

Office Suites For Lease

4388 France Ave S
Minneapolis, MN 55410



Terese Reiling

Senior Vice President

+1 952 897 7738

terese.reiling@colliers.com

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Property Highlights

Rare high end office suites for service, office or medical available for lease at 44th & France Avenue in Edina. Elevator serviced. Dedicated/private off street parking lot adjacent to building.



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	19,751	153,524	409,562
Median HH Income	\$146,272	\$101,258	\$80,910
Average HH Income	\$212,738	\$154,200	\$125,333
Daytime Population	7,807	76,463	400,082

Description

High End Office Suites

Building Size

12,533 SF

Available

Basement/Storage

Suite A

Suite H

2024 Estimated Expenses

\$ 9.82 PSF - CAM

\$ 8.61 PSF - Taxes

\$18.43 PSF - Total

Traffic Count

France Ave S: 11,300 vehicles per day

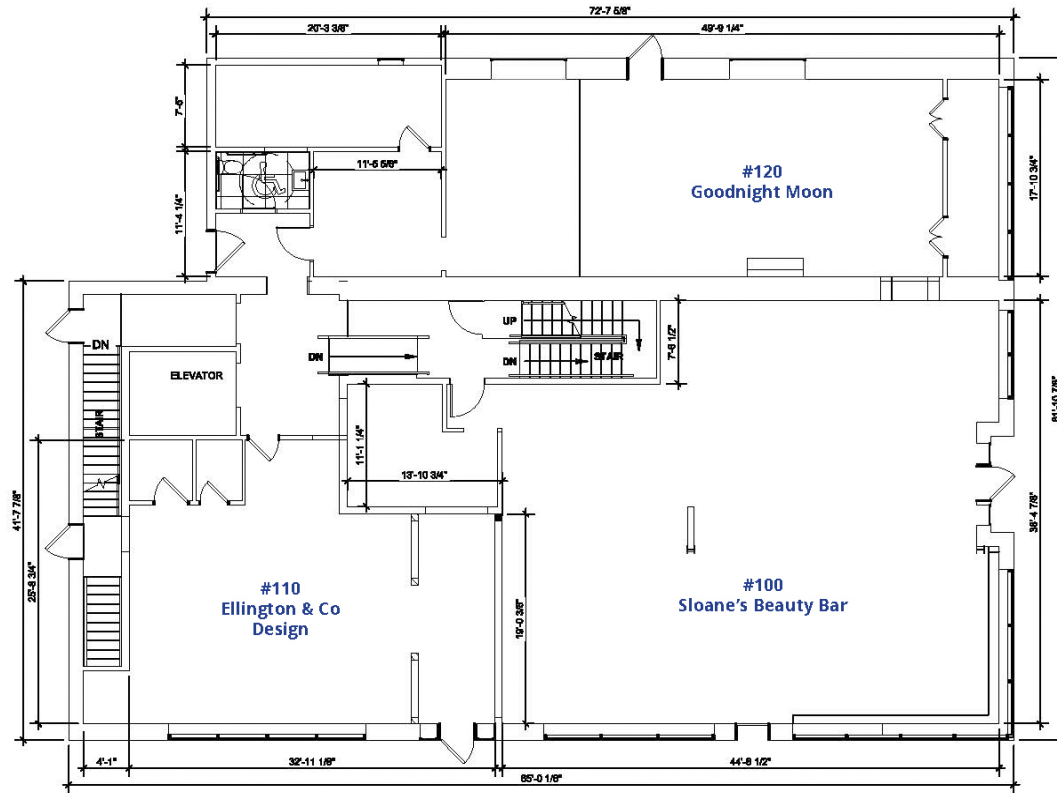
Area Tenants



Site Plan - 1st Floor

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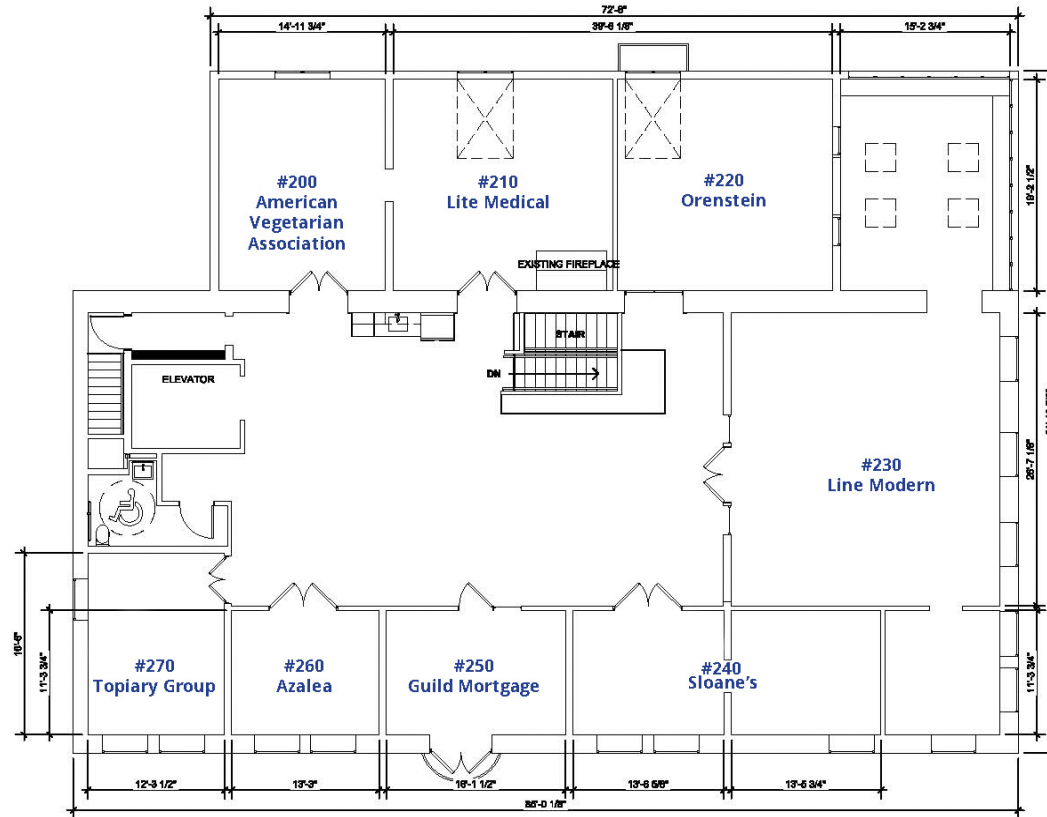
Accelerating success.



