

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







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

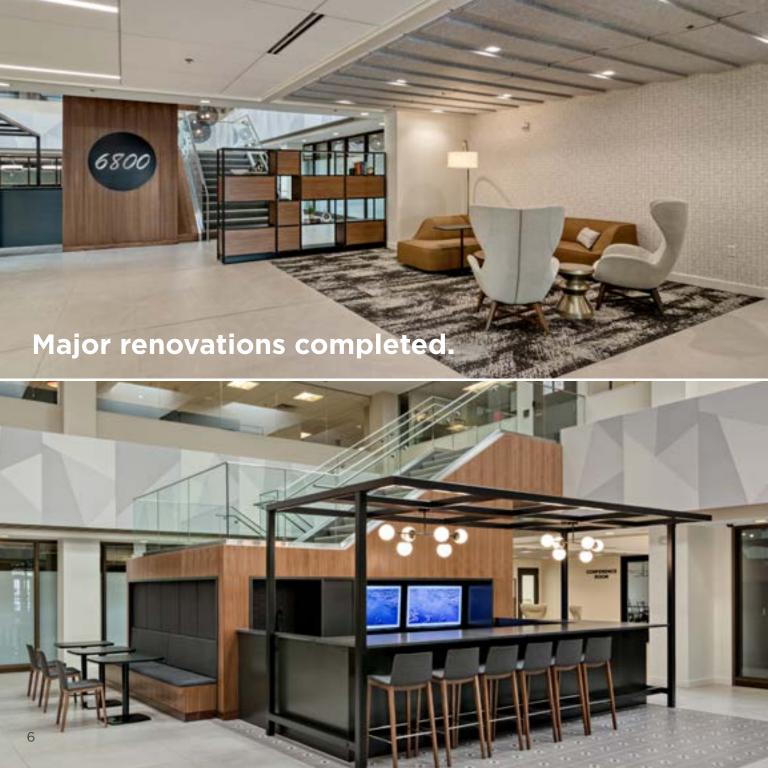


ON-SITE PROPERTY MANAGER & BUILDING ENGINEERS



CONFERENCE ROOMS























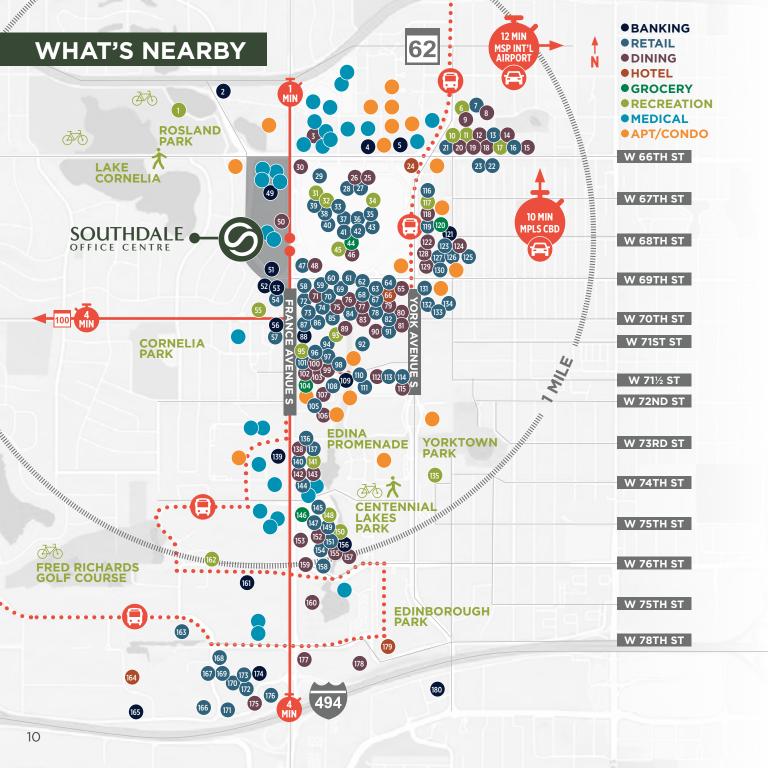
Throughout the upscale France Avenue Corridor, a historically strong office market is interlaced with luxury living, shopping, recreation, entertainment, hospitality, and medical services to offer countless urban conveniences with a neighborhood feel.











