



AN ICON  
*redefined.*



MINNESOTA  
CENTER

7760 France Ave S, Bloomington, MN 55435





AN ICON

*redefined.*







At the *gateway* to the  
France Avenue corridor



**SUPERIOR**

*accessibility*  
and visibility



*Unparalleled area service*

**AND** *retail*  
*amenities*



Superior **LOCATION +**  
**AMENITIES** increases

*recruiting*  
*power*



*Ample housing options in the*  
*immediate proximity*  
to **EXECUTIVE HOUSING**  
and new **MARKET RATE**  
*apartments*



Easy access to neighborhood  
*green space*



# SUBURBAN CONVENIENCE WITH *urban flair*



The Edina/  
Bloomington  
municipalities offer  
over a combined  
**4,000**  
**acres**  
of parkland and  
green space



Over **120** dining spots



**15** Health Clubs & Specialty Fitness



**6** Entertainment attractions



**11** major shopping centers



**8** Transit Routes serving Minneapolis, Richfield, Mall of America, Bloomington, Downtown Minneapolis, University of Minnesota, Eden Prairie, Chanhassen and Chaska



France Ave has **\$300 MILLION** in major developments under construction with another **\$600 MILLION** in the pipeline





# NEIGHBORHOOD SPOTLIGHT



## TALENT ACCESS & RETENTION

**54%**  
of residents  
hold at least a  
bachelor's degree

**\$96,447**  
median  
household  
income



## NEIGHBORHOOD events

WINTER ICE  
FESTIVAL

EDINA FARMERS  
MARKET

EDINA FALL INTO  
THE ARTS FESTIVAL

MAETZOLD  
AMPHITHEATER

**1,400+**  
luxury  
apartments &  
**82**  
luxury condos

**900+**  
housing units  
planned  
or under  
construction





## RESTAURANTS

Ciao Bella  
Tavern23  
Pinstripes  
CRAVE  
Pittsburgh Blue  
Tavern on France  
Starbucks Coffee  
Caribou Coffee  
Dunn Brothers Coffee  
Good Earth  
Nakamori Japanese Bistro  
The Original Pancake House  
Q. Cumbers  
Panera Bread  
Noodles and Company  
Dino's Gyros  
Schlotzsky's  
Patrick's Bakery & Cafe  
Chipotle  
Roti  
Big Bowl  
Pittsburgh Blue  
Fuddruckers  
Jason's Deli  
Five Guys  
Potbelly  
Perkins  
Shake Shack

## RETAIL/CONVENIENCE

Total Wine & More  
Trader Joe's  
Whole Foods Market  
Southdale Shopping Center  
Galleria Edina  
Yorkdale Shoppes  
Southdale Square  
Lunds & Byerly's  
Target  
Home Goods  
The UPS Store  
Office Depot  
Staples  
Marshalls  
Bobby & Steve's Auto World

## HEALTH & FITNESS

