

FOR SUBLEASE

EDINA BUSINESS PLAZA

4,809 SF +/- AVAILABLE



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SUBLEASE SPACE FEATURES

7550 France Avenue | Edina, MN 55435

Building Information

Building Size	88,846 SF
Year Built	1981
Stories	3
Parking	376 parking stalls (4.5 per 1,000 SF)

Sublease Terms

Rental Rate	Negotiable
Space Available	Suite 300: 4,809 SF +/-
Lease Expiration	2/29/2028
2024 Est. Tax/Cam	\$13.32/SF



WiFi



Two story atrium



Conference room



Dog-friendly building



Breakroom



Underground executive parking



Ample surface parking

- Edina Business Plaza is a 3-story, 88,846 SF office building conveniently located just off of I-494 in the heart of the bustling France Avenue corridor.
- Close proximity to many hotels, restaurants, Centennial Lakes walking trails as well as the Galleria and Southdale Shopping Malls.

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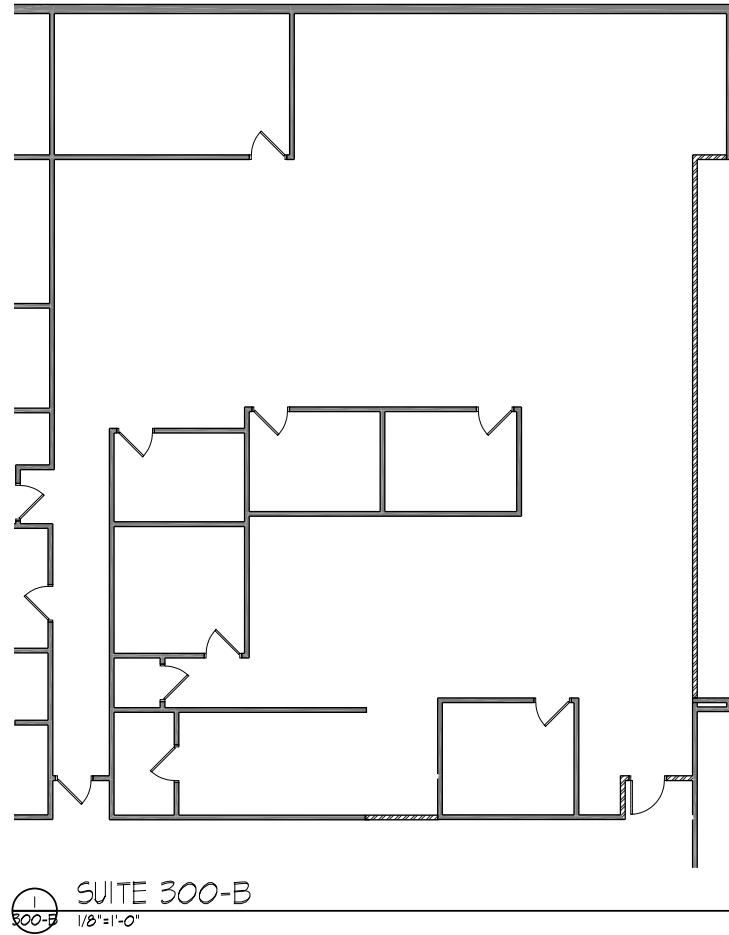
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FLOOR PLAN

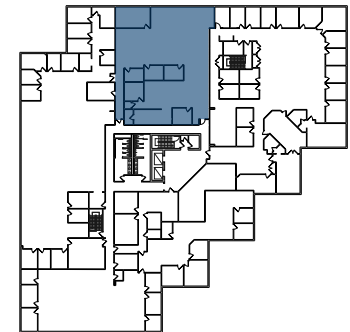
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SUITE 300

