

Office | For Lease

CBRE

7300 France Ave S

7300 France Ave S
Edina, MN 55435

Medical/Office Condo

Suites From 850 SF to 2,872 SF Available Today



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Property Overview

7300 France Ave S

The property consists of professional medical and clinical related office condos conveniently located along France Avenue South corridor. The suites underwent a complete renovation and are in excellent, move-in ready condition. Condos are on the 2nd floor.

45.4K

Building Size

11.4K

SF Floor Plates

2006

Year Renovated

Offering Summary

Property Type	Office
Property Subtype	Medical
Available Square Footage	1,500 SF (#220) 2,022 SF (#204) 850 SF (#206) 2,872 SF (#204+#206)
Lease Rate	\$16.00-\$16.50/SF (NNN)
Est. OpEx/Tax	\$16.00/SF
Gross Rent	\$32.00-\$32.50/SF
Year Built	1978/2006 Renovation
Stories	4
Lot size	2.78 acres
Parking	247 spaces

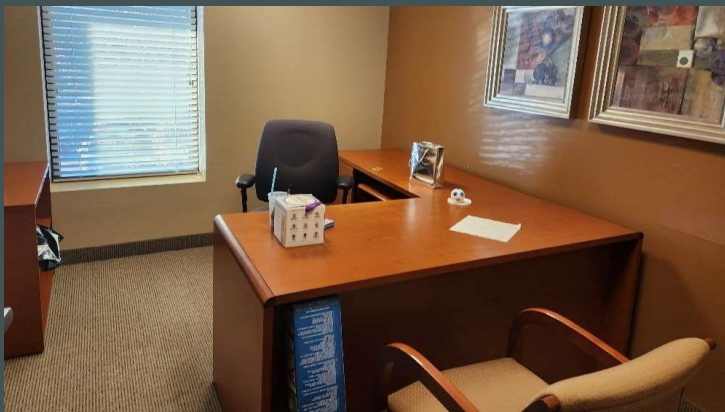
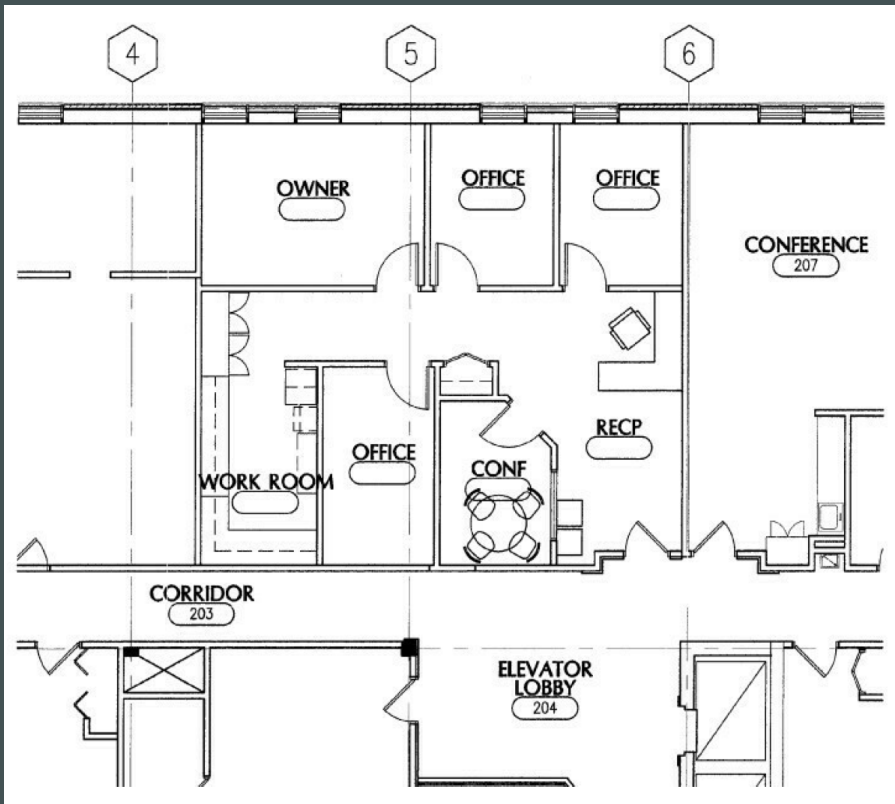


