



# SOUTHDALE OFFICE CENTRE

6600-6800 FRANCE AVE S • EDINA, MN 55435



# SOUTHDALE OFFICE CENTRE

Welcome to the heart of Edina's  
upscale, vibrant and ever-growing  
Southdale neighborhood.

This expansive 6-building office campus  
offers the best of today's desired  
amenities within a serene suburban  
setting that is just minutes from dozens  
of restaurants, coffee shops, and retail  
to the east and south, luscious green  
space and recreation to the west, and  
the Minneapolis CBD to the north.

With immediate access to France  
Avenue and Highway 62, this uniquely  
positioned site gives your brand and  
staff unrivaled convenient access to the  
best of everything.

6600-6800 FRANCE AVE S • EDINA, MN 55435

WEST 66TH STREET

FRANCE AVENUE

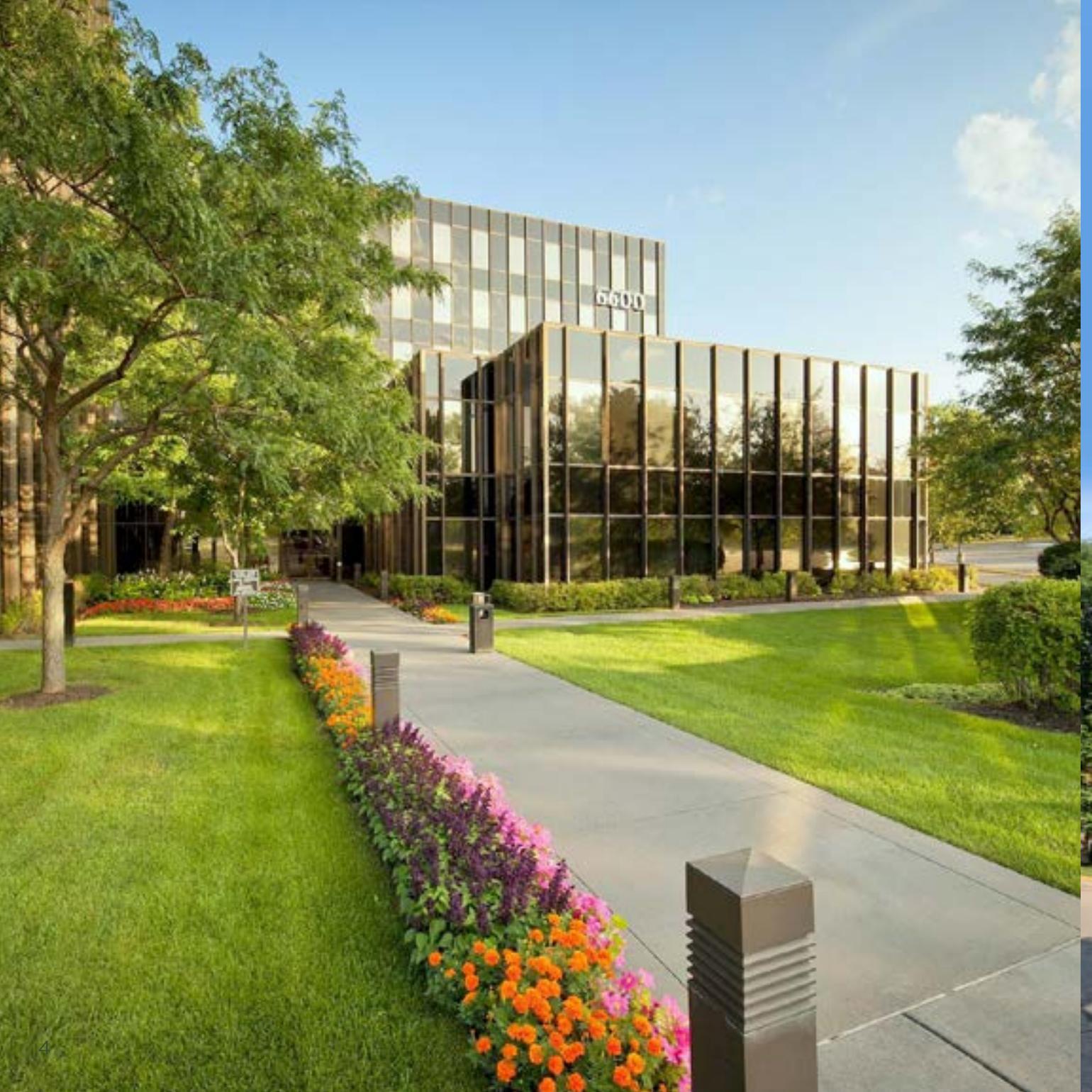
6600

6700

6750

6800

VALLEY VIEW ROAD



# ON-SITE AMENITIES



**TAVERN ON FRANCE**



**FITNESS CENTER**



**LOCKER ROOMS & SHOWERS**



**AMPLE SURFACE PARKING**



**HEATED GARAGE PARKING**



**TENANT LOUNGES &  
COLLABORATION SPACES**



**OUTDOOR PATIOS & GREENSPACE**



**GRAB-N-GO FOOD MARKET**



**ON-SITE BANK**



**ON-SITE OWNERSHIP**

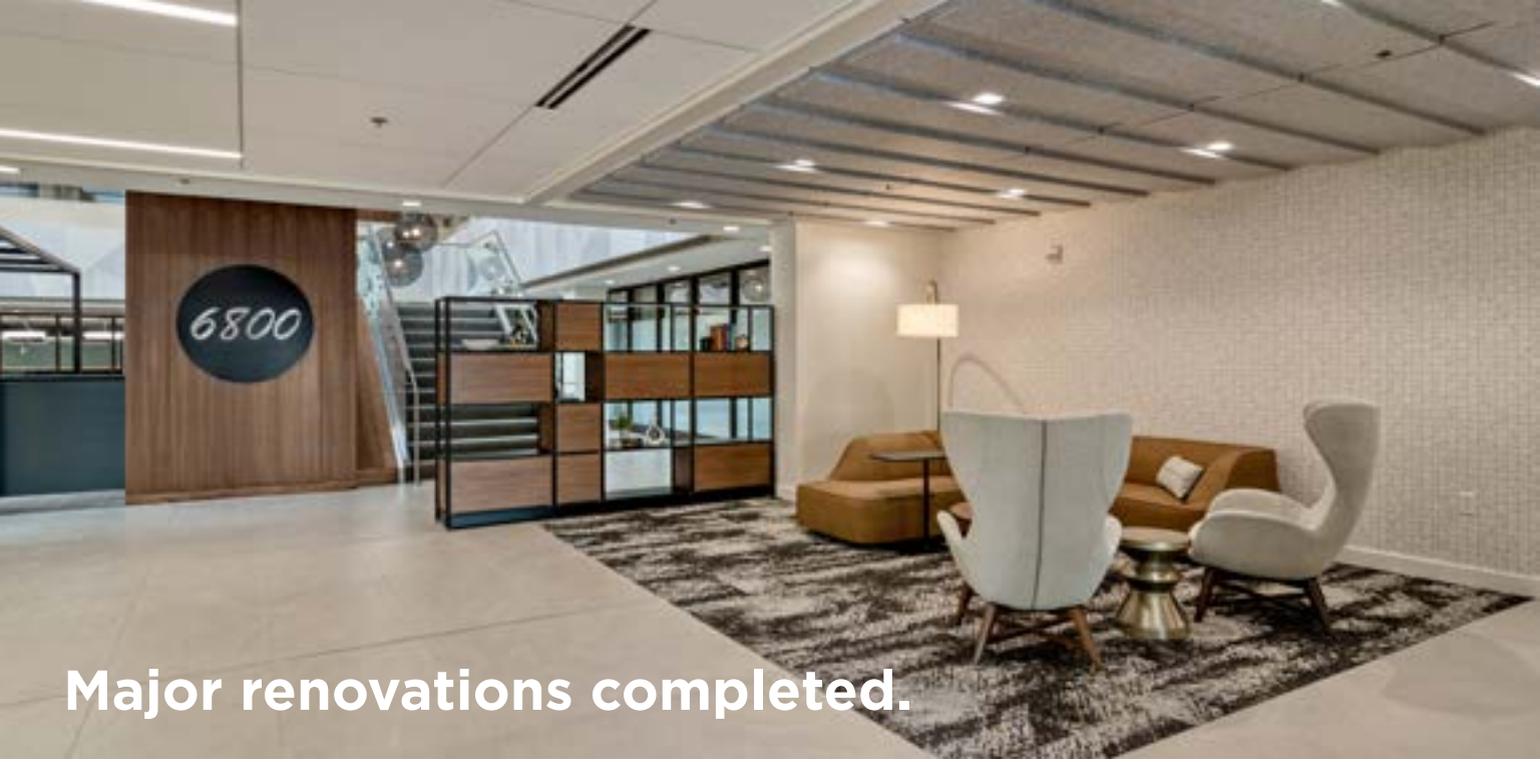


**ON-SITE PROPERTY MANAGER &  
BUILDING ENGINEERS**



**CONFERENCE ROOMS**



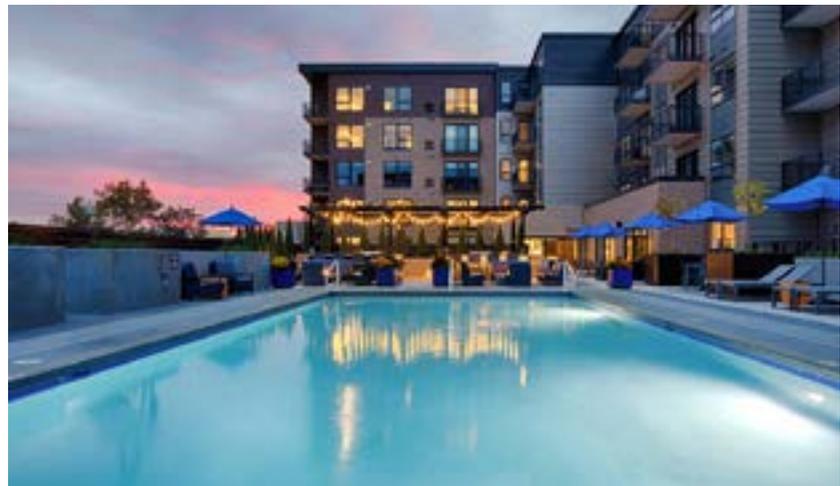


Major renovations completed.