- 1 Edina Aquatic Center2 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 Shack31 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 Vines69 Barnes & Noble
- 70 Kate Spade
- 70 Kate Spat
- **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 Madewell88 US Bank
- 89 Original Pancake House
- 90 Starbucks

- 91 Lili Salon Spa
- **92** Target
 - **93** Orangetheory Fitness
- 94 Warner's Stellian
- **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 Salon106 Poke Wave
- **107** Burger Press
- **108** Filament Lighting
- 109 Think Mutual Bank110 FedEx Office
- 111 Rocco Altobelli
- 112 Panera
- 113 Pearle Vision
- 114 Lane Bryant
- **115** Wendy's
- 116 Jiffy Lube117 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 Clips128 Caribou Coffee
- 129 Chipotle
- 130 Cadillac
- 131 CVS132 Walgreens
- 133 Clean N Press
- 134 Kid's Hair135 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 HomeGoods146 Whole Foods
- 147 CUTCO Kitchen Store
- 148 Flex Fitness MN
- 149 The UPS Store
- **150** CorePower Yoga
- **151** Juut Salonspa
- 152 Q Cumbers153 Starbucks
- 154 Envy Nails
- 155 Jamba Juice
- **156** Wells Fargo
- **157** Master Noodle
- **158** Office Depot
- **159** El Camino Taco ■ **160** Tayern 23
- 161 Royal Credit Union
- 161 Royal Credi
- 162 LA Fitness163 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 Hockey174 Associated Bank
- 175 Perkins
- 176 Bobby & Steve's
- 177 Smack Shack178 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.

























DISC GOLF



PARKING



FISHING



GAZEBO



RESTROOMS



PICNIC AREA



MULTI-USE TRAIL

LAKE CORNELIA

22 ACRES



TENNIS COURT



PICKLEBALL COURT



EDINA AQUATIC CENTER



VOLLEYBALL COURT



EDINA ART CENTER



INCLUSIVE PLAYGROUND





SUITE	SF
Suite 145	1,518 RSF
Suite 275	8,759 RSF
Suite 412	1,841 RSF
Suite 465	2,211 RSF
Suite 468	1,712 RSF
Suite 472	1,429 RSF
Suite 525	7,930 RSF
Suite 615	2,481 RSF
Suite 620	2,171 RSF

\$20.00-\$25.00/SF



NET RENT



CLICK SUITE # TO VIEW PLAN

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

NET RENT \$20.00-\$25.00/SF

⊘ 750

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

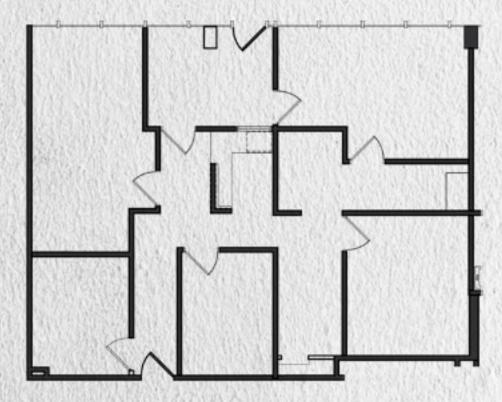
NET RENT \$18.00-\$20.00/SF



SUITE	SF
Suite 178	3,711 RSF
Suite 350	5,047 RSF
Suite 355	3,769 RSF
Suite 400	4,826 RSF
Suite 540	1,274 RSF

