



# MEDICAL SPACE FOR LEASE



## SOUTHDALE MEDICAL CAMPUS

6545-6565 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

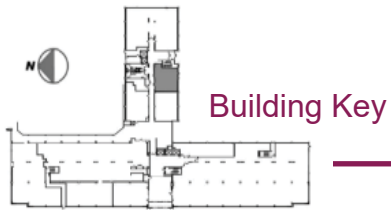
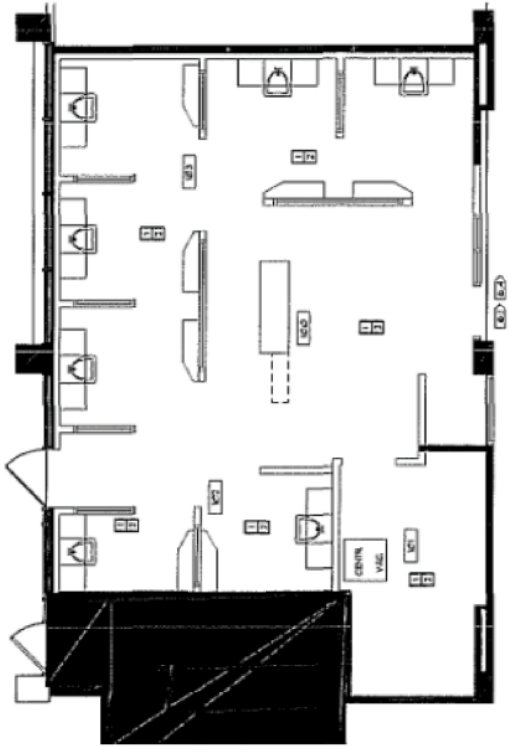
Be part of a  
medical neighborhood

## PROPERTY HIGHLIGHTS



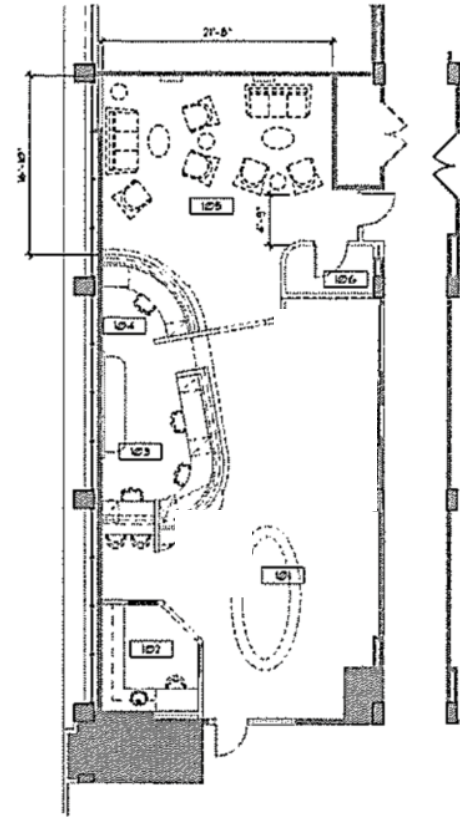
# 6545 FRANCE AVE

First Floor Retail  
Suite 168  
1,152 RSF



Building Key

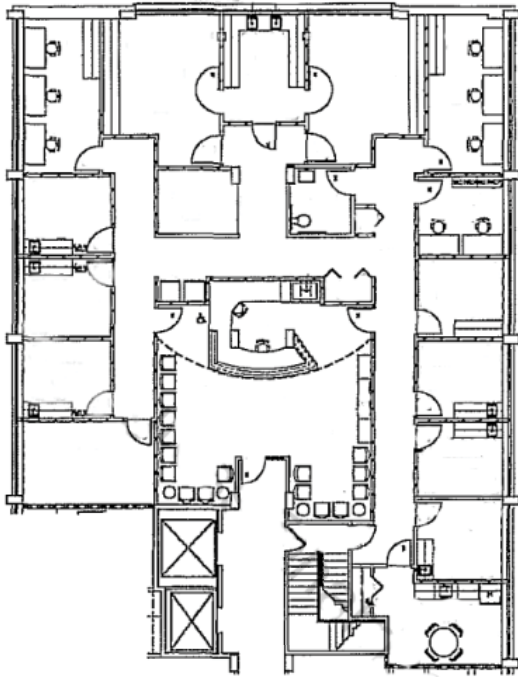
First Floor Retail  
Suite 165  
1,938 RSF