# AREA AMENITIES



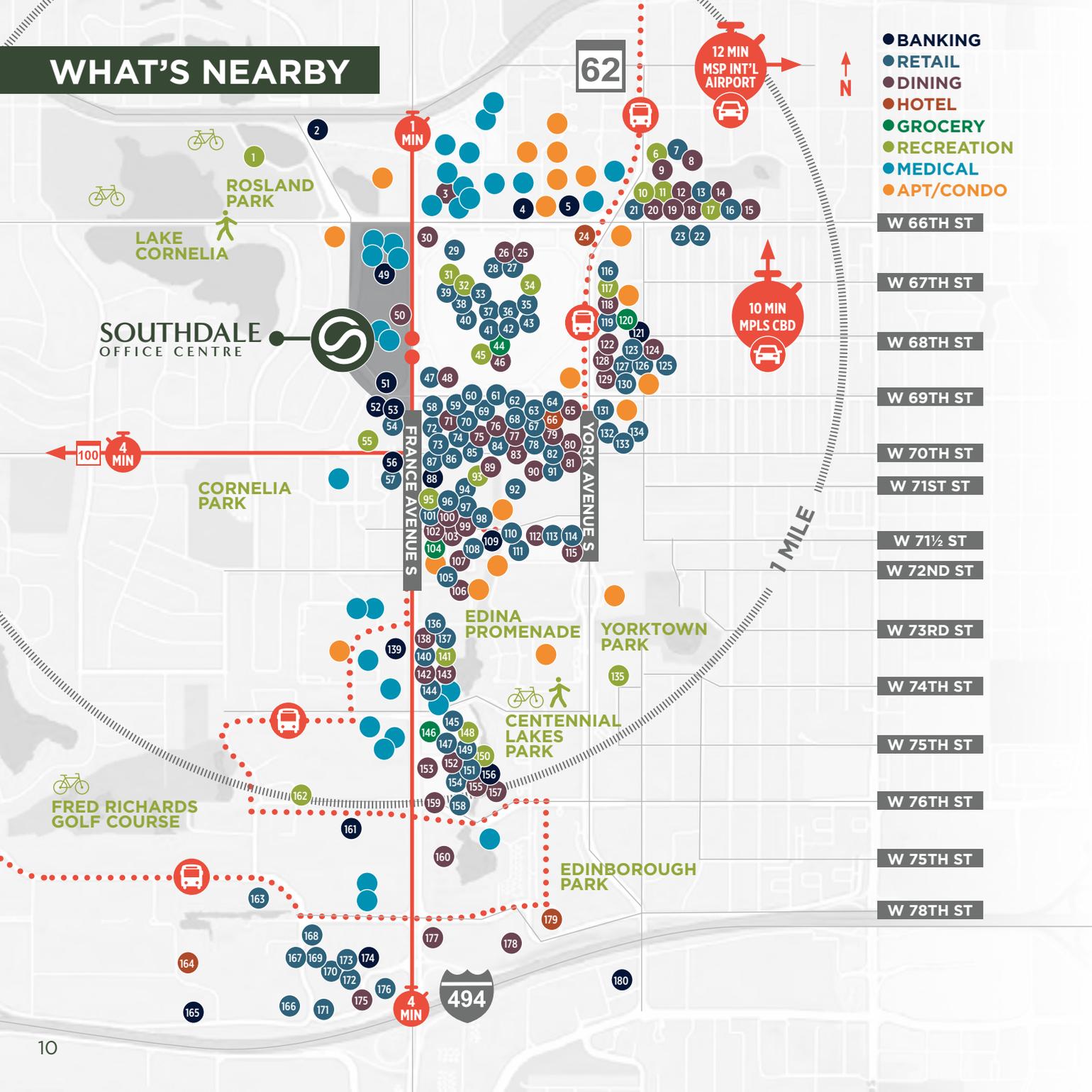


Throughout the upscale France Avenue Corridor, a **historically strong office market** is interlaced with luxury living, shopping, recreation, entertainment, hospitality, and medical services to offer countless **urban conveniences with a neighborhood feel.**



# WHAT'S NEARBY

- BANKING
- RETAIL
- DINING
- HOTEL
- GROCERY
- RECREATION
- MEDICAL
- APT/CONDO



- 1 Edina Aquatic Center
- 2 CorTrust Bank
- 3 Subway
- 4 Great Southern Bank
- 5 First Bank & Trust
- 6 barre3
- 7 Salons by JC
- 8 Patrick's Bakery
- 9 Cafe Zupas
- 10 Club Champion
- 11 StretchLab
- 12 Dino's
- 13 Tires Plus
- 14 Red Pepper Chinese
- 15 Dairy Queen
- 16 WaterWerks Car Wash
- 17 Foss Swim School
- 18 Giordano's
- 19 Jersey Mike's
- 20 Noodles & Company
- 21 Jared
- 22 Pilgrim Cleaners
- 23 Speedway
- 24 Homewood Suites
- 25 Yumi Japanese
- 26 Rustica Bakery & Cafe
- 27 Drybar
- 28 J Crew
- 29 Macy's
- 30 Shake Shack
- 31 Gutty's Comedy Club
- 32 Dave & Buster's
- 33 Lenscrafters
- 34 Lifetime Work
- 35 Victoria's Secret
- 36 Sephora
- 37 LOFT
- 38 Gap
- 39 Men's Warehouse
- 40 Eddie Bauer
- 41 Dry Goods
- 42 Apple Store
- 43 Madewell
- 44 Kowalski's
- 45 AMC Southdale 16
- 46 Cheesecake Factory
- 47 Restoration Hardware
- 48 RH Rooftop Restaurant
- 49 Crown Bank
- 50 Tavern on France
- 51 Bank of America
- 52 BMO Harris
- 53 Bremer Bank
- 54 Sleep Number
- 55 Kinderberry Hill
- 56 Chase Bank
- 57 Room & Board
- 58 Eileen Fisher
- 59 Lululemon
- 60 Arhaus
- 61 Allen Edmonds
- 62 Design Within Reach
- 63 Free People
- 64 Filson
- 65 McCormick & Schmick
- 66 Westin Hotel
- 67 Warby Parker
- 68 Vineyard Vines
- 69 Barnes & Noble
- 70 Kate Spade
- 71 Big Bowl
- 72 Pottery Barn
- 73 Louis Vuitton
- 74 Crate & Barrel
- 75 Crave
- 76 Sweetgreen
- 77 Good Earth
- 78 Coach
- 79 Cov Edina
- 80 Starbucks
- 81 Pittsburgh Blue
- 82 Hammer Made
- 83 People's Organic
- 84 Williams-Sonoma
- 85 Cole Haan
- 86 Tiffany & Co
- 87 Madewell
- 88 US Bank
- 89 Original Pancake House
- 90 Starbucks
- 91 Lili Salon Spa
- 92 Target
- 93 Orangetheory Fitness
- 94 Warner's Stellan
- 95 Pure Barre
- 96 Xfinity
- 97 Kohler
- 98 Ethan Allen
- 99 Nakamori Japanese
- 100 Crumbl Cookie
- 101 Massage Envy
- 102 Brueggers
- 103 Caribou Coffee
- 104 Lunds & Byerlys
- 105 Culture Salon
- 106 Poke Wave
- 107 Burger Press
- 108 Filament Lighting
- 109 Think Mutual Bank
- 110 FedEx Office
- 111 Rocco Altobelli
- 112 Panera
- 113 Pearle Vision
- 114 Lane Bryant
- 115 Wendy's
- 116 Jiffy Lube
- 117 Alchemy 365 Edina
- 118 Leeann Chin
- 119 Edina Liquor
- 120 Cub Foods
- 121 Huntington Bank
- 122 Pizza Hut
- 123 Massage Retreat Spa
- 124 JJ's Poke Bowl
- 125 Chuck & Don's
- 126 Finelines Barber Shop
- 127 Great Clips
- 128 Caribou Coffee
- 129 Chipotle
- 130 Cadillac
- 131 CVS
- 132 Walgreens
- 133 Clean N Press
- 134 Kid's Hair
- 135 YMCA
- 136 Gent Cuts
- 137 The Container Store
- 138 Potbelly
- 139 Wings Financial
- 140 Blick Art Materials
- 141 Pinstripes
- 142 Tamarind Indian
- 143 Five Guys
- 144 West Elm
- 145 HomeGoods
- 146 Whole Foods
- 147 CUTCO Kitchen Store
- 148 Flex Fitness MN
- 149 The UPS Store
- 150 CorePower Yoga
- 151 Juut Salonspa
- 152 Q Cumbers
- 153 Starbucks
- 154 Envy Nails
- 155 Jamba Juice
- 156 Wells Fargo
- 157 Master Noodle
- 158 Office Depot
- 159 El Camino Taco
- 160 Tavern 23
- 161 Royal Credit Union
- 162 LA Fitness
- 163 Public Storage
- 164 Courtyard by Marriott
- 165 Choice Bank
- 166 Holiday Inn Express
- 167 World Market
- 168 New Horizon
- 169 Michaels
- 170 Marshalls
- 171 Trader Joe's
- 172 Total Wine
- 173 Pure Hockey
- 174 Associated Bank
- 175 Perkins
- 176 Bobby & Steve's
- 177 Smack Shack
- 178 Ciao Bella
- 179 Residence Inn
- 180 Wells Fargo



Rosland Park is 22 acres loaded with fun activities for everyone including tennis courts, a baseball field, a sand volleyball court, disc golf and a fishing pier. Its pickleball courts are always busy in the warmer months. Rosland features a large inclusive playground located right near the parking lot to make it easy for families to access. It also features a fountain, walking paths and a large gazebo.



# ROSLAND PARK

FRANCE AVENUE S



- BASEBALL**
- DISC GOLF**
- PARKING**
- FISHING**
- GAZEBO**
- RESTROOMS**
- PICNIC AREA**

- MULTI-USE TRAIL**
- TENNIS COURT**
- PICKLEBALL COURT**
- EDINA AQUATIC CENTER**
- VOLLEYBALL COURT**
- EDINA ART CENTER**
- INCLUSIVE PLAYGROUND**

**SOUTHDALÉ**  
OFFICE CENTRE



CLICK SUITE # TO VIEW PLAN



SUITE	SF
Suite 145	1,518 RSF
Suite 210	2,050 RSF
Suite 245	7,701 RSF
Suite 250	3,423 RSF
Suite 275	8,759 RSF
Suite 325	2,238 RSF
Suite 412	1,841 RSF
Suite 465	2,211 RSF
Suite 468	1,712 RSF
Suite 472	1,429 RSF
Suite 500	15,997 RSF
Suite 615	2,481 RSF
Suite 620	2,233 RSF
Suite 660	3,184 RSF
Suite 672	1,186 RSF

**NET RENT \$20.00-\$25.00/SF**





CLICK SUITE # TO VIEW PLAN

  
6700

SUITE	SF
Suite 100	11,272 RSF
Suite 200	13,623 RSF
Suite 300	13,529 RSF

**NET RENT \$17.50-\$18.50/SF**

  
6750

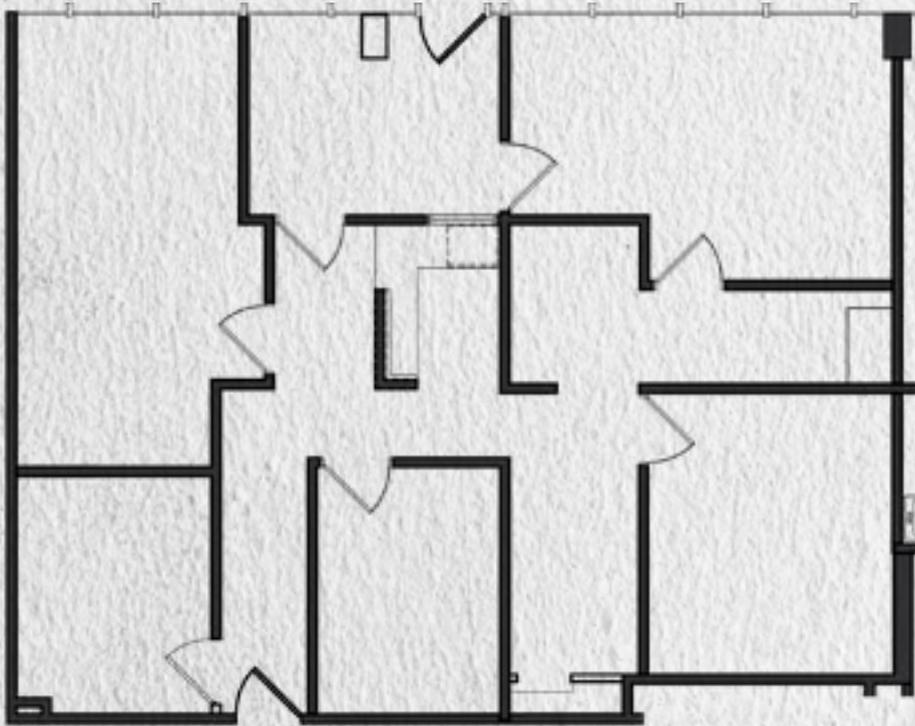
SUITE	SF
Suite 100	11,673 RSF
Suite 200	12,430 RSF
Suite 300	12,907 RSF

**NET RENT \$17.50-\$18.50/SF**

  
6800

SUITE	SF
Suite 145	1,638 RSF
Suite 178	3,711 RSF
Suite 350	5,047 RSF
Suite 355	3,769 RSF
Suite 430	2,240 RSF
Suite 540	1,274 RSF