NET RENT \$20.00-\$25.00/SF

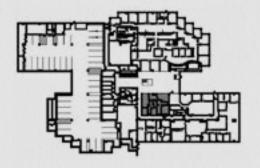




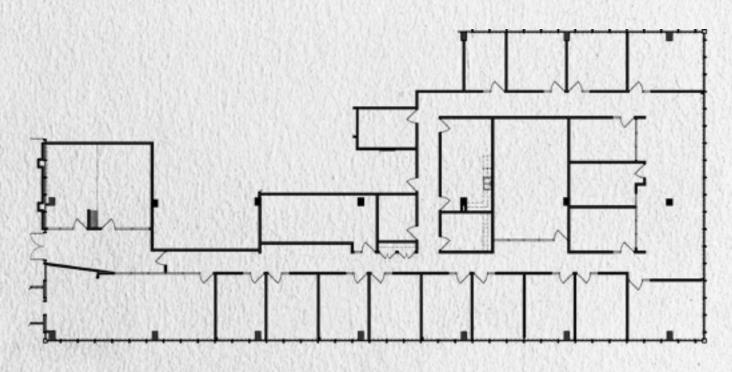


SUITE 145 | 1,518 RSF





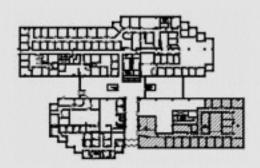




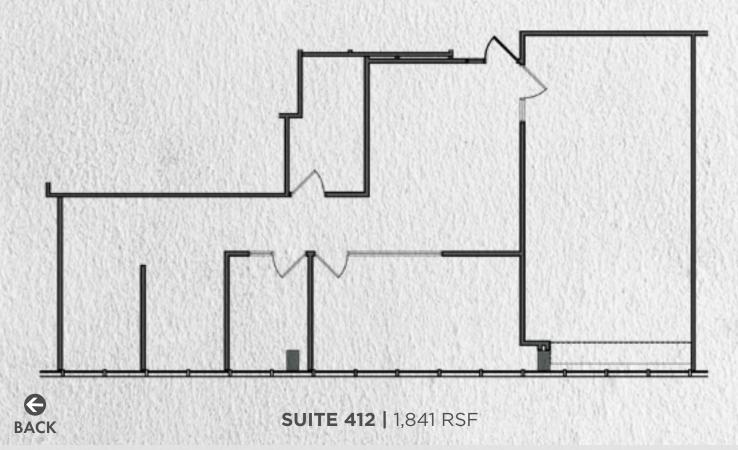


SUITE 275 | 8,759 RSF

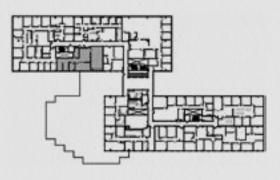




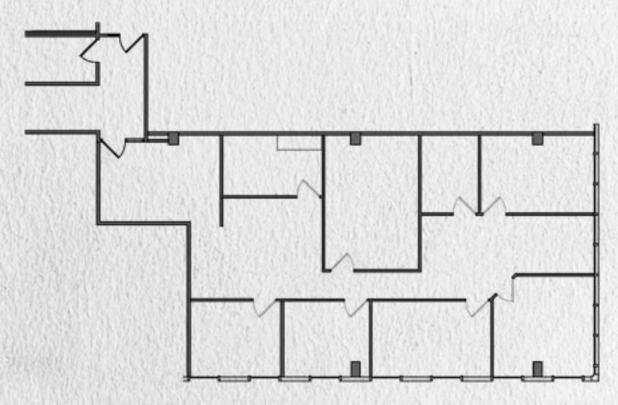








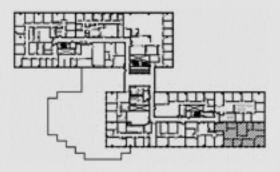




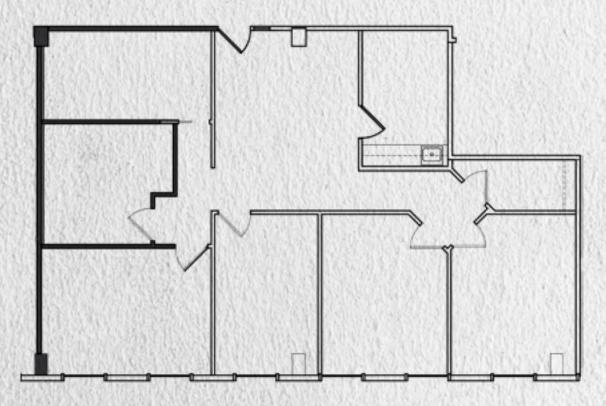


SUITE 465 | 2,211 RSF





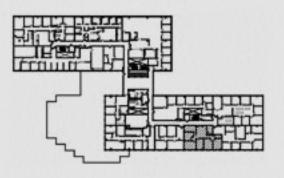




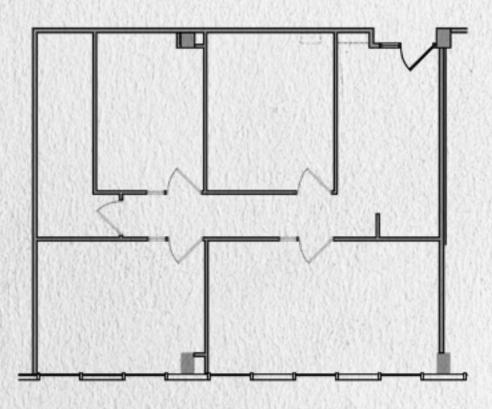
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SUITE 468 | 1,712 RSF





