



FRANCE PLACE

3601 Minnesota Drive ♦ Bloomington, MN 55435



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

FOR LEASE ♦ www.franceplace.com

JASON A. BUTTERFIELD

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♦ BUILDING DETAILS

- Approximately 204,245 SF/9 stories
- Built in 1983/Renovated in 2005/2019
- Net Rate: \$17.50 per RSF
- 2025 Estimated Ops/Taxes: \$14.45 per RSF
- Space Available:

Suite 210	3,031 RSF
Suite 300	23,643 RSF
Suite 435	1,729 RSF
Suite 440	2,000 RSF (Avail. 5/1/26)
Suite 450	4,379 RSF (Avail. 12/1/25)
Suite 650	5,593 RSF
Suite 685	1,198 RSF
Suite 700	22,458 RSF
Suite 850	4,069 RSF

♦ 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

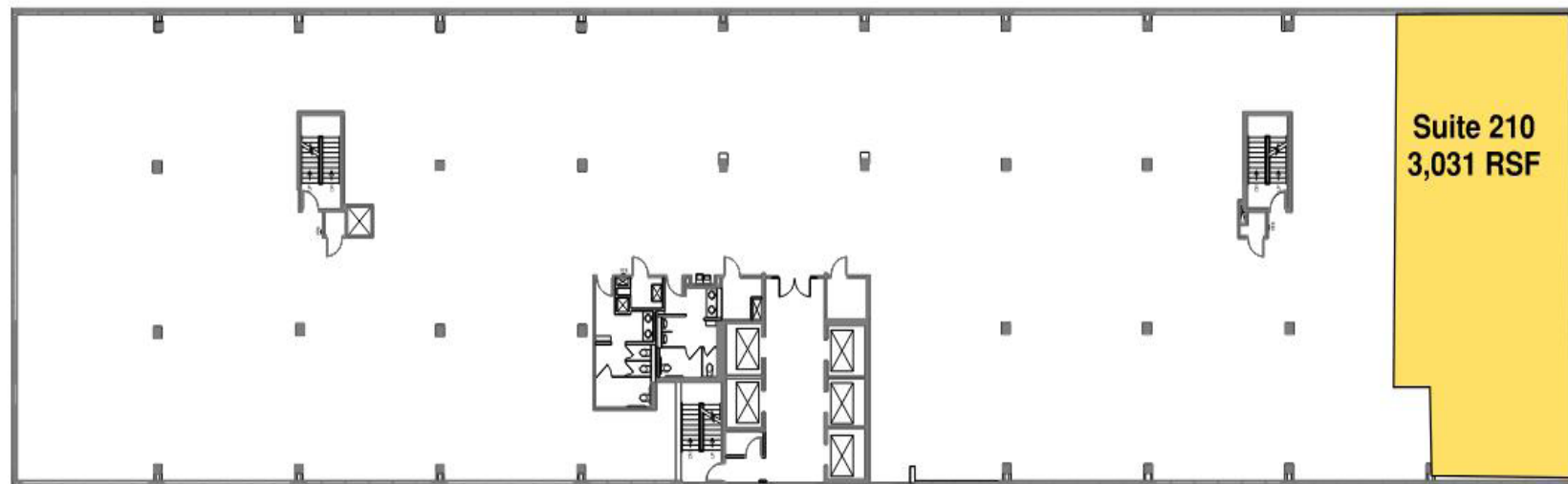
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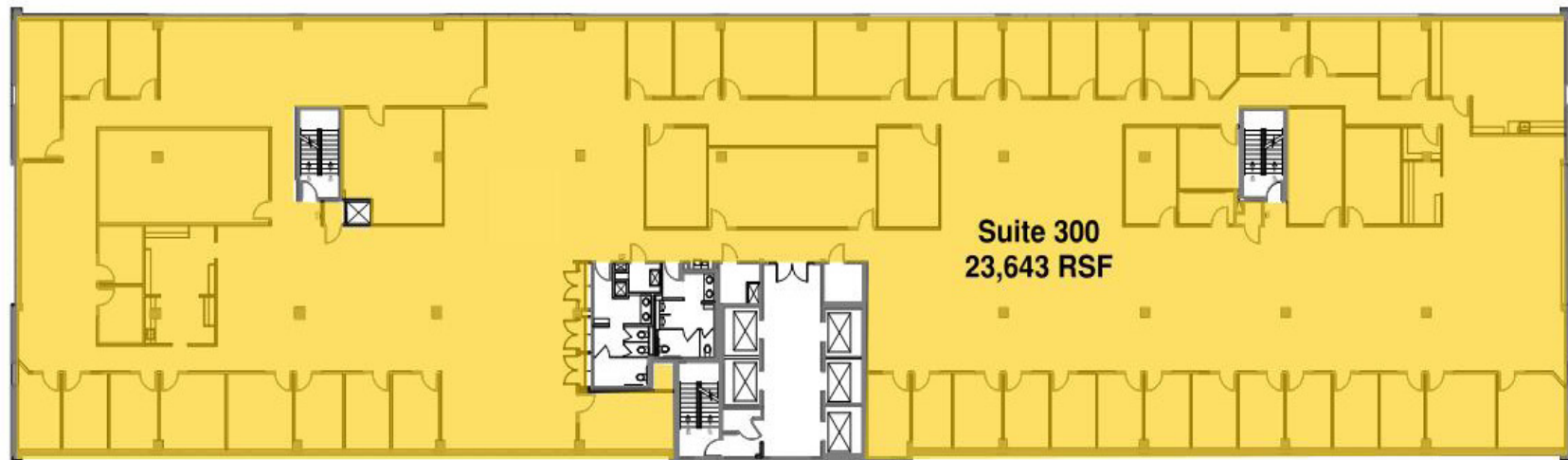
FRANCE PLACE ♦ FOR LEASE ♦ SECOND FLOOR
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FRANCE PLACE ♦ FOR LEASE ♦ THIRD FLOOR
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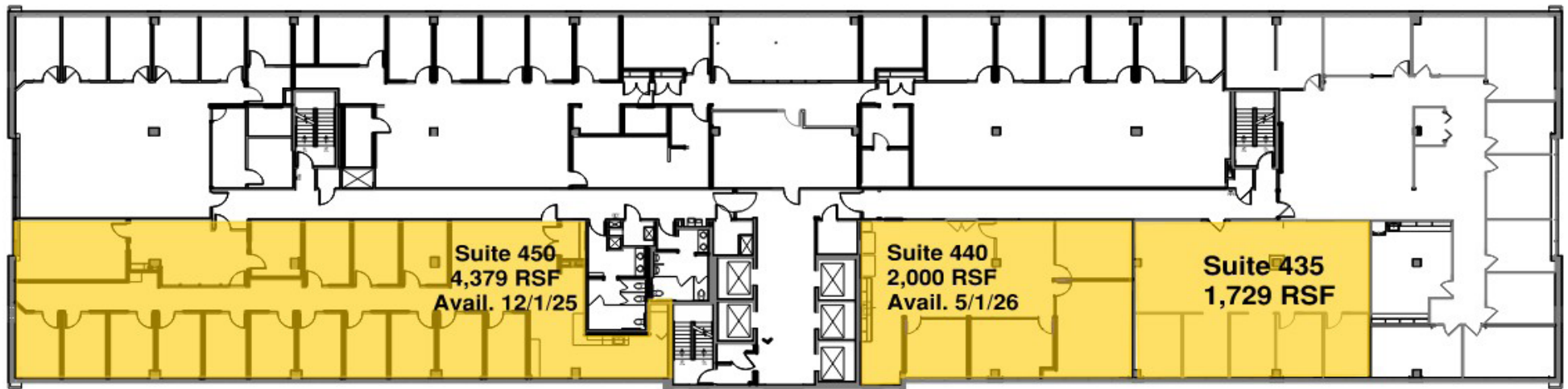