**NET RENT \$18.50-\$19.50/SF**

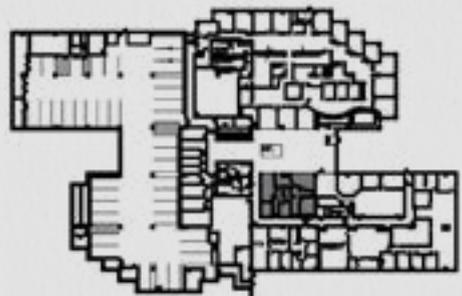


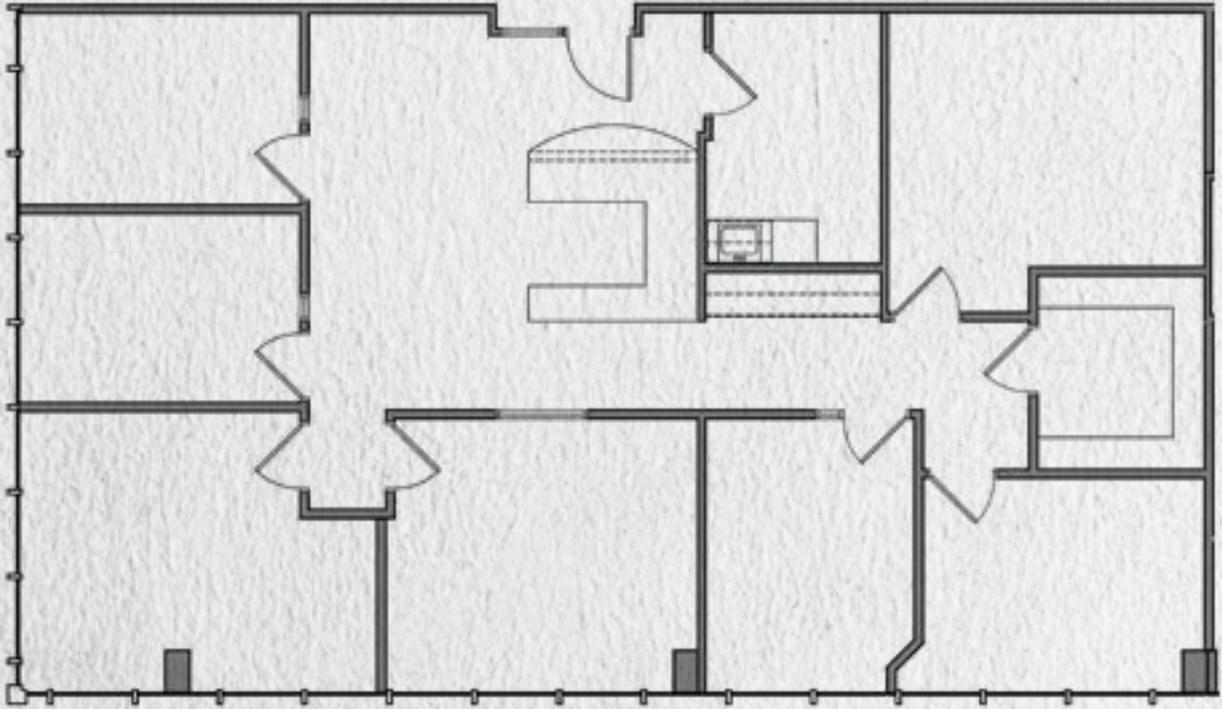
  
BACK

**SUITE 145 | 1,518 RSF**



**KEY PLAN | FLOOR 1**



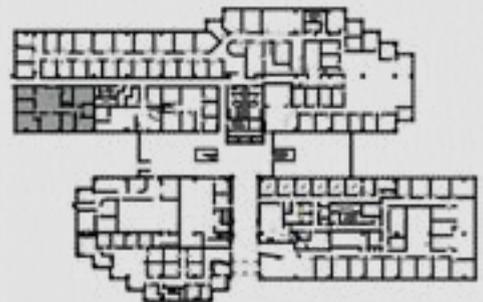


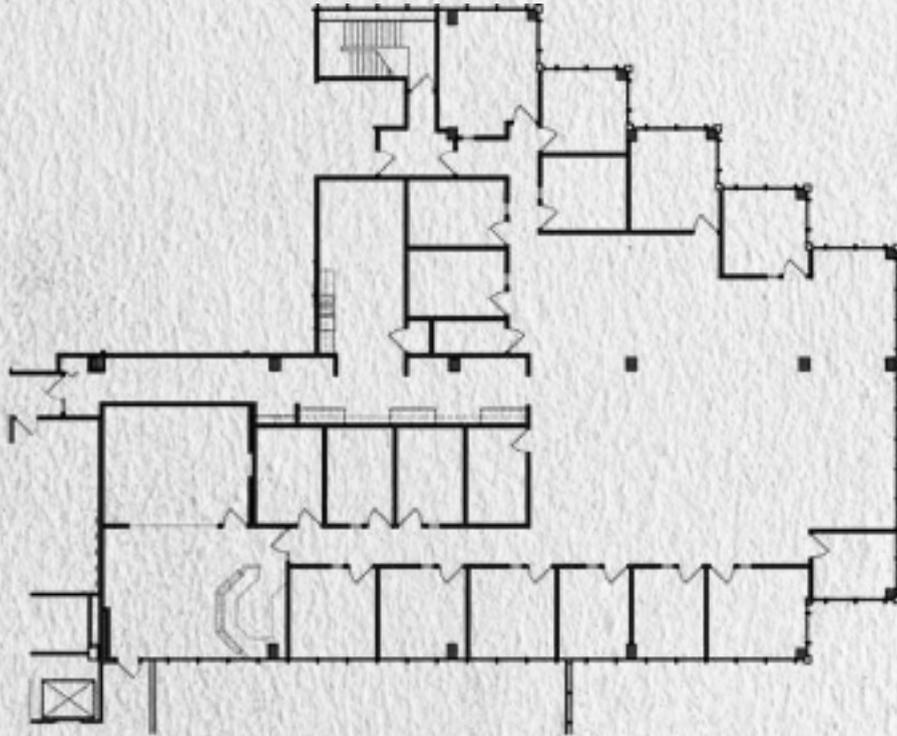
 BACK

**SUITE 210** | 2,050 RSF (AVAILABLE 12-1-2024)



**KEY PLAN** | FLOOR 2



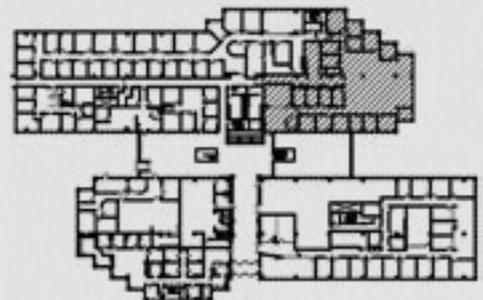


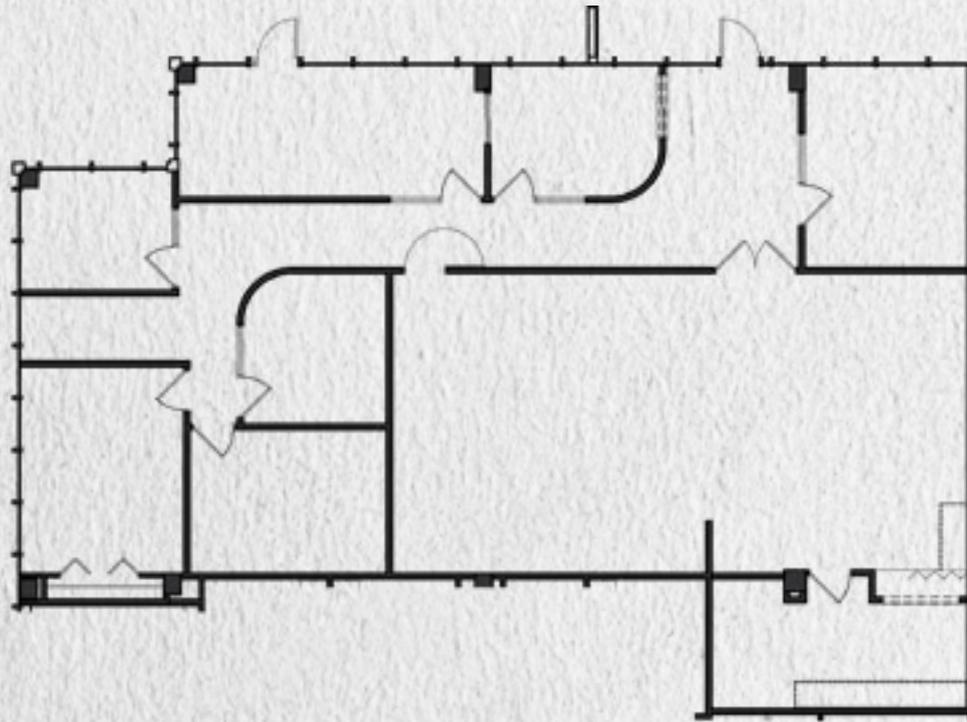
**SUITE 245 | 7,701 RSF**

 **BACK**



**KEY PLAN | FLOOR 2**



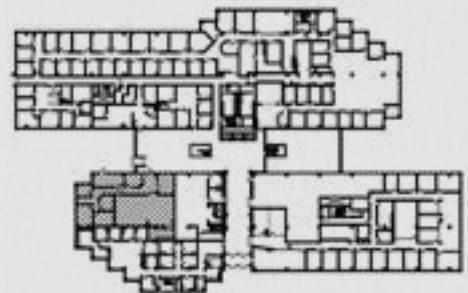


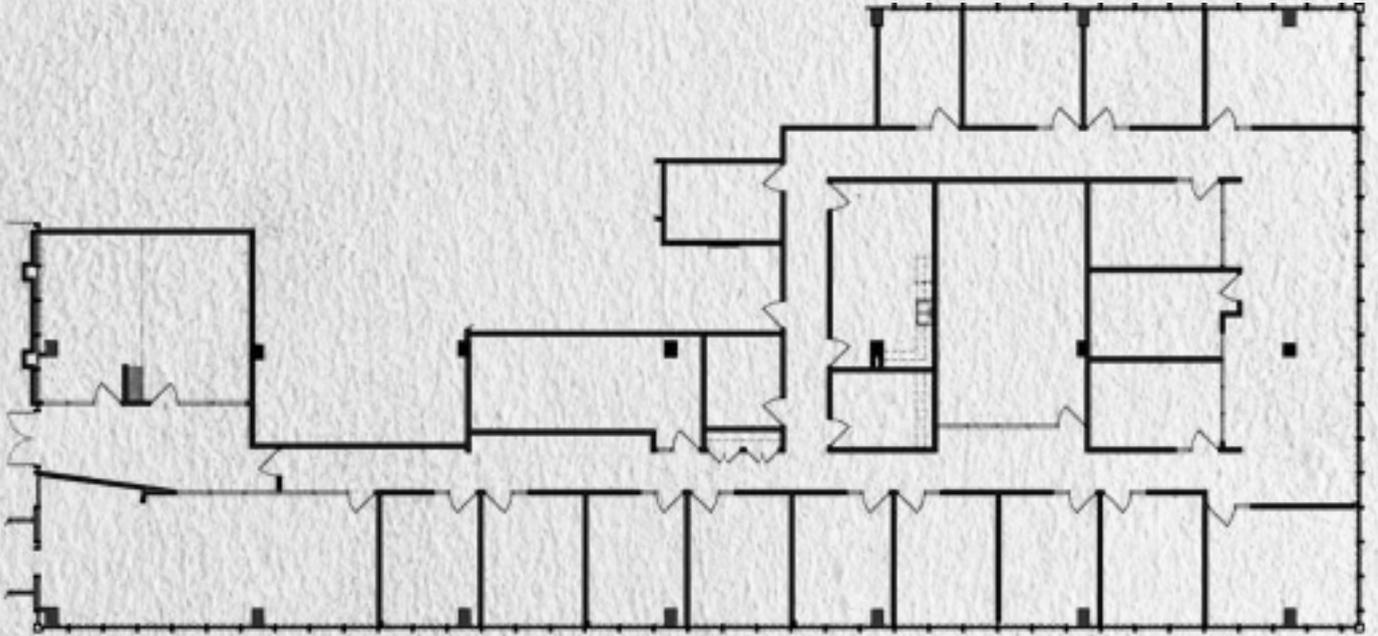
  
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**SUITE 250** | 3,423 RSF



**KEY PLAN** | FLOOR 2



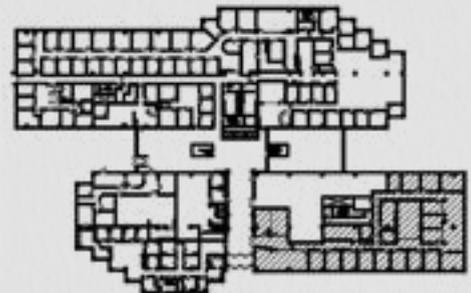