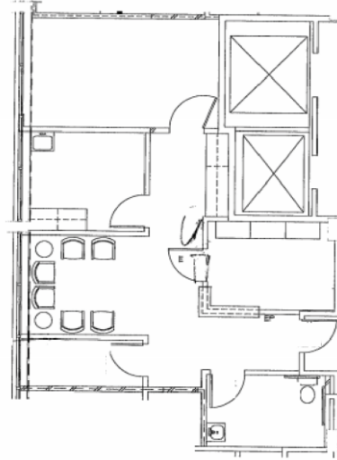
Building Key

# 6545 FRANCE AVE

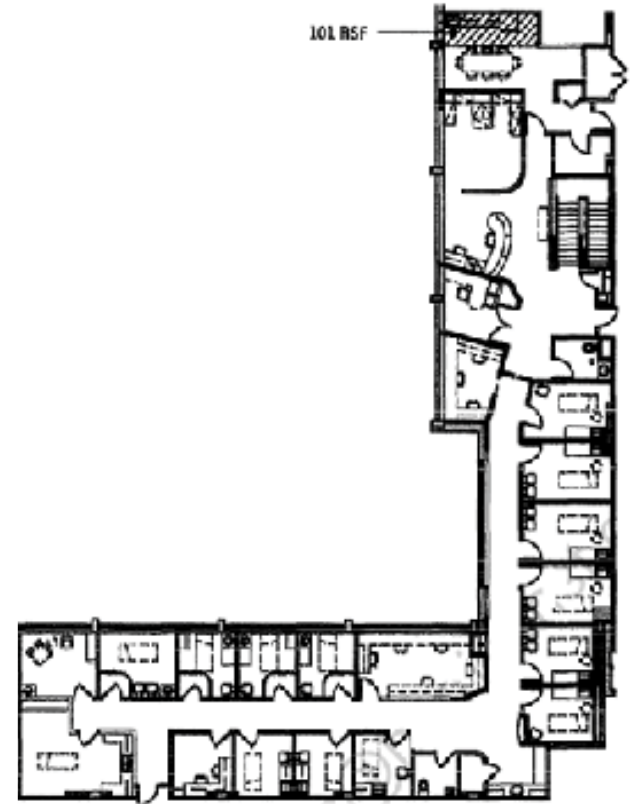
Suite 290  
4,928 RSF



Suite 291  
955 RSF



Suite 234  
5,730 RSF

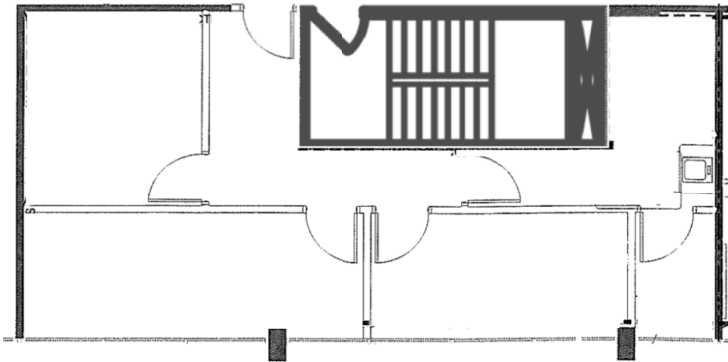


*Scan for 3-D Tour*

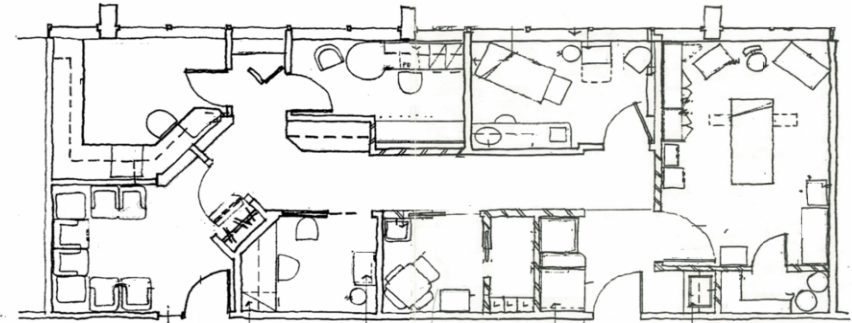


