



# MEDICAL SPACE FOR LEASE



## 6363 MEDICAL OFFICE BUILDING

6363 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 1,700 - 11,800 RSF
- Large contiguous space up to 18,000 RSF on 2 levels
- Flexible lease terms
- Competitive rental rates
- Generous Tenant Improvement Allowance
- On-site property management

Be part of a  
medical neighborhood

## PROPERTY HIGHLIGHTS

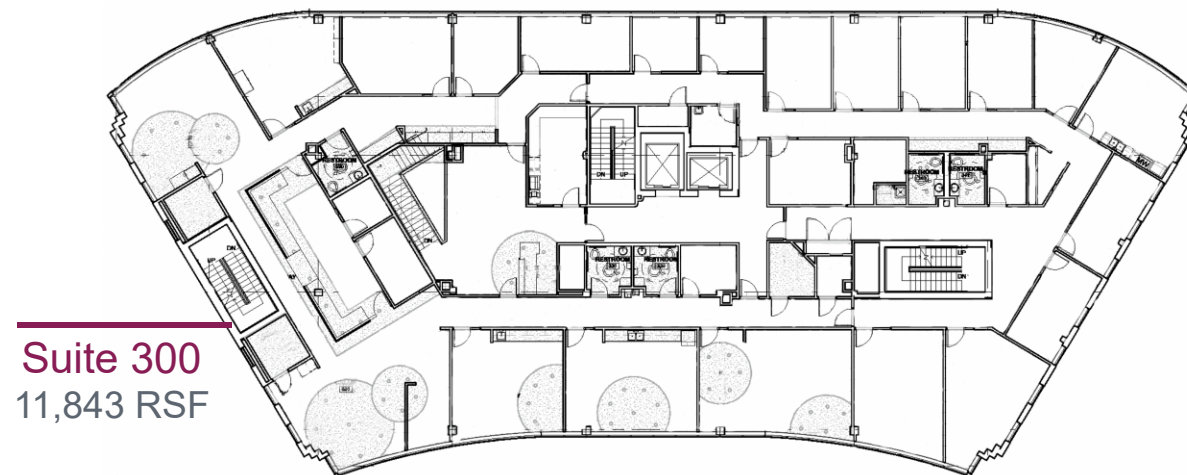


# 6363 FRANCE AVE

## SECOND FLOOR



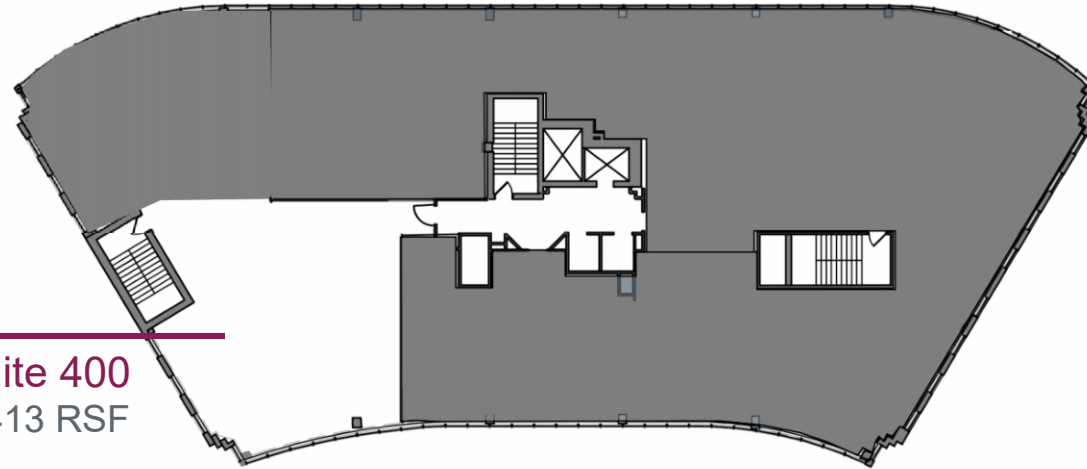
## THIRD FLOOR



# 6363 FRANCE AVE

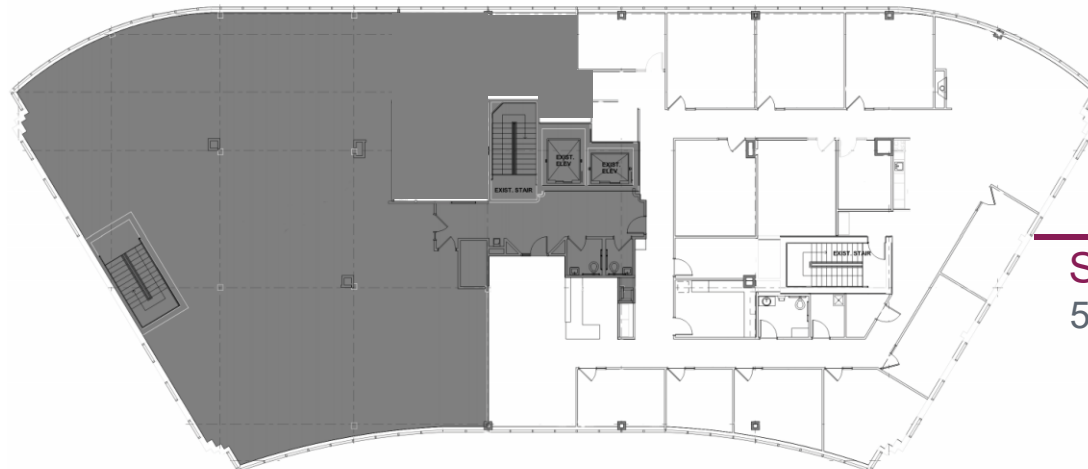
## FOURTH FLOOR

Suite 400  
2,413 RSF



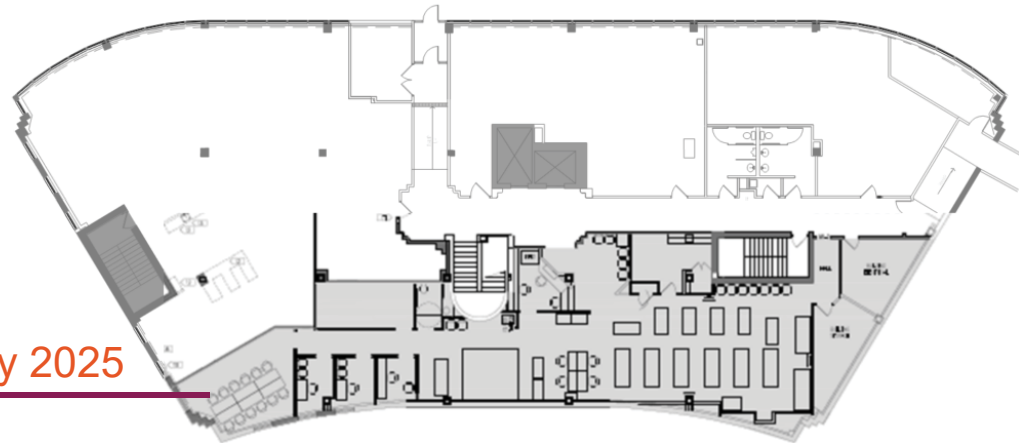
## FIFTH FLOOR

Suite 525  
5,932 RSF



# 6363 FRANCE AVE

## LOWER LEVEL



Available May 2025

Suite 100  
3,595 RSF

## ARCHITECTURAL CONCEPTS OF FLOOR PLANS

### Single Practice Floor Plan



Rentable SF 11,843 RSF  
Rooms 23 exam 2 procedure  
Providers in Session 8

### Multi-Practice Floor Plan



**A**  
Exam Rooms 6  
Providers in Session 2

**B** Exam Rooms 6  
Providers in Session 2

**C** Exam Rooms 3  
Providers in Session 1

**D**  
Exam Rooms 6  
Providers in Session 2

## 6363 Medical Office Building

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 Hospital Campus and provides abundant amenities including restaurants and LifeTime Fitness





## LEASING CONTACTS

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