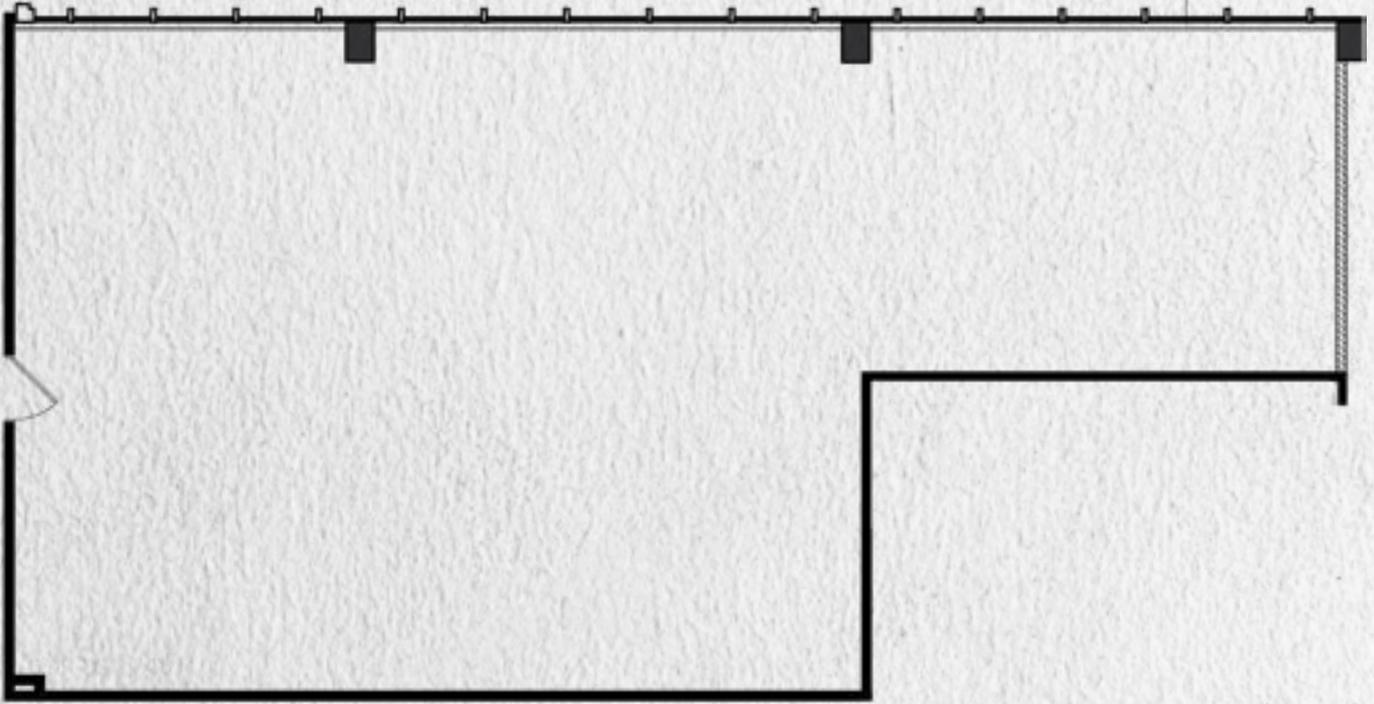
  
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**SUITE 275 | 8,759 RSF**



**KEY PLAN | FLOOR 2**



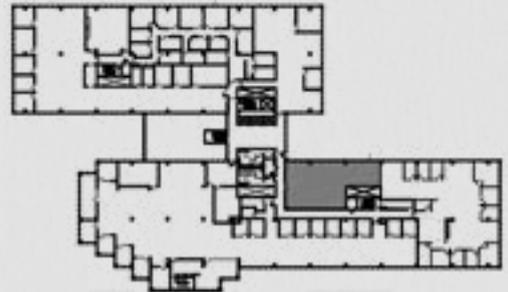


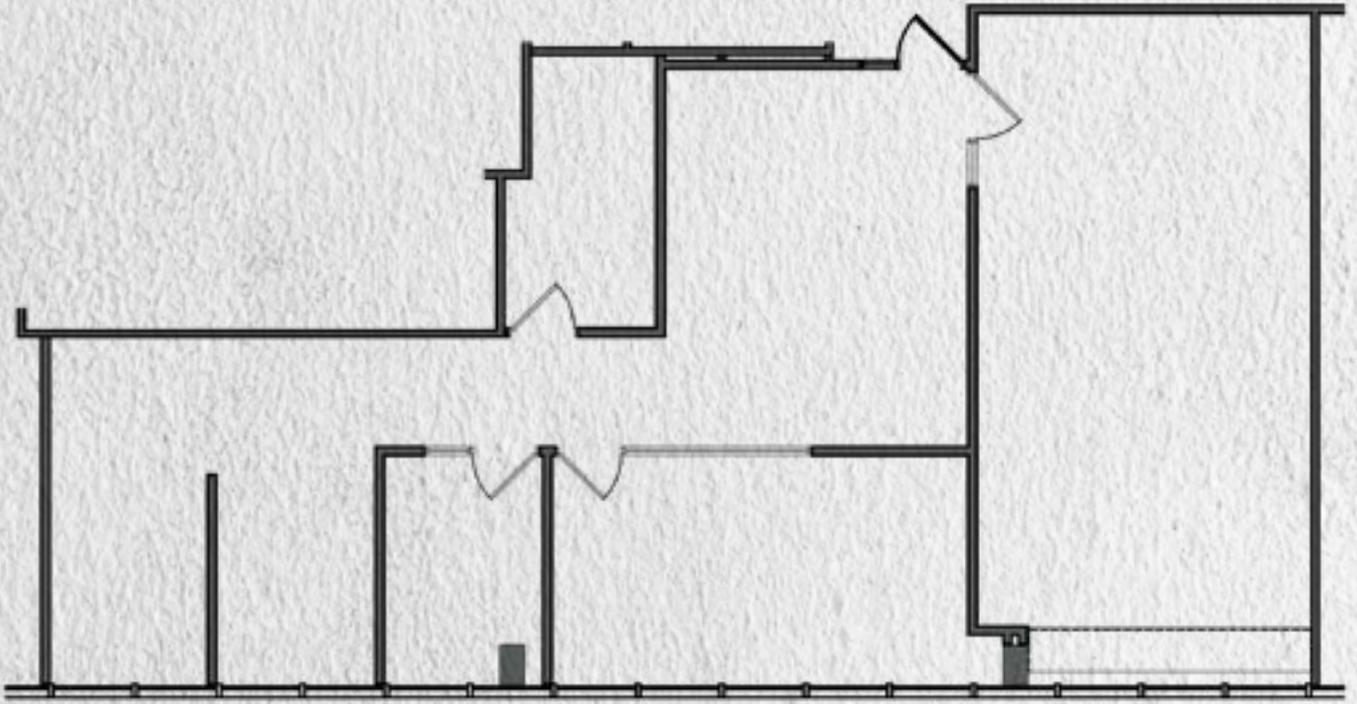
  
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**SUITE 325** | 2,238 RSF



**KEY PLAN** | FLOOR 3



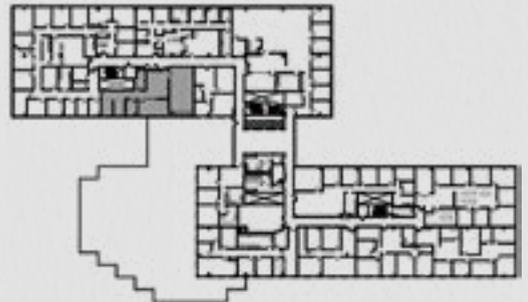


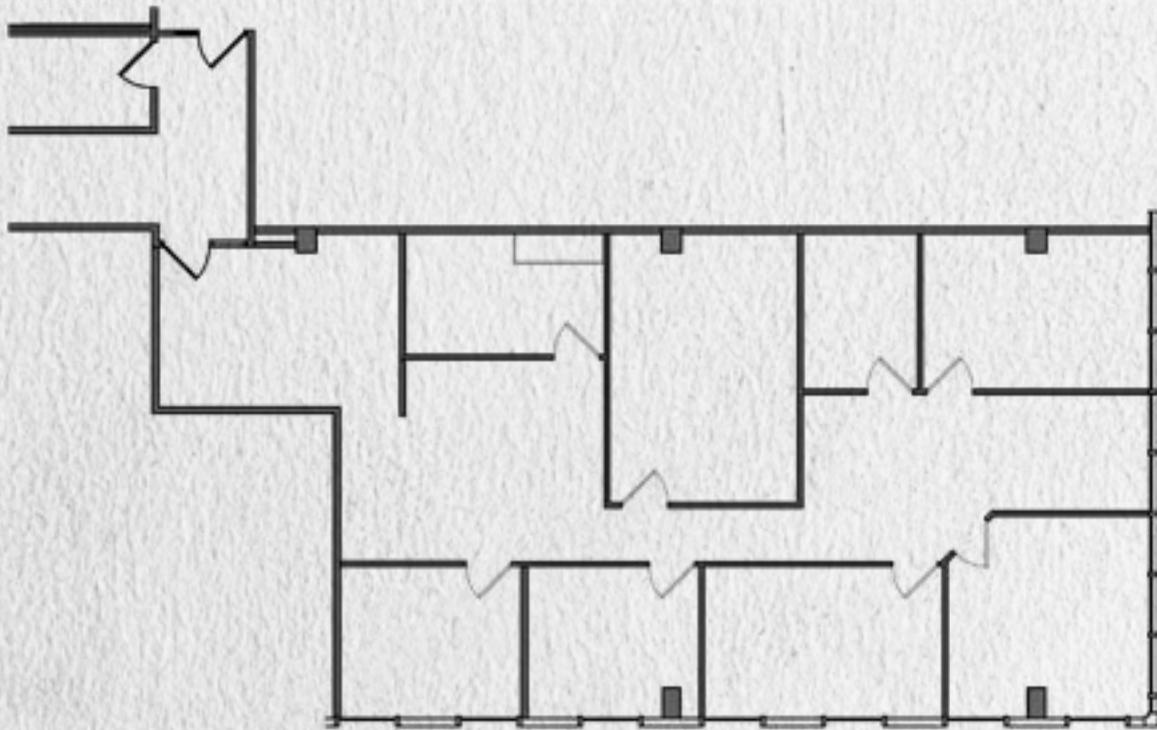
  
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**SUITE 412 | 1,841 RSF**



**KEY PLAN | FLOOR 4**



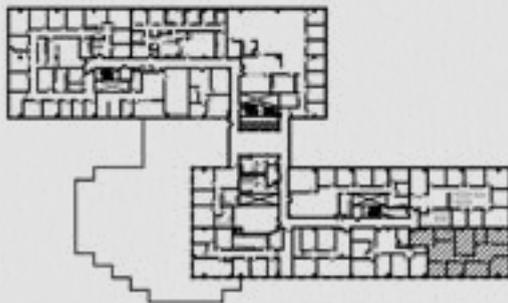


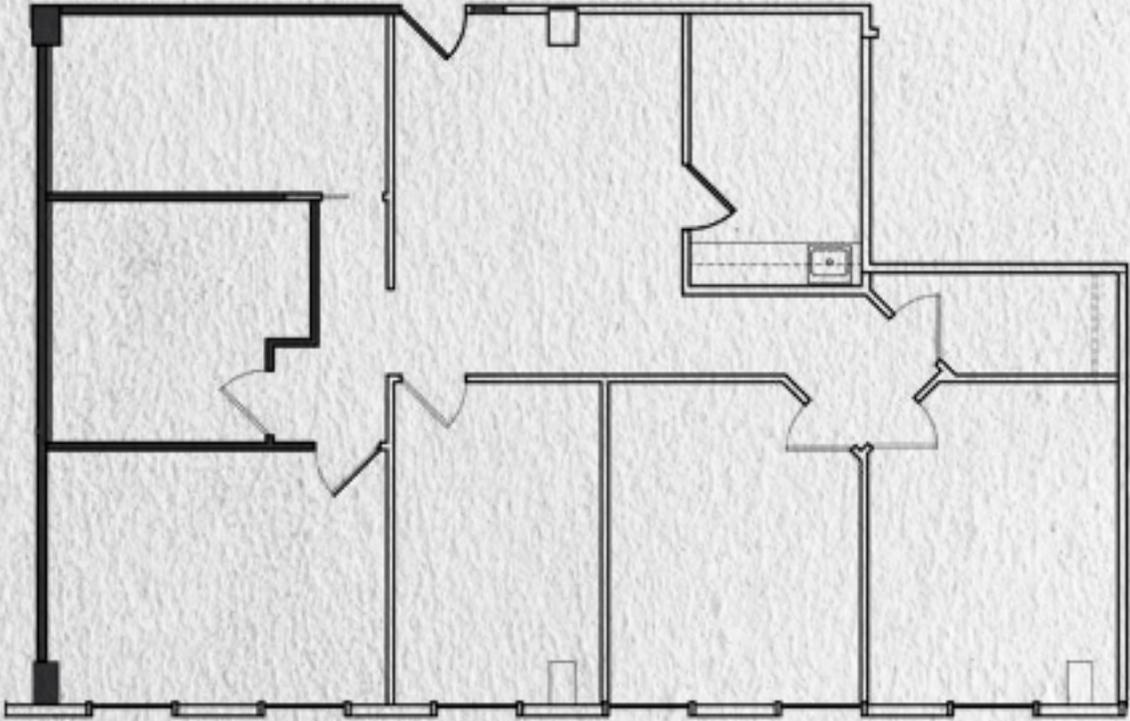
  
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**SUITE 465 | 2,211 RSF**