# 6545 FRANCE AVE

**Suite 355**  
895 RSF



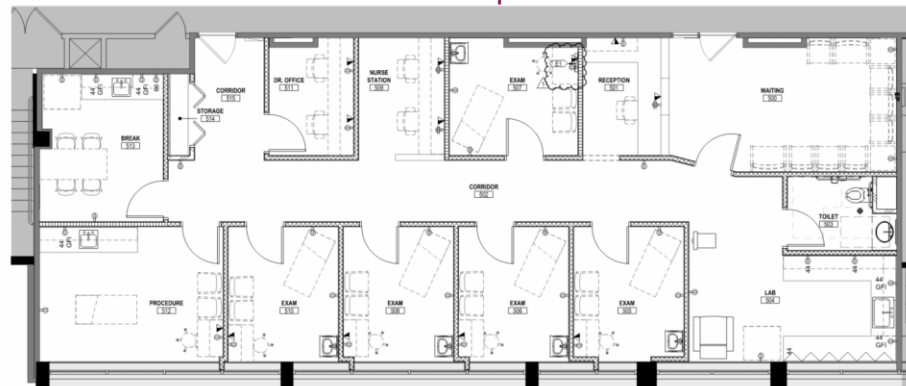
**Suite 505**  
1,256 RSF



**Suite 500**  
2,282 RSF

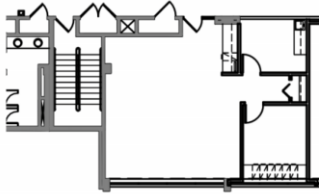


**Architectural Concept for Suite 500**

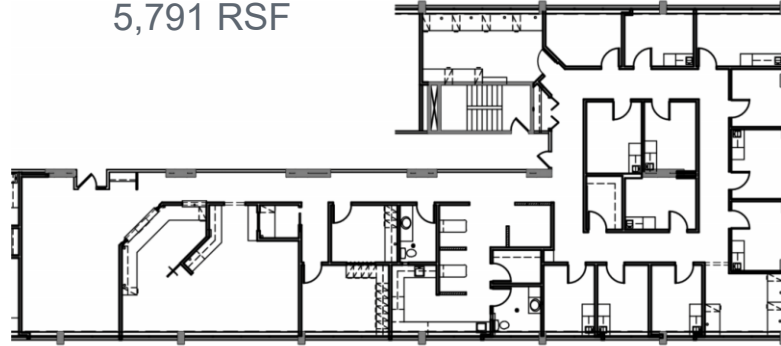


# 6545 FRANCE AVE

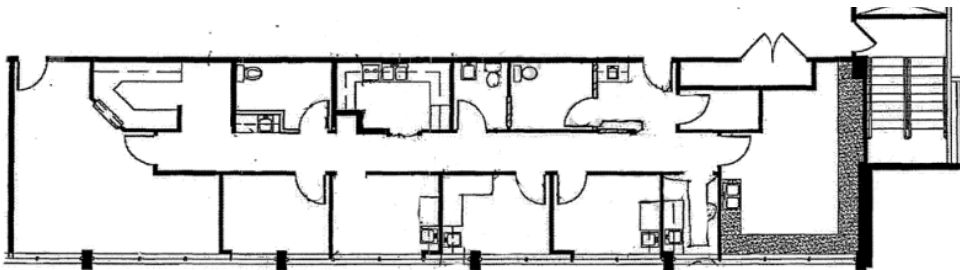