Demographics

	1 Mile	3 Miles	5 Miles
Total Households	6,787	45,114	115,691
Total Population	13,872	102,822	270,819
Average Household Income	\$113,133	\$146,065	\$141,995
Education: Bachelor's Degree or Higher	6,731	47,333	115,587
Employees	33,882	111,015	238,472

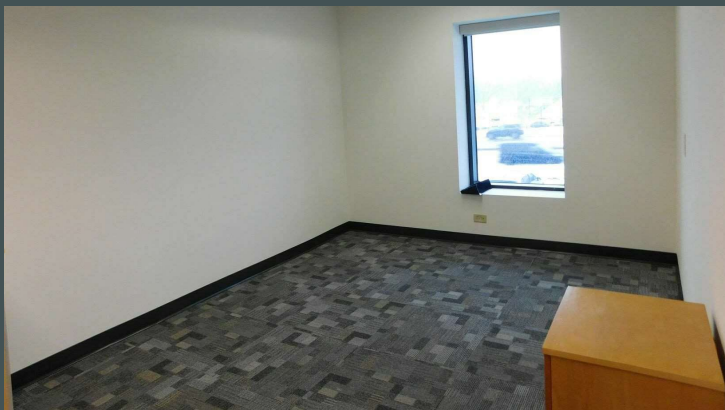
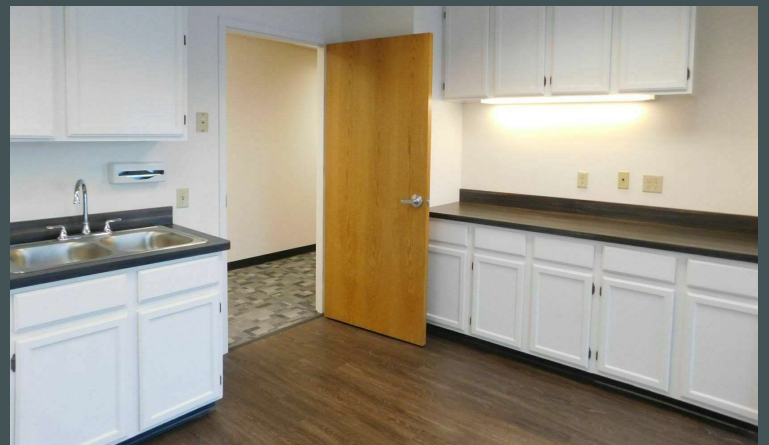
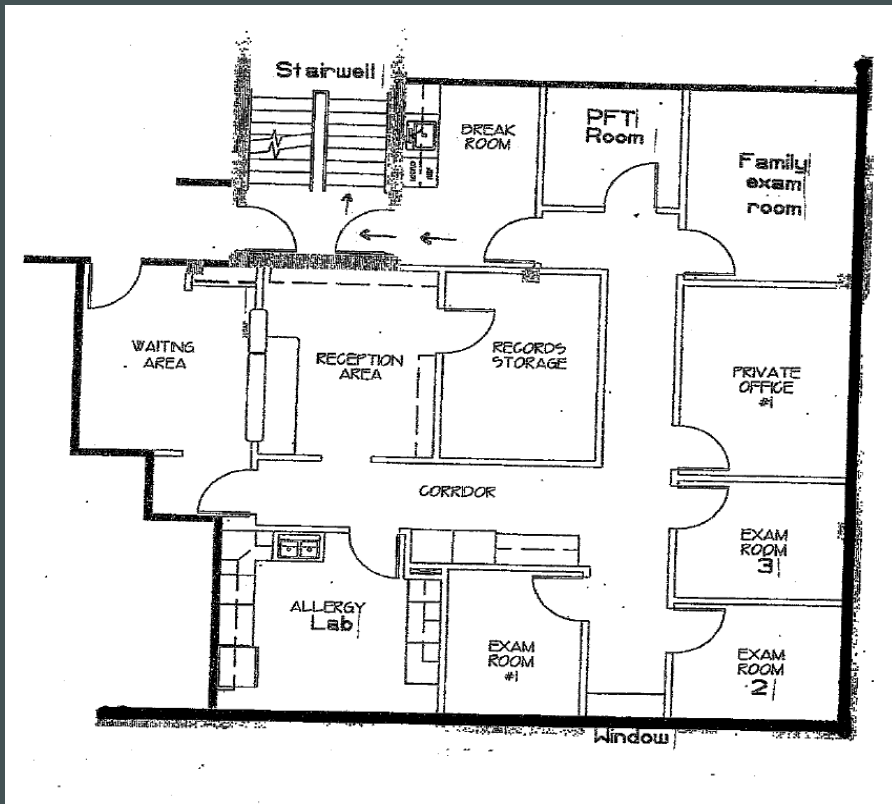
Floor Plan and Photos