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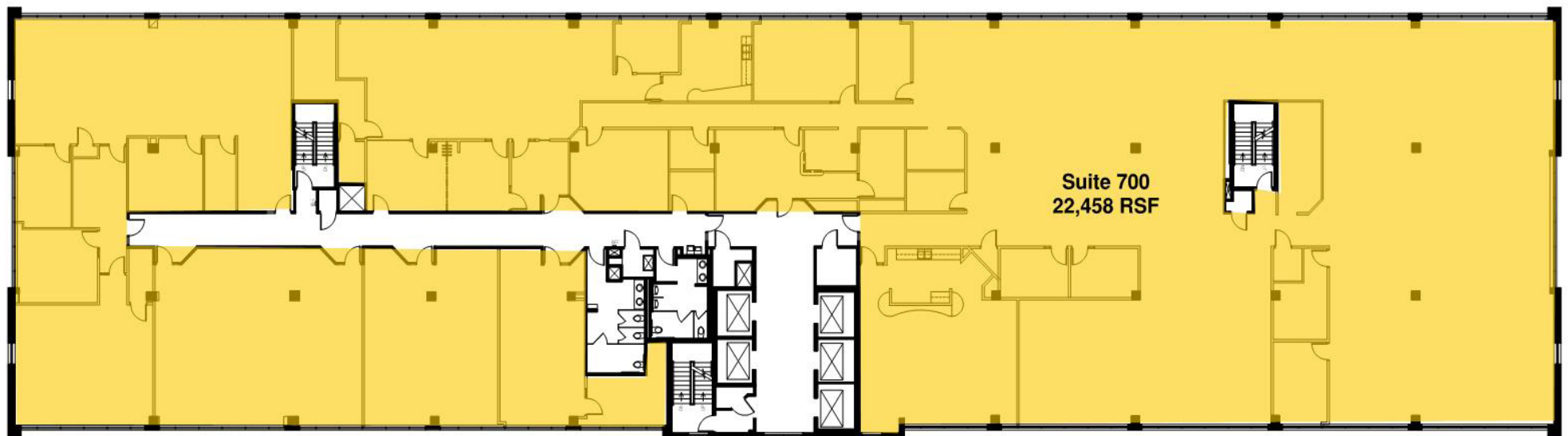
FRANCE PLACE ♦ FOR LEASE ♦ SIXTH FLOOR
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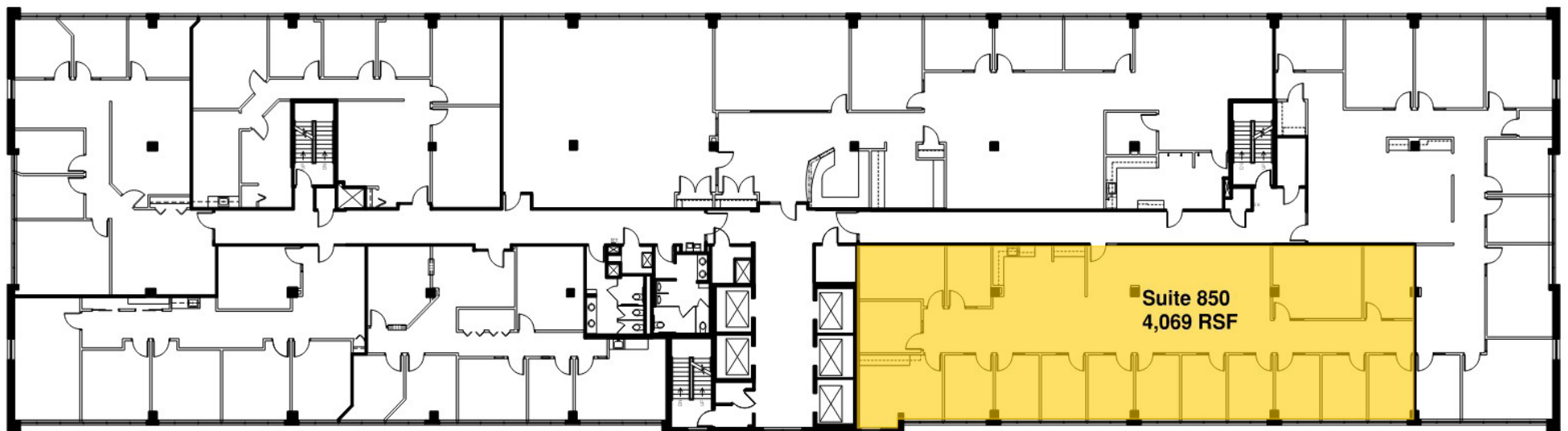


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