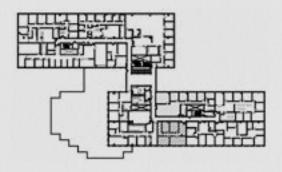




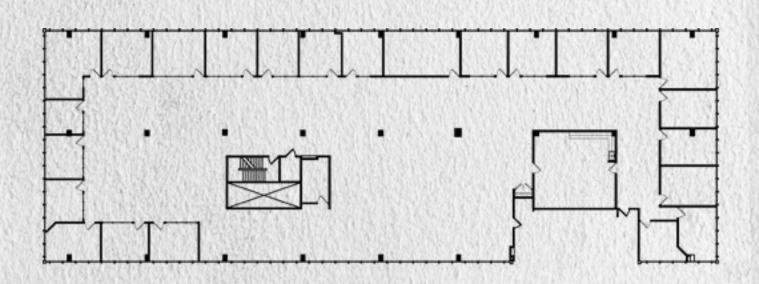
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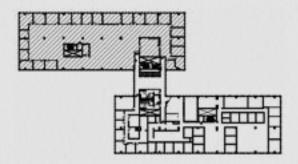




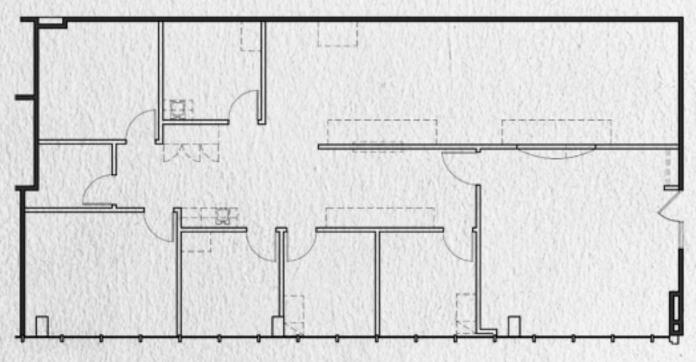


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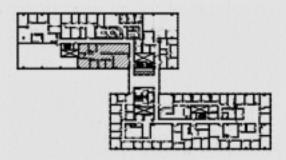




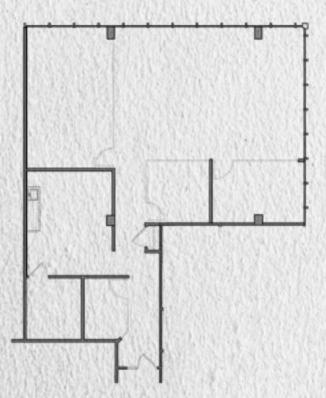


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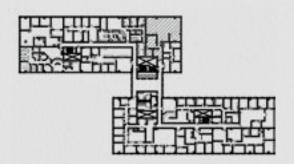