**KEY PLAN | FLOOR 4**



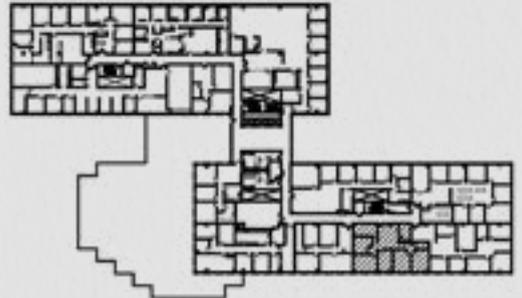


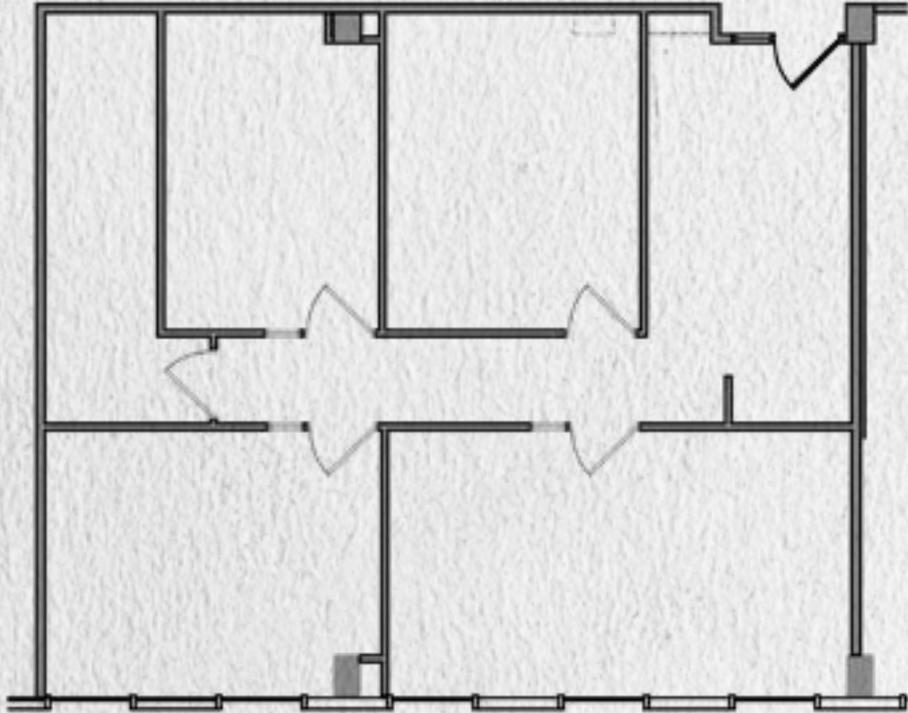
  
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**SUITE 468 | 1,712 RSF**



**KEY PLAN | FLOOR 4**



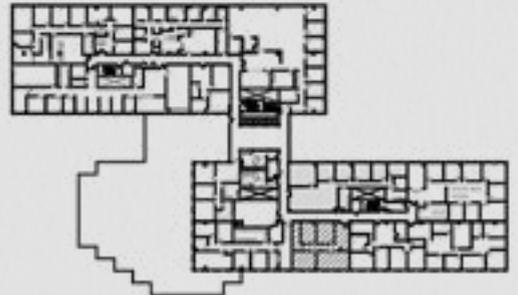


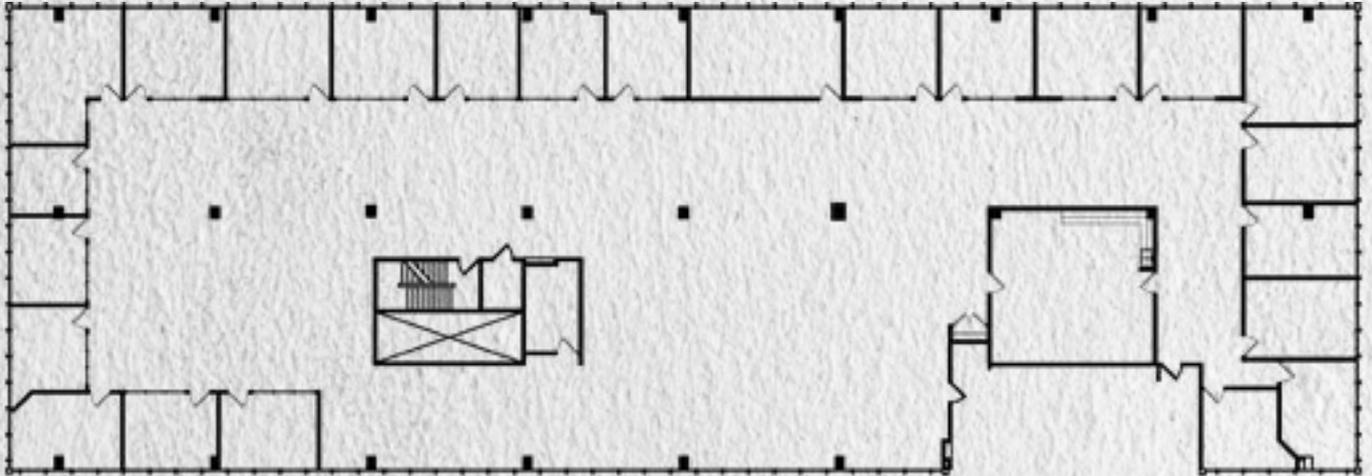
  
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**SUITE 472 | 1,429 RSF**



**KEY PLAN | FLOOR 4**



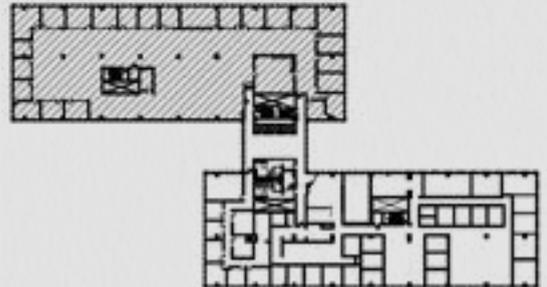


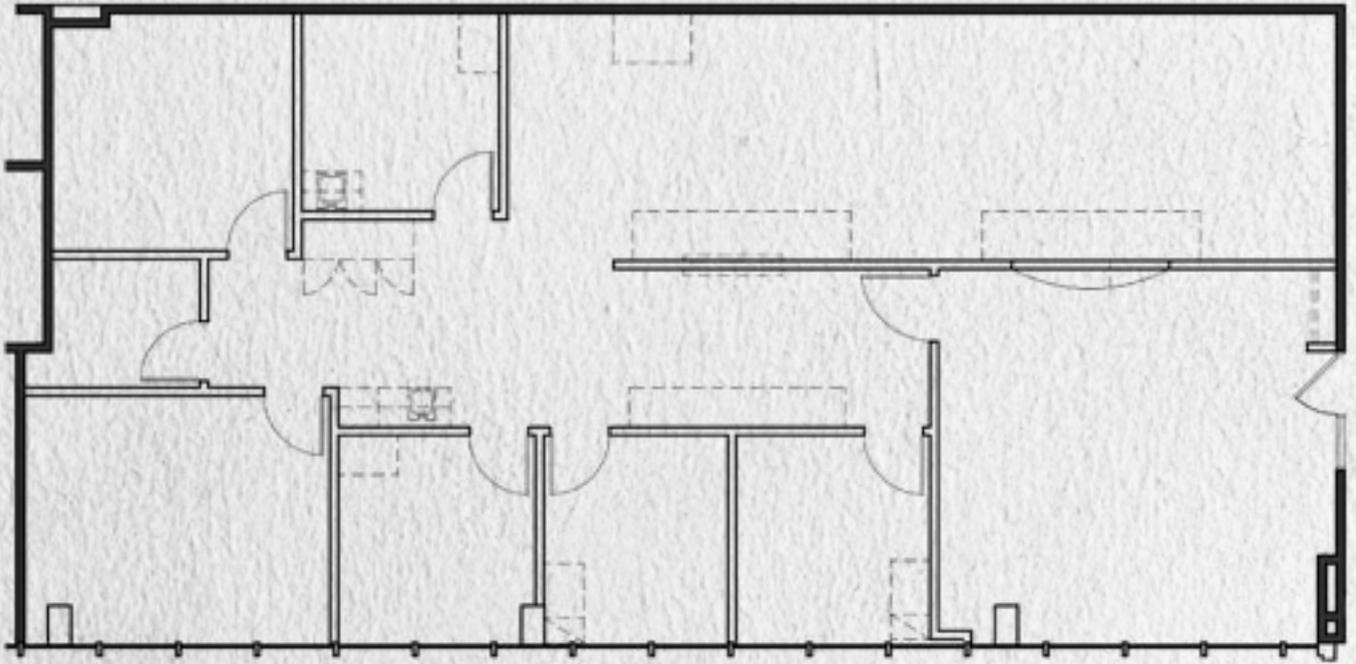
  
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**SUITE 500** | 15,997 RSF



**KEY PLAN** | FLOOR 5



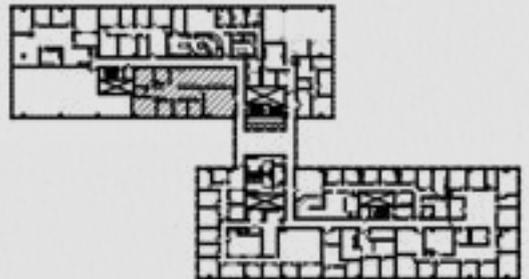


←  
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**SUITE 615 | 2,481 RSF**