Suite 600  
848 RSF



Suite 620  
5,791 RSF



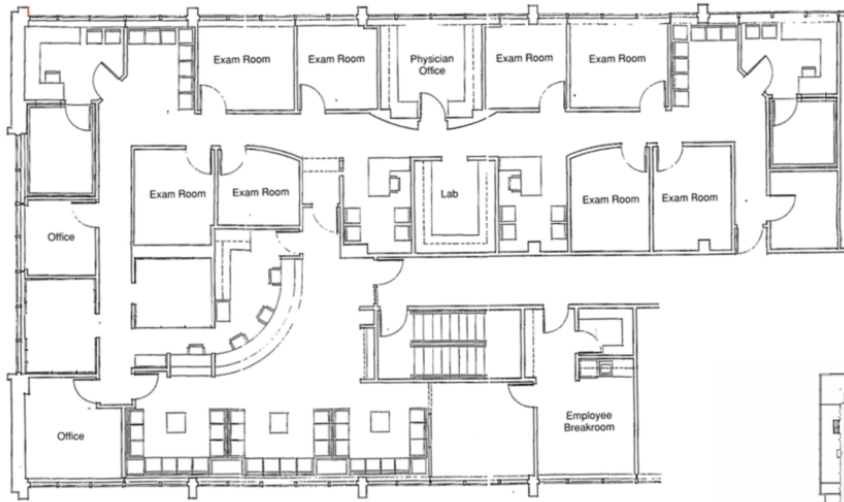
Suite 641  
2,039 RSF



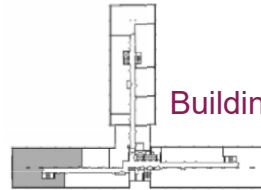
# 6545 FRANCE AVE

## Suite 650

5,147 RSF

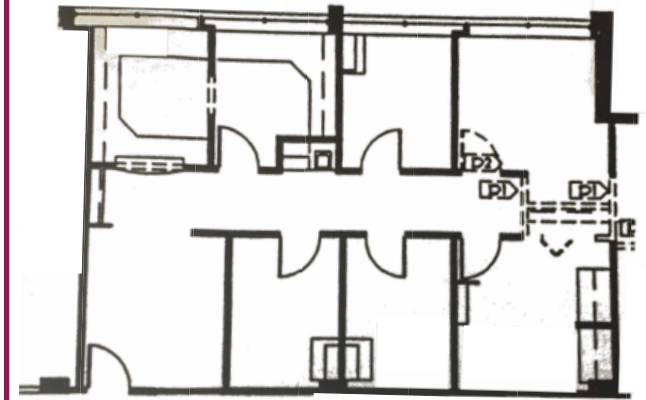


Building Key



## Suite 670

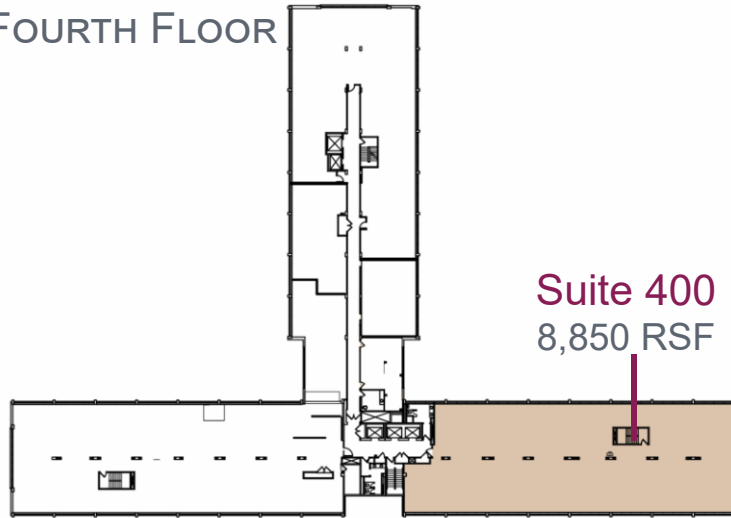