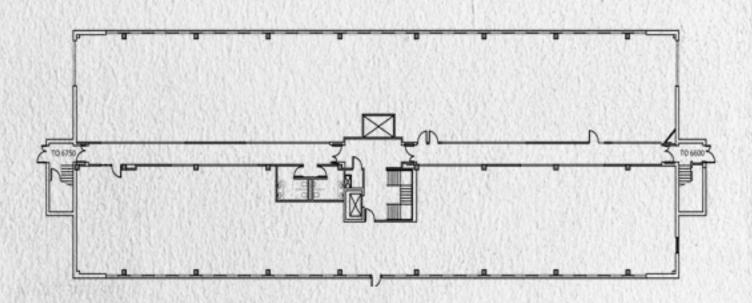


SUITE 620 | 2,171 RSF





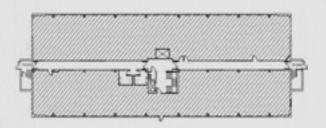




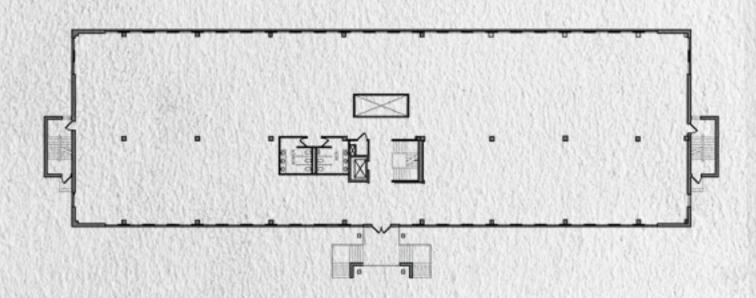


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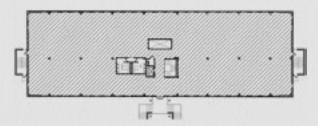




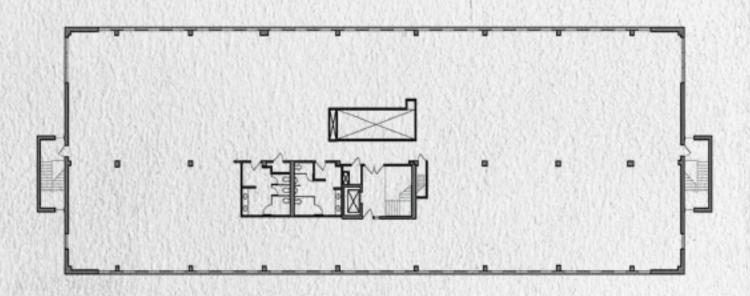


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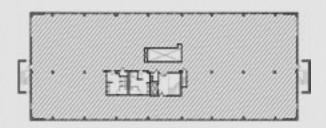




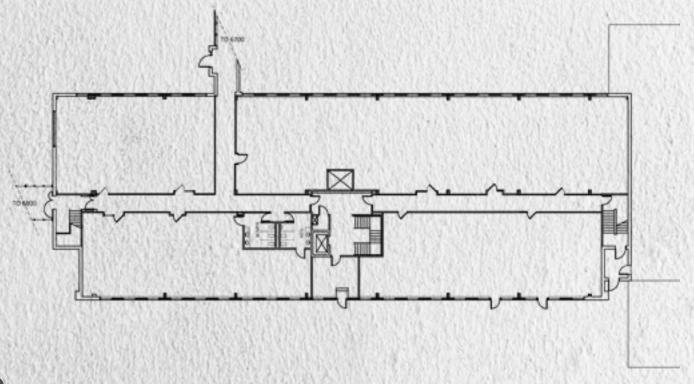
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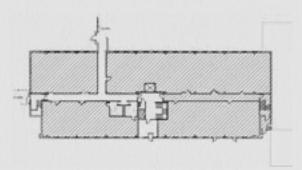




