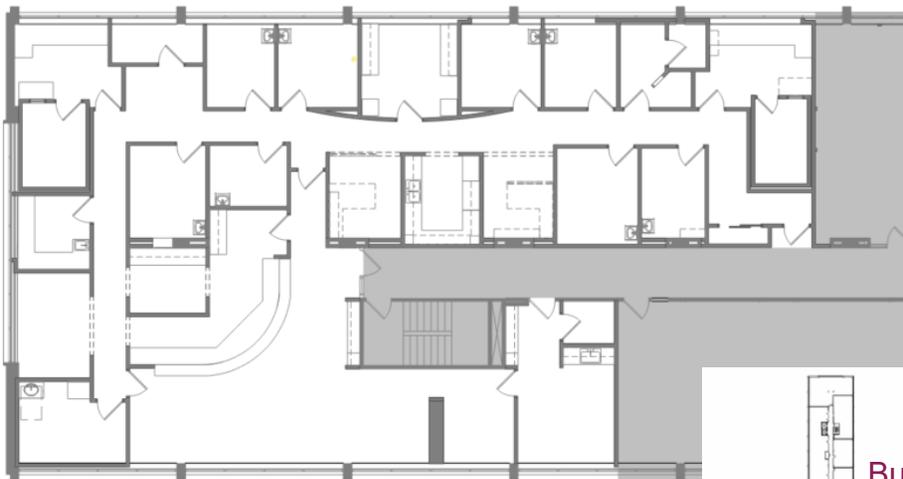
**Suite 600**  
1,013 RSF



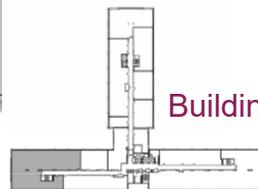
**Suite 620**  
5,791 RSF



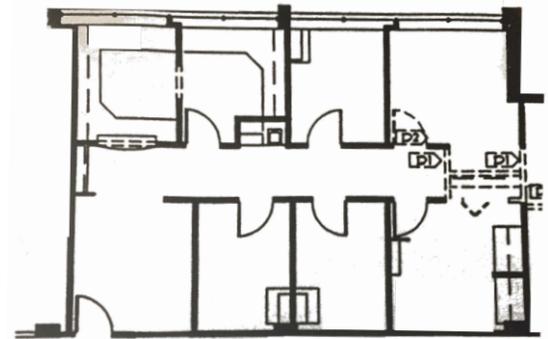
**Suite 650**  
5,147 RSF



Building Key



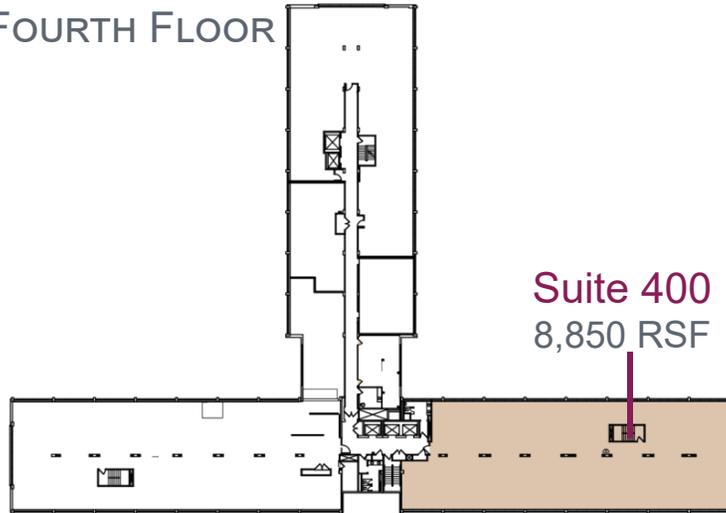
**Suite 670**  
1,298 RSF



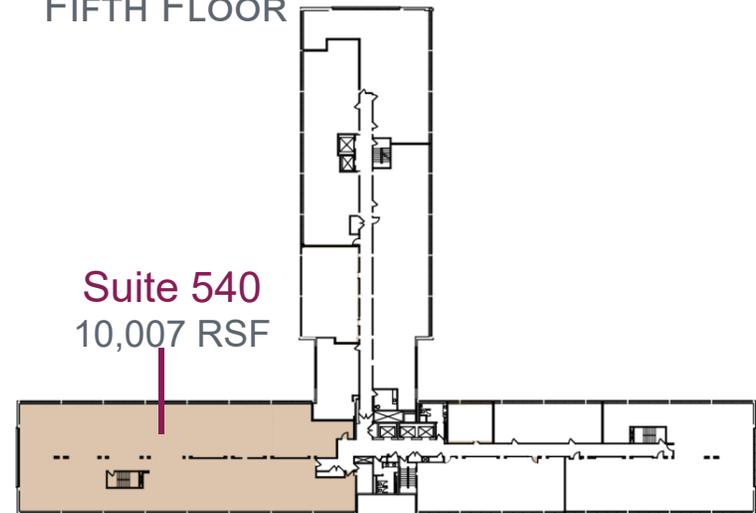
# 6545 FRANCE AVE

## CUSTOM BUILD YOUR SUITE

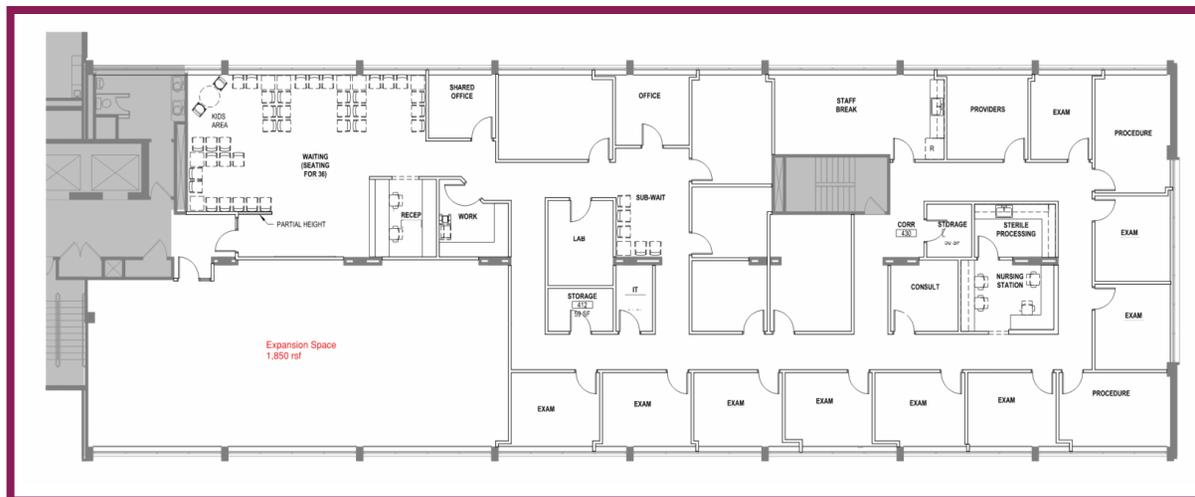
FOURTH FLOOR



FIFTH FLOOR



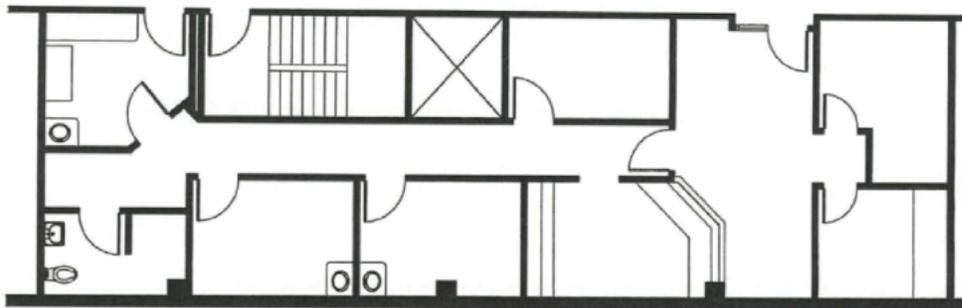
## Architectural Concept of Provider Office with Expansion



# 6545 FRANCE AVE

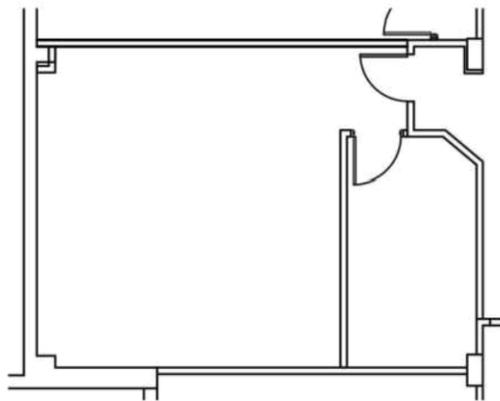
## Suite C-24

1,476 RSF



## Suite C-58

1,103 RSF



## Southdale Medical Center

Located in the heart of Edina on the MHealth Fairview Southdale Hospital Campus with convenient access from Hwy 62 and France Ave



## Southdale Shopping Mall

Located next to the Southdale Medical Center and provides abundant amenities including restaurants and LifeTime Fitness





## LEASING CONTACTS

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MEDICAL CENTER**