Office Space	4,809 SF
Total Space	4,809 SF



BUILDING PLAN



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SPACE PHOTOS

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AERIAL MAP

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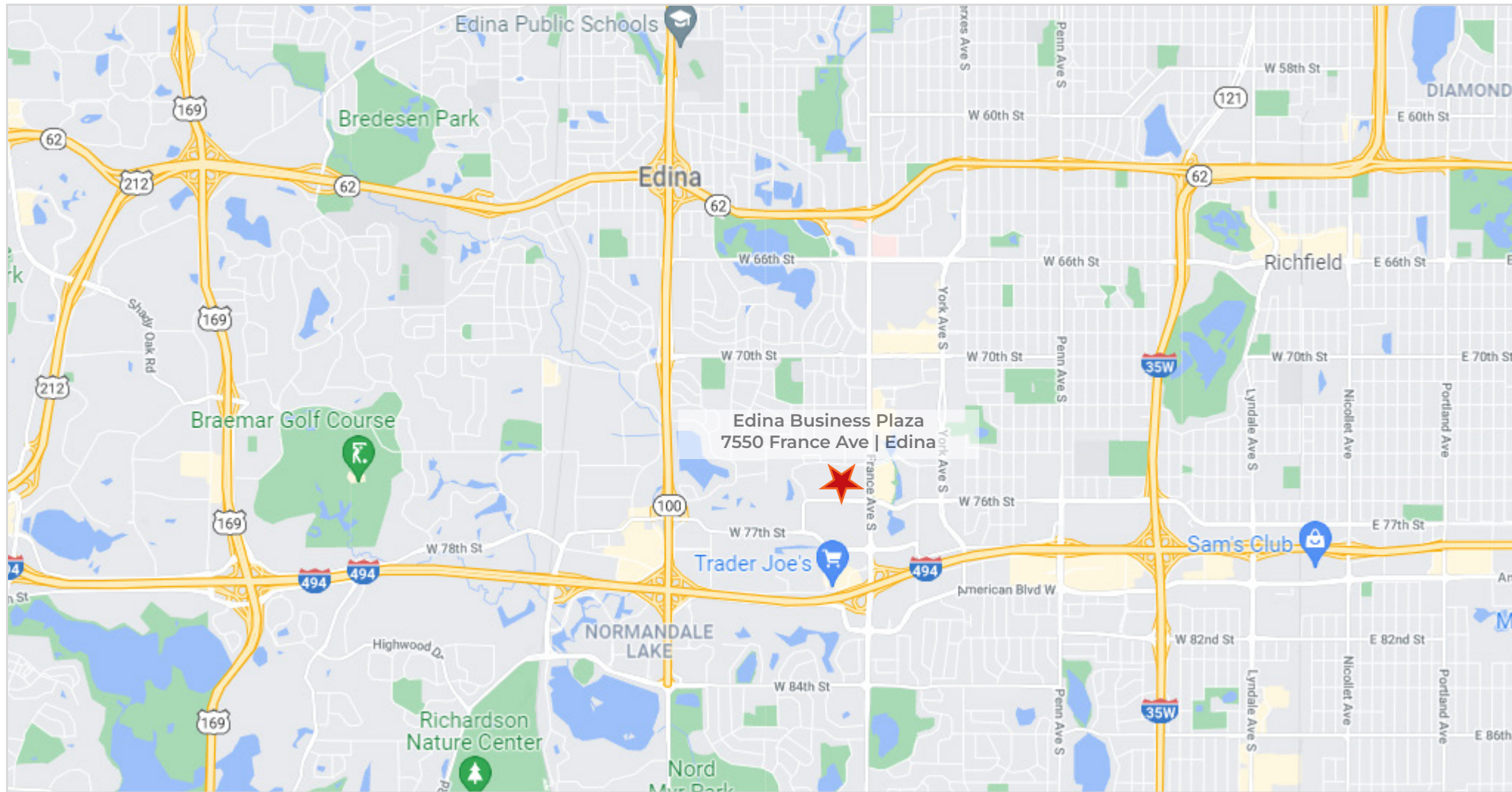
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MAP

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DEMOGRAPHICS

7550 France Avenue | Edina, MN 55435



12,286

Total Businesses



227,782

Total Employees

KEY FACTS

263,944

Population

42.9

Median Age

2.3

Average Household Size

\$97,474

Median Household Income

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

Data reported within 5 mile radius

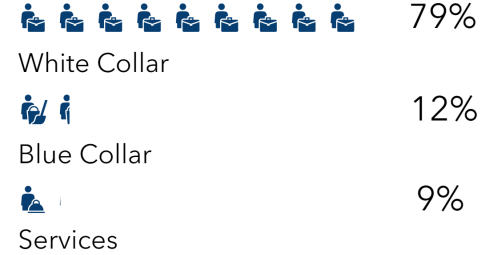
AGE PYRAMID



The largest group: 2023 Females Age 60-64
The smallest group: 2023 Males Age 80-84

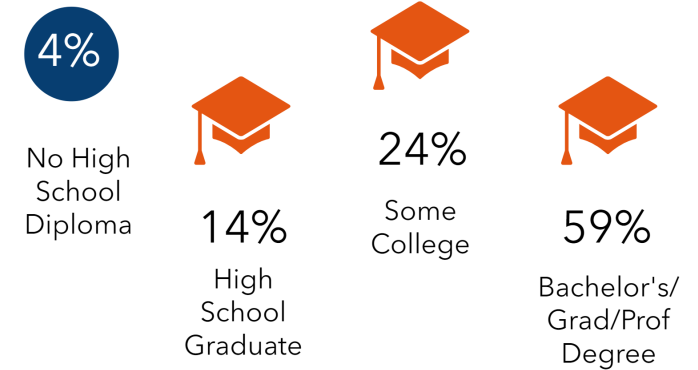
EMPLOYMENT & EDUCATION

EMPLOYMENT



3.7%
Unemployment Rate

EDUCATION



Datasource: ESRI

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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