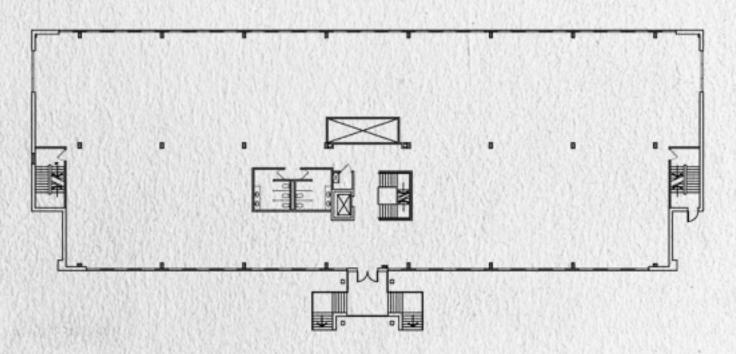


SUITE 100 | 11,673 RSF





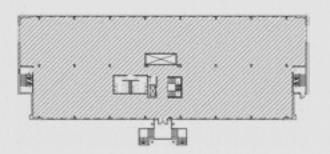




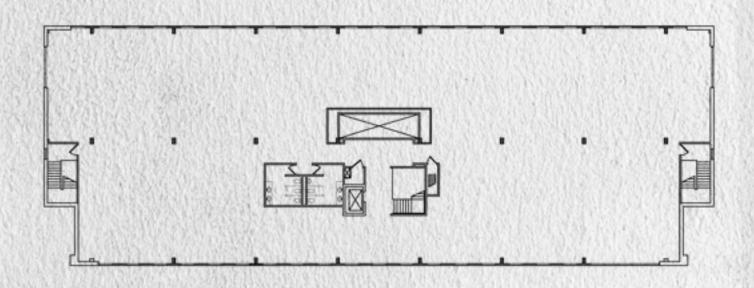


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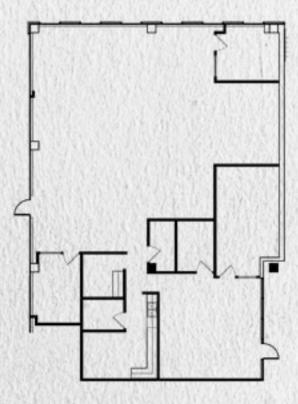


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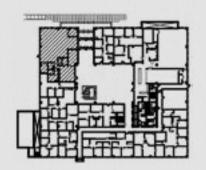




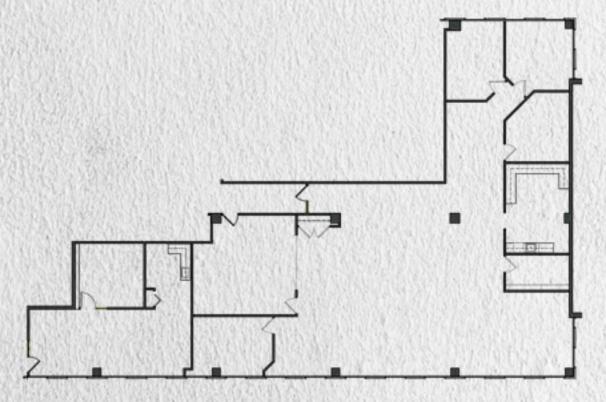
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SUITE 178 | 3,711 RSF





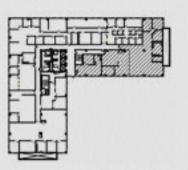




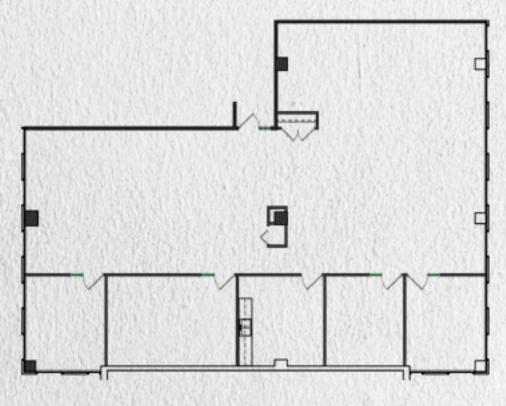
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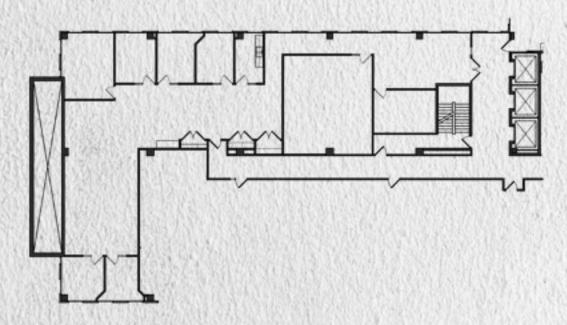


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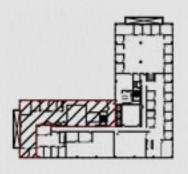




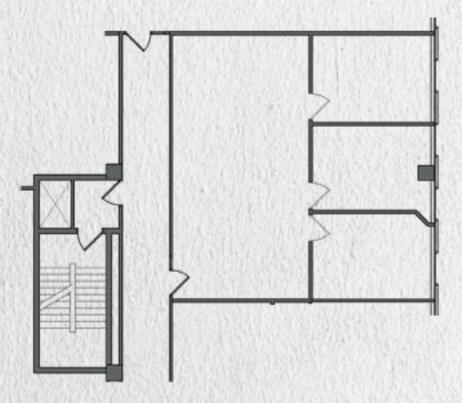


SUITE 400 | 4,826 RSF











SUITE 540 | 1,274 RSF