#220



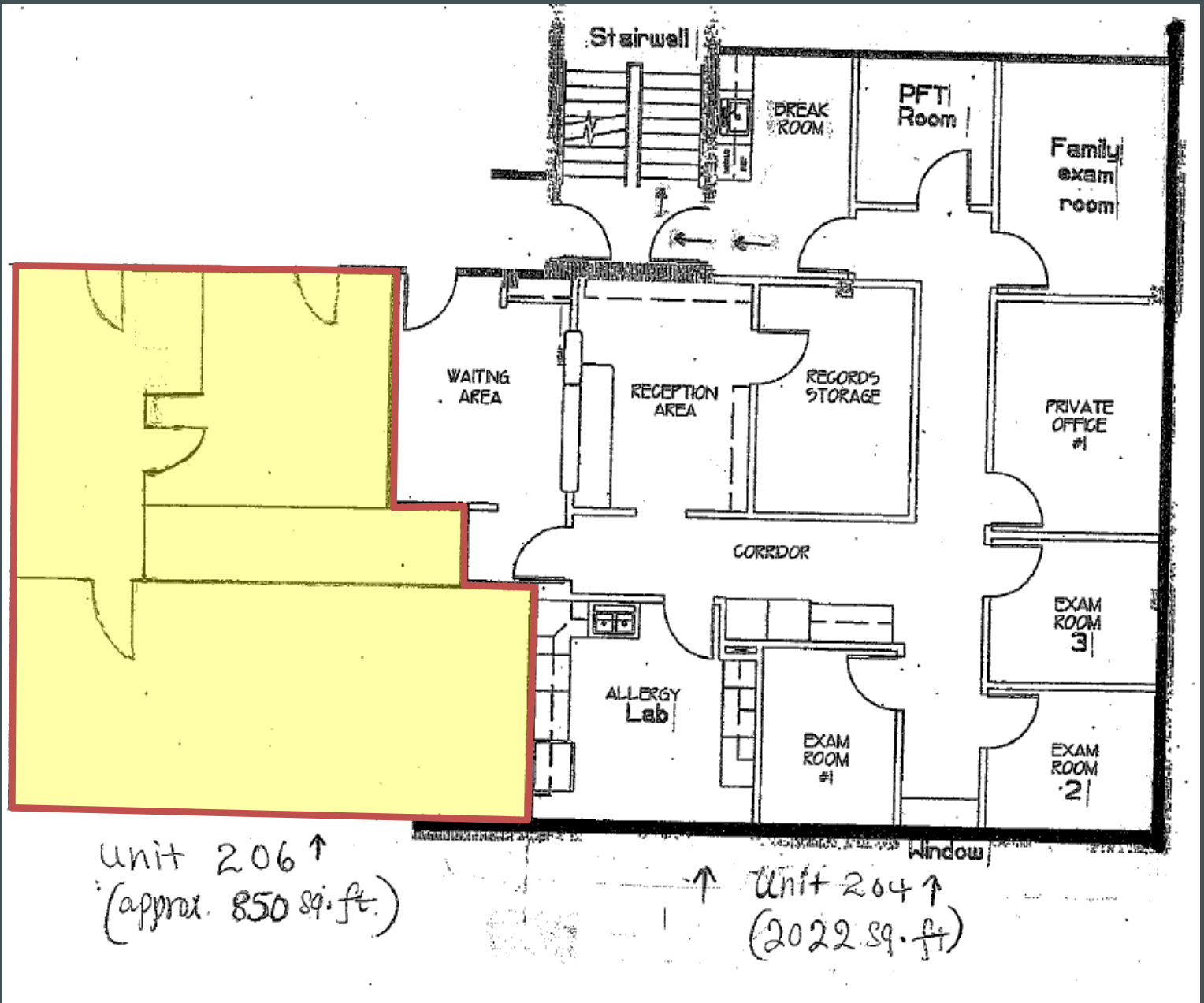
Floor Plan and Photos

#204



Floor Plan and Photos

#206



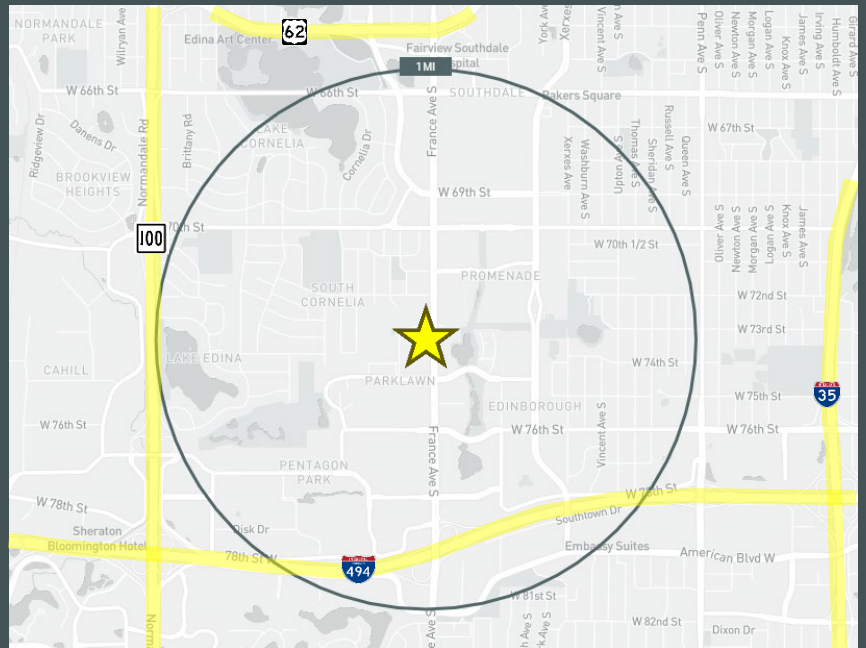
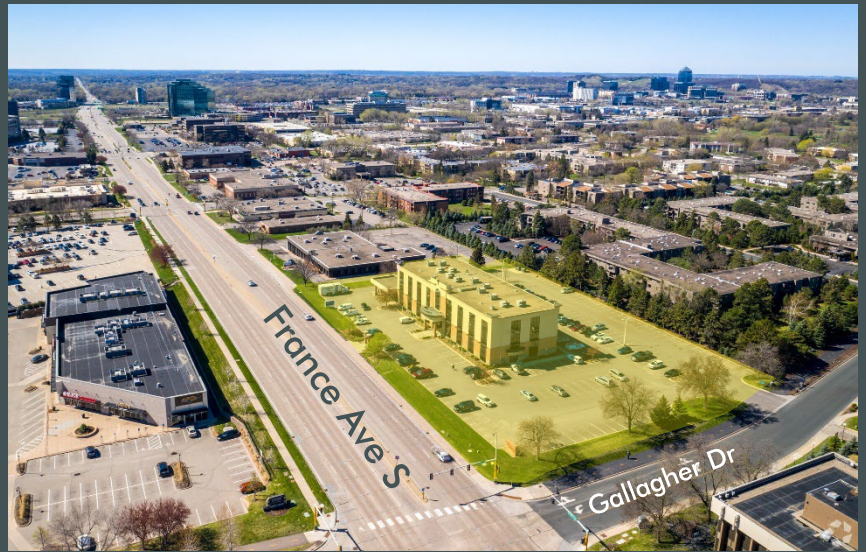
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Property Highlights

- + Nice interior building finishes with large atrium
- + Superior visibility and access
- + Well configured space plan
- + Private Offices and Exam Rooms
- + Nicely finished lab room and water access
- + Large reception desk with waiting area
- + Full private breakroom and kitchenette
- + Large work and data room
- + Common building conference room
- + 28,000 vehicles per day
- + Ample parking
- + Monument signage on France Ave



Contact Us

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