**KEY PLAN | FLOOR 6**



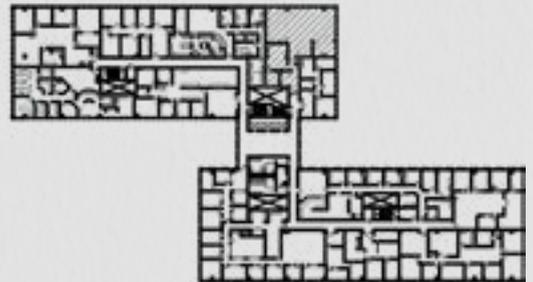


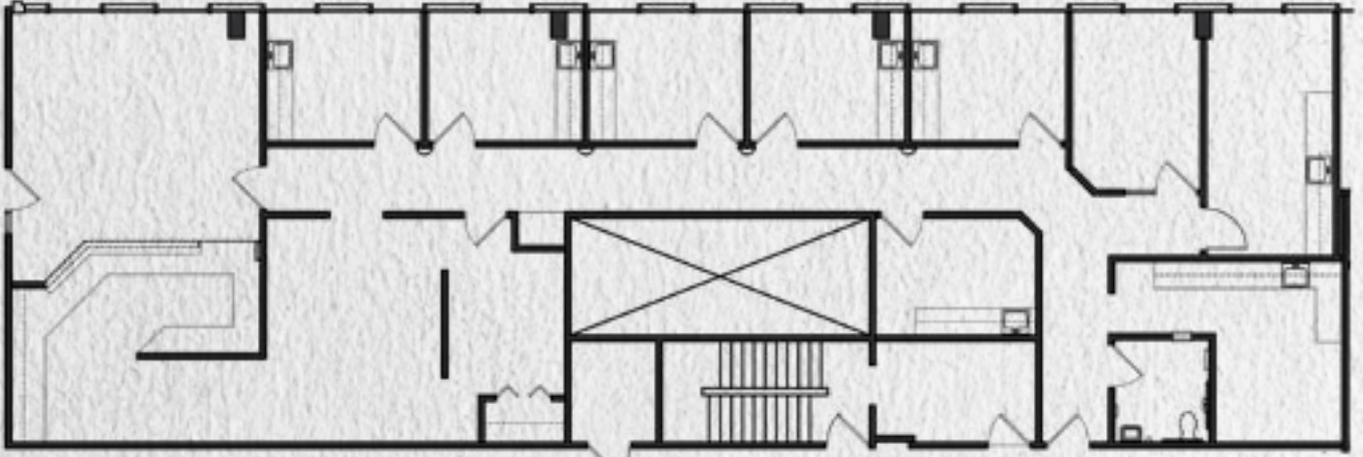
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**SUITE 620 | 2,233 RSF**



**KEY PLAN | FLOOR 6**



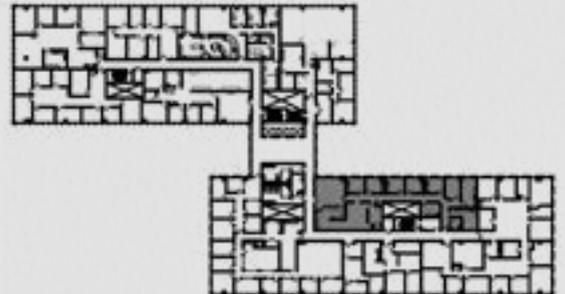


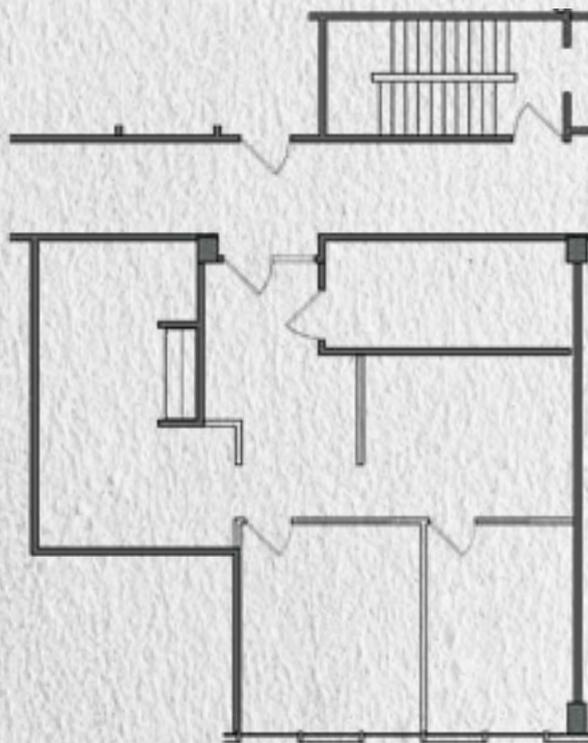
  
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**SUITE 660** | 3,184 RSF



**KEY PLAN** | FLOOR 6



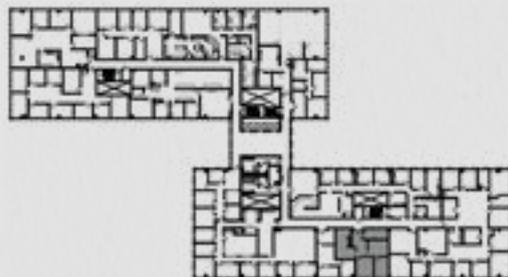


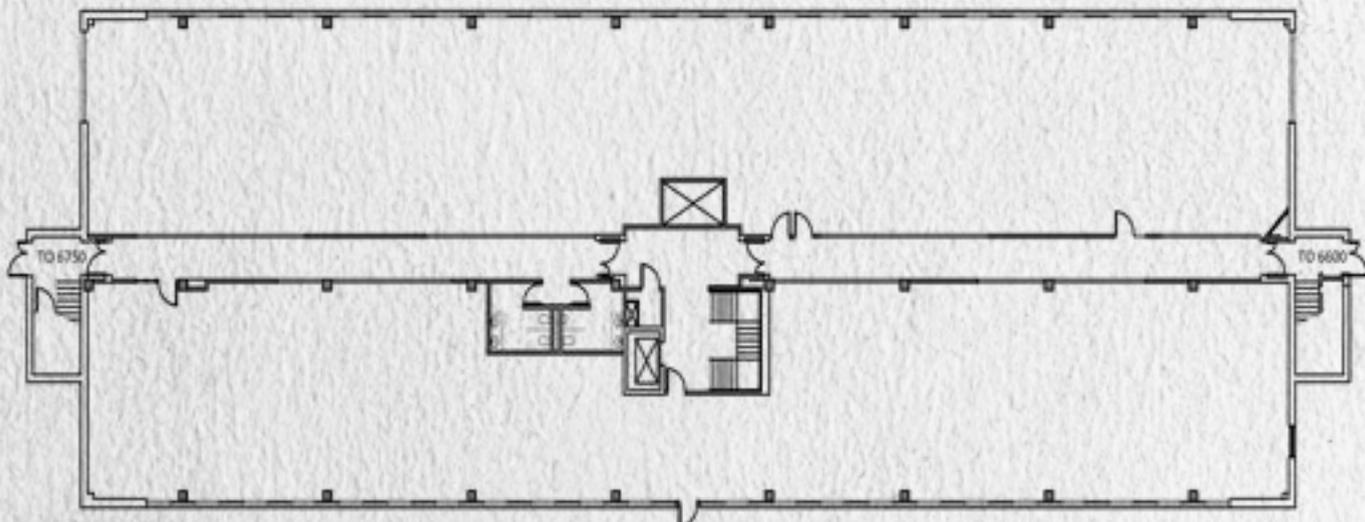
  
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**SUITE 672** | 1,186 RSF



**KEY PLAN** | FLOOR 6



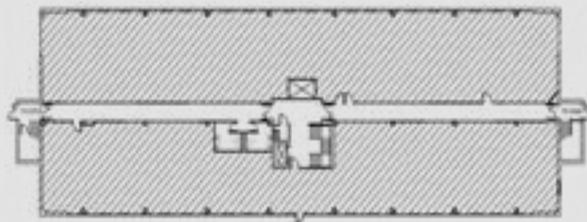


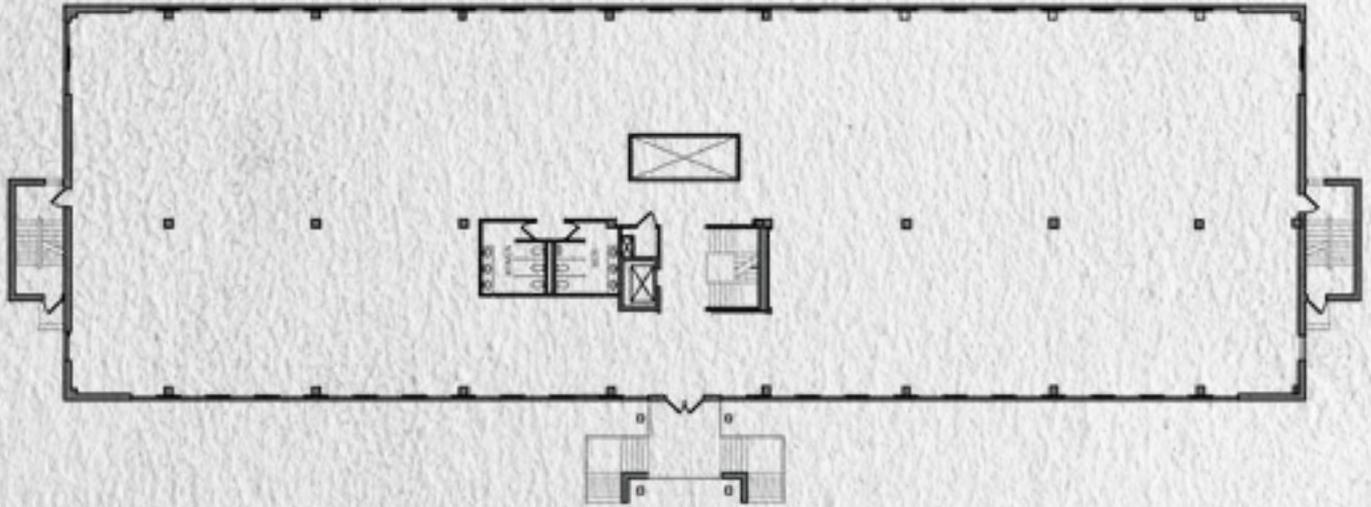
  
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**SUITE 100** | 11,272 RSF



**KEY PLAN** | FLOOR 1



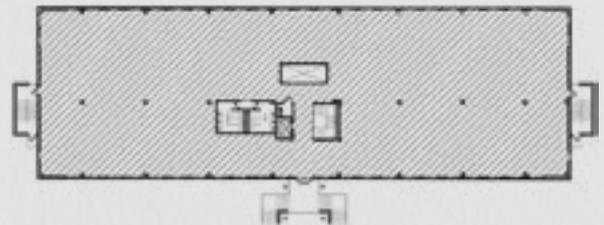


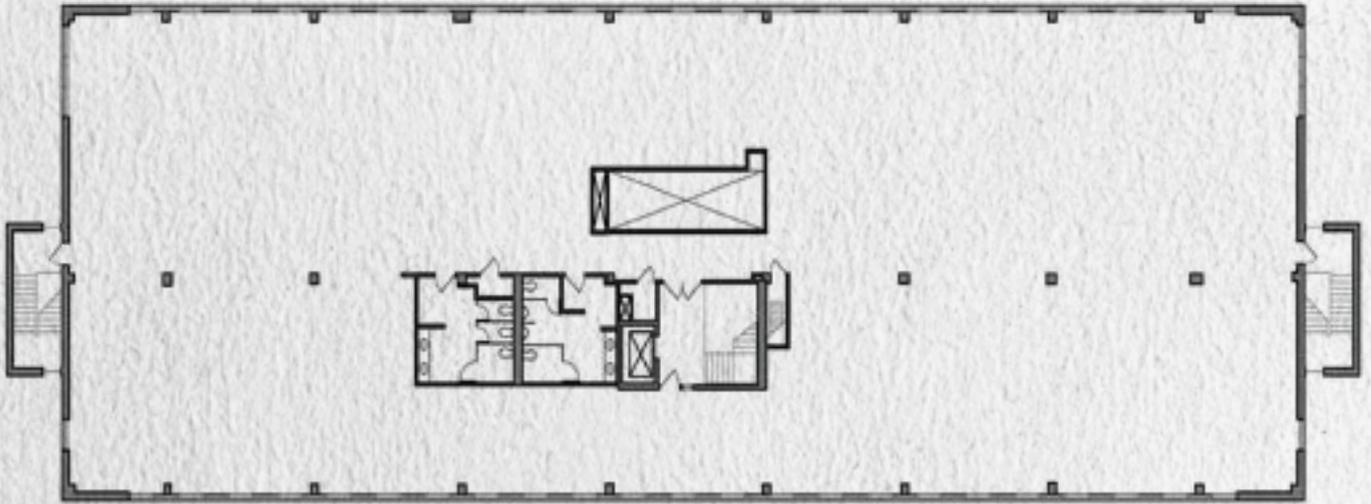
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**SUITE 200** | 13,623 RSF