1,298 RSF



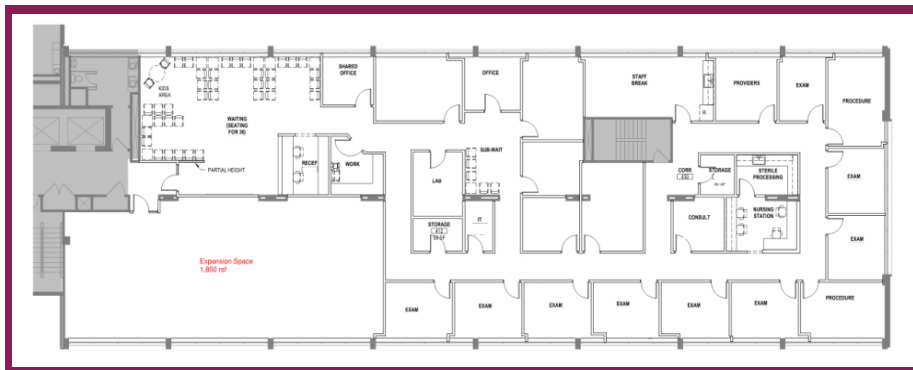
# 6545 FRANCE AVE

## CUSTOM BUILD YOUR SUITE

FOURTH FLOOR

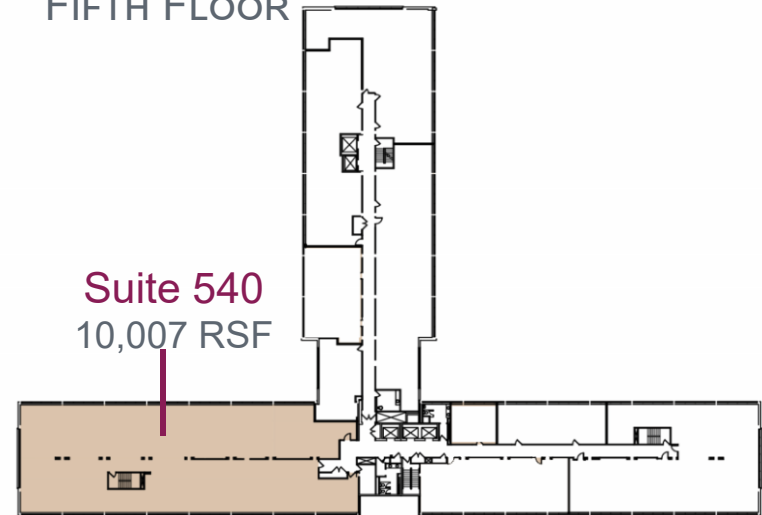


Architectural Concept of Provider Office with Expansion

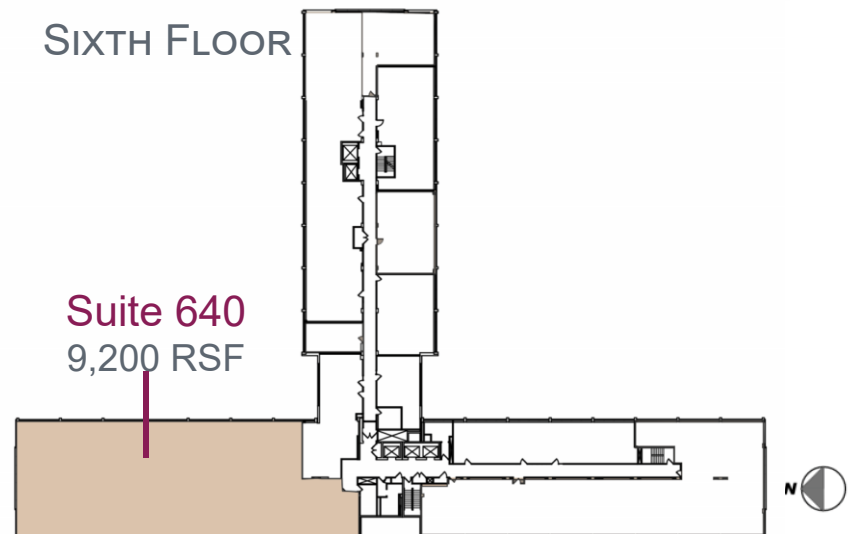


Opportunity to combine Suite 540 & 640  