Site Plan - 2nd Floor

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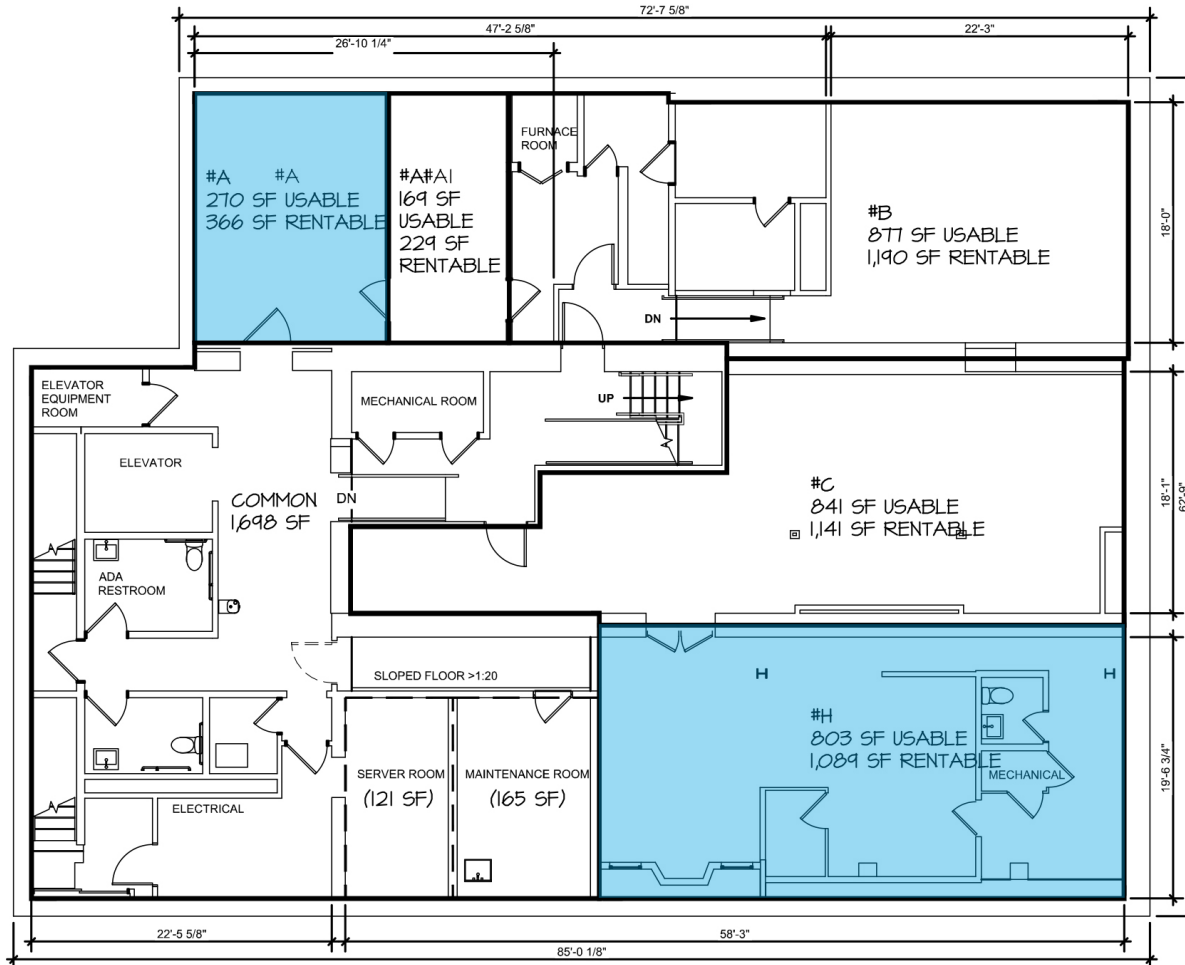
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Site Plan - Basement

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1600 Utica Ave S, Suite 300
 Minneapolis, MN 55416
 +1 952 897 7700
 colliers.com