**KEY PLAN** | FLOOR 2



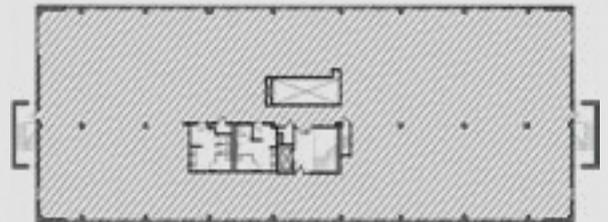


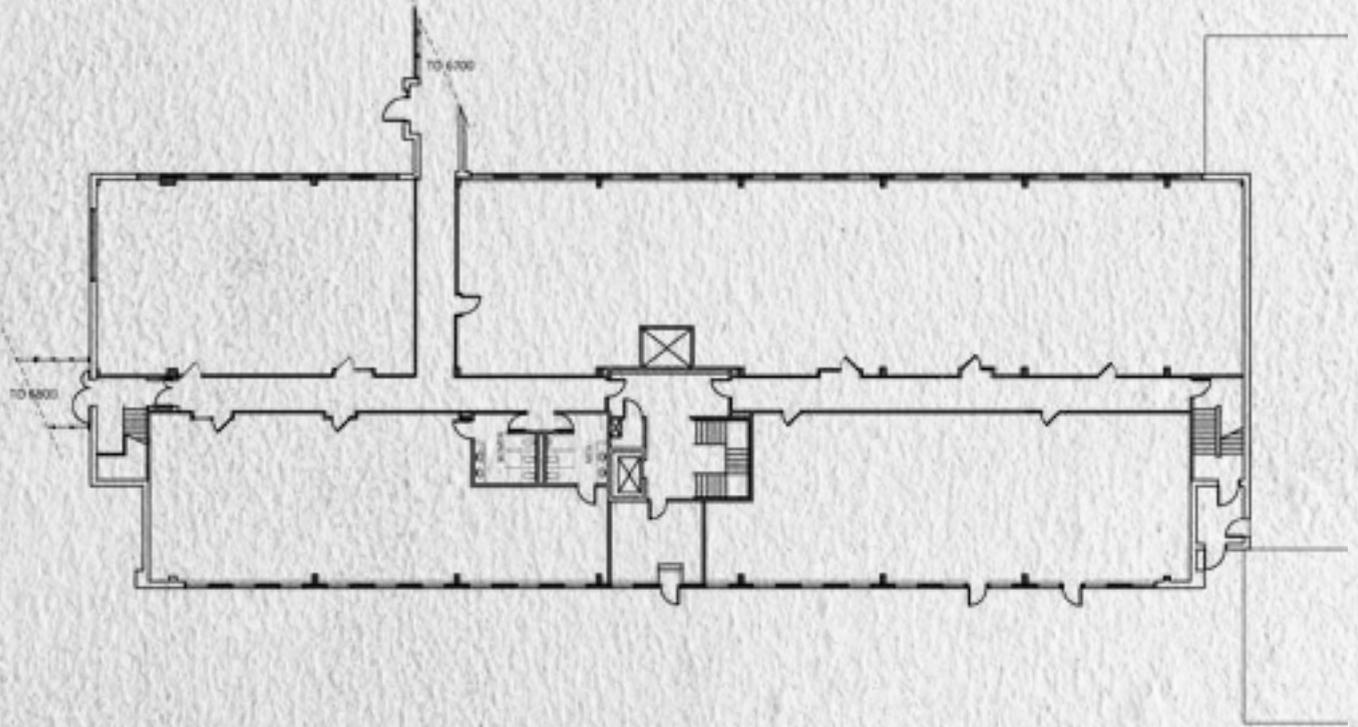
  
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**SUITE 300** | 13,529 RSF



**KEY PLAN** | FLOOR 3



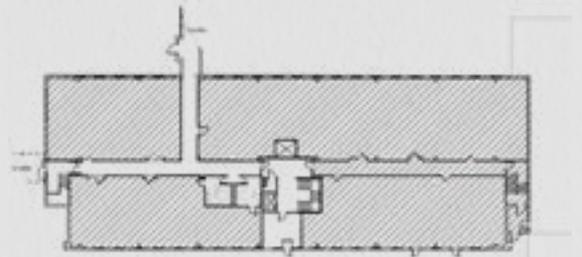


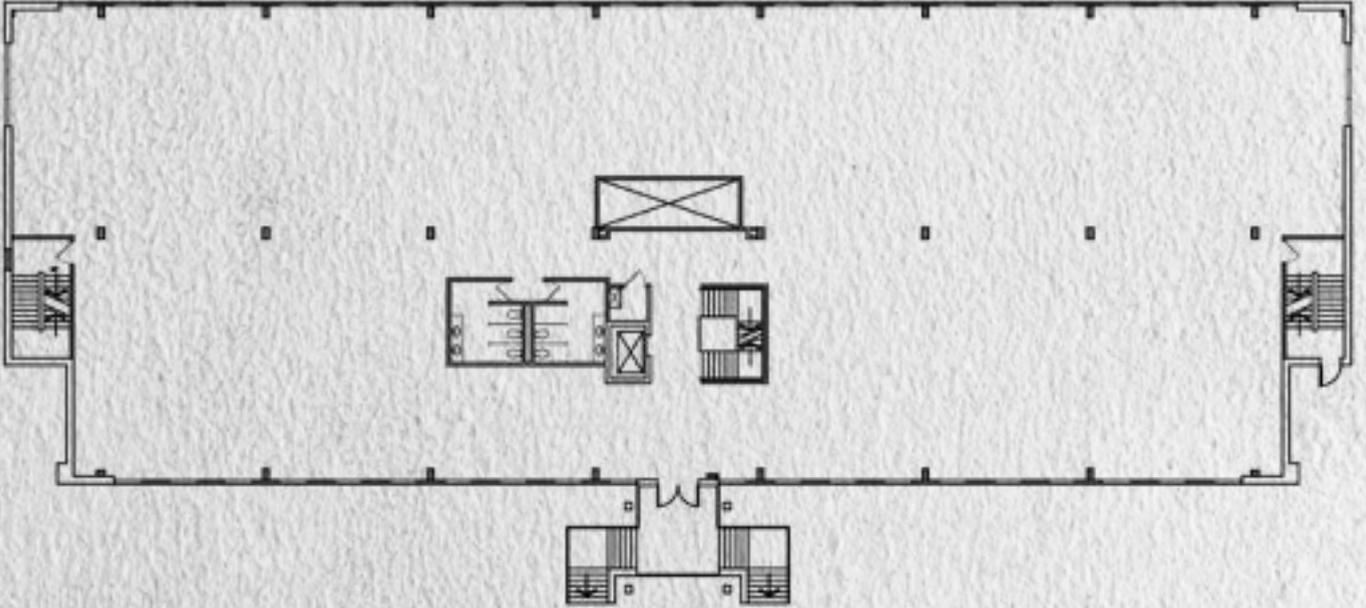
  
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**SUITE 100 | 11,673 RSF**



**KEY PLAN | FLOOR 1**



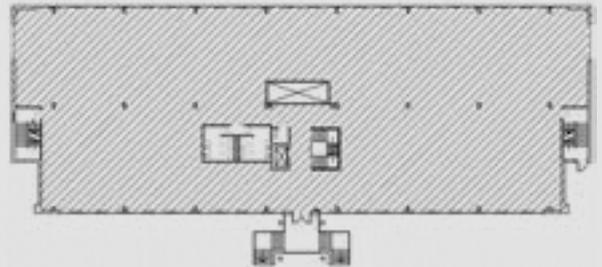


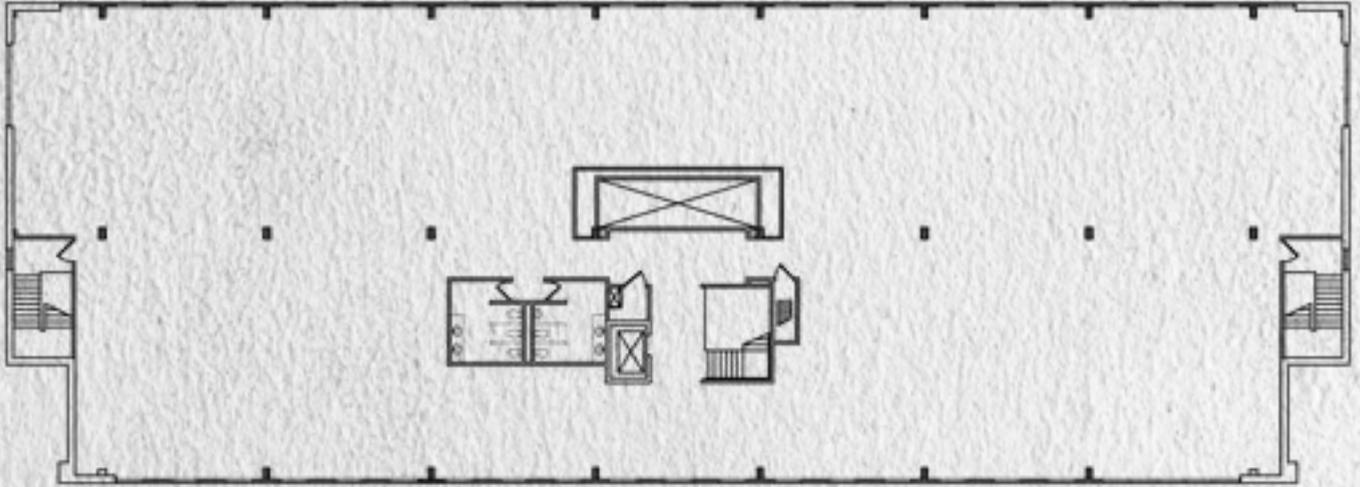
  
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**SUITE 200** | 12,430 RSF



**KEY PLAN** | FLOOR 2



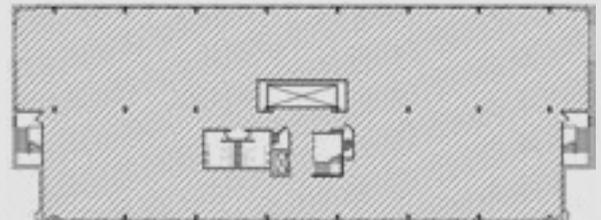


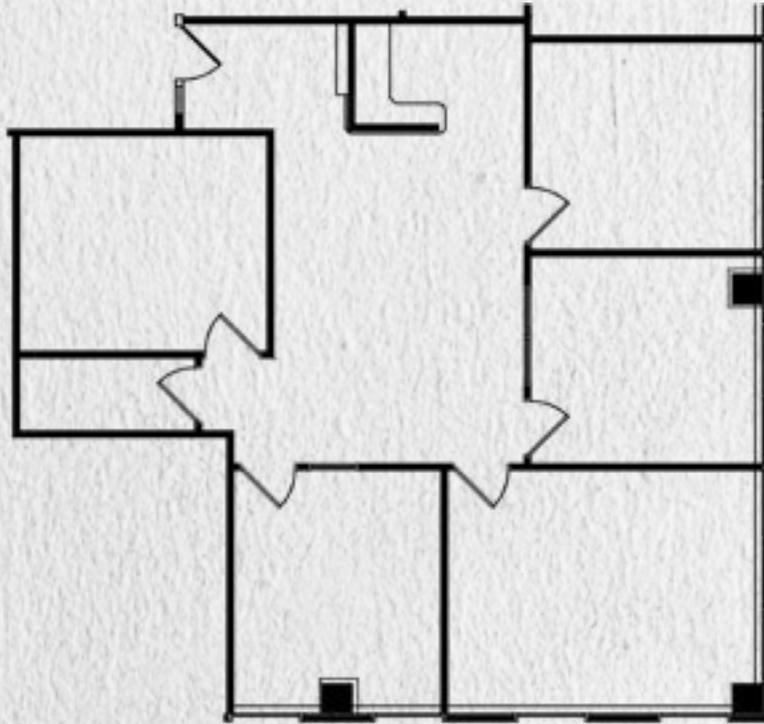
  
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**SUITE 300** | 12,907 RSF



**KEY PLAN** | FLOOR 3



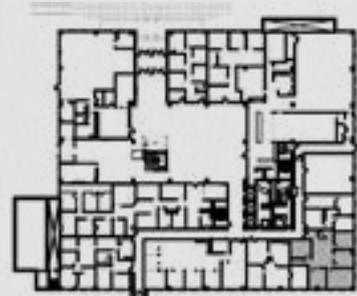


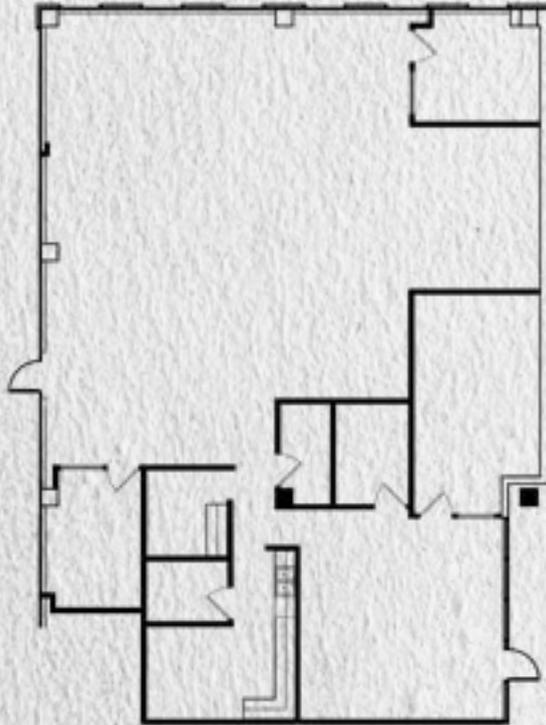
  
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**SUITE 145 | 1,638 RSF**