for 19,207 RSF with internal stairwell

FIFTH FLOOR

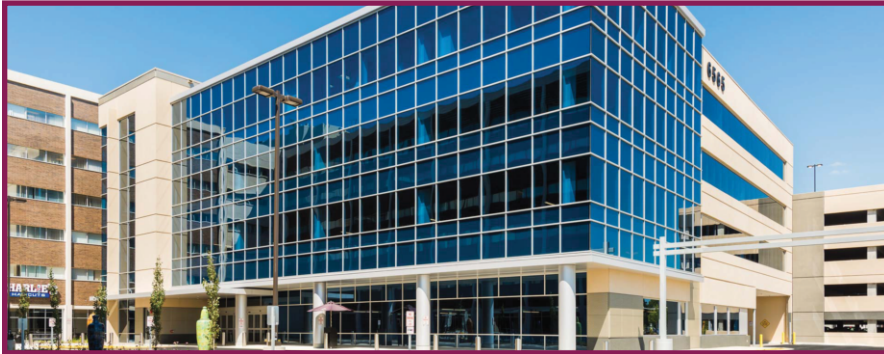


SIXTH FLOOR

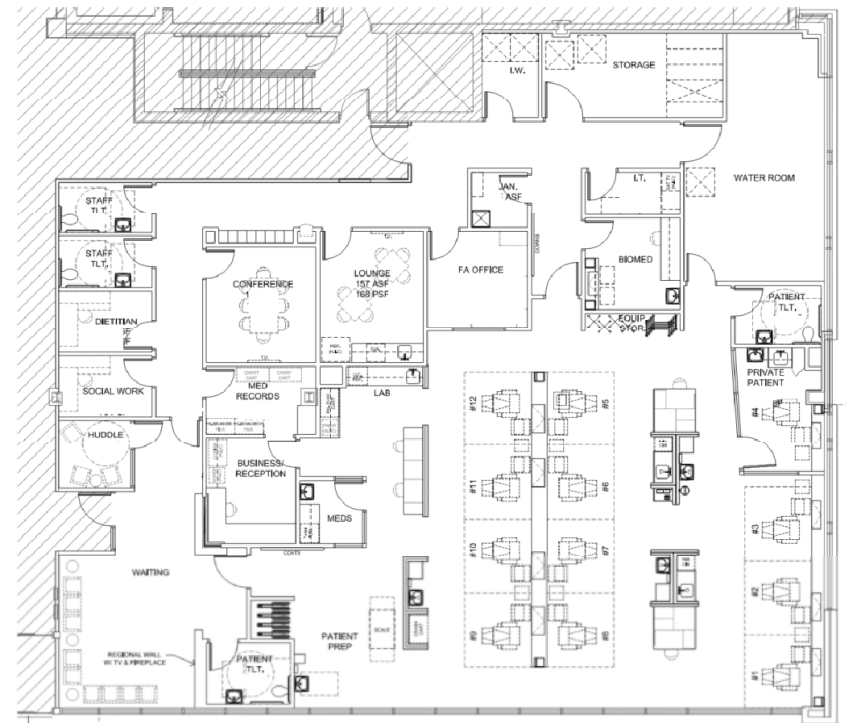




# 6565 FRANCE AVE



## Suite 100 6,461 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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**SOUTHDALE  
MEDICAL CENTER**