**KEY PLAN | FLOOR 1**



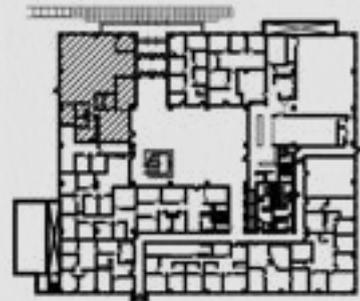


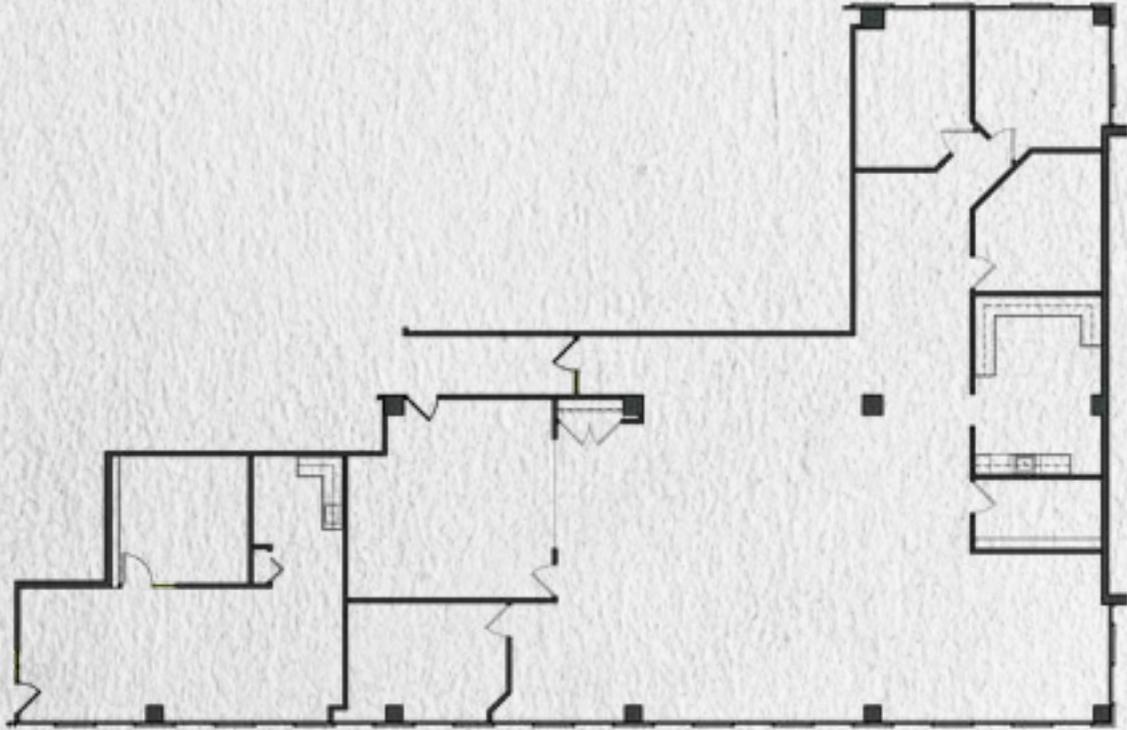
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**SUITE 178 | 3,711 RSF**



**KEY PLAN | FLOOR 1**





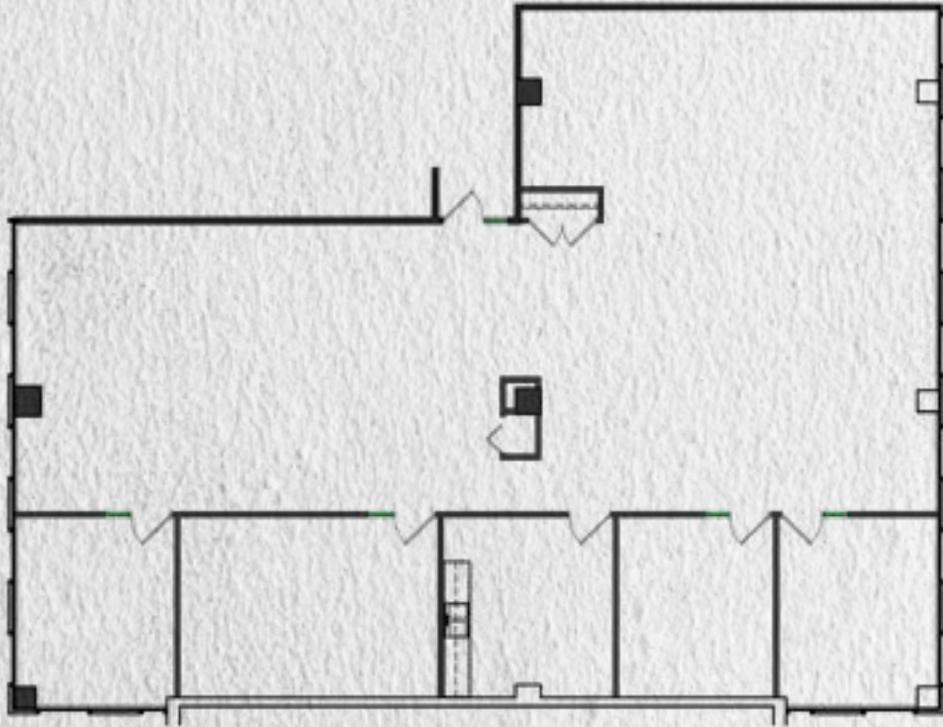
  
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**SUITE 350** | 5,047 RSF



**KEY PLAN** | FLOOR 3





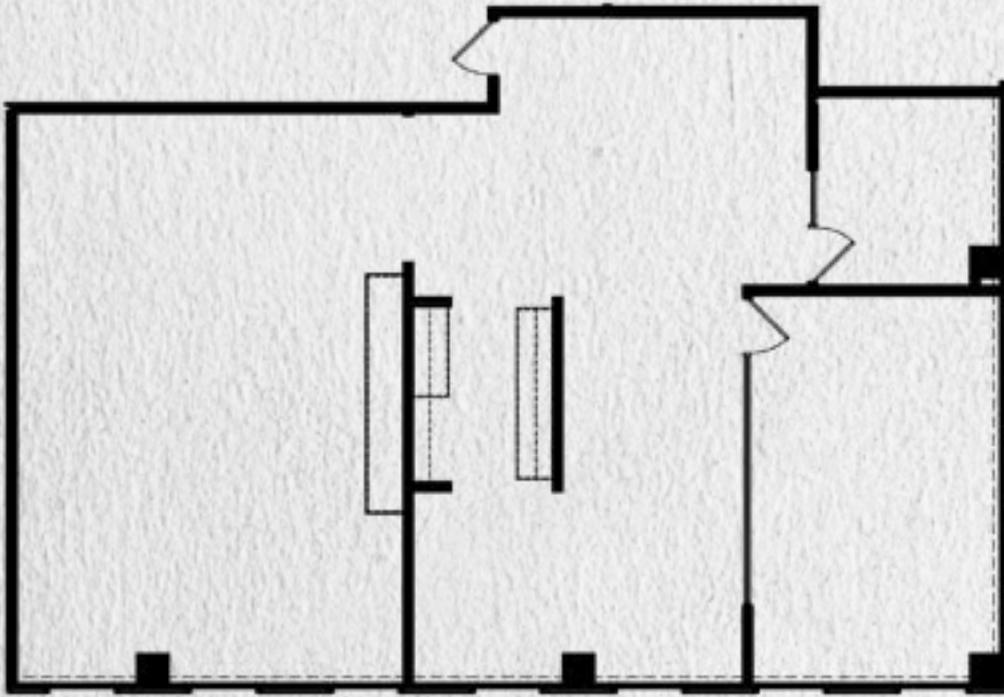
  
BACK

**SUITE 355 | 3,769 RSF**



**KEY PLAN | FLOOR 3**





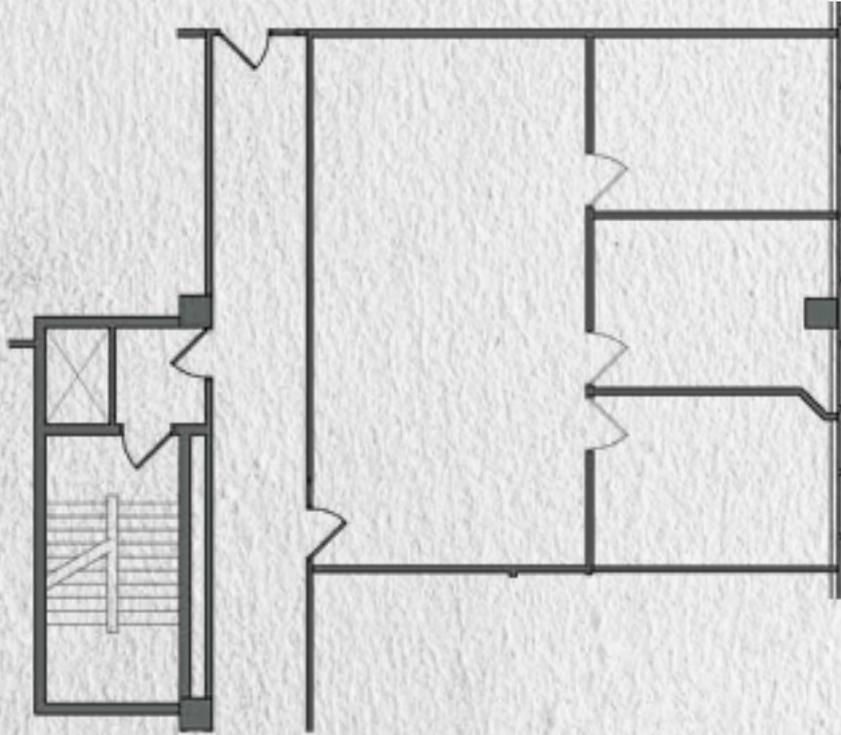
  
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**SUITE 415 | 2,240 RSF**



**KEY PLAN | FLOOR 4**



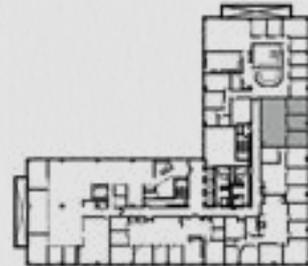


 **BACK**

**SUITE 540 | 1,274 RSF**



**KEY PLAN | FLOOR 5**





**SOUTHDALE**  
OFFICE CENTRE



**BILL ROTHSTEIN**  
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[bill.rothstein@cushwake.com](mailto:bill.rothstein@cushwake.com)

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+1 651 734 2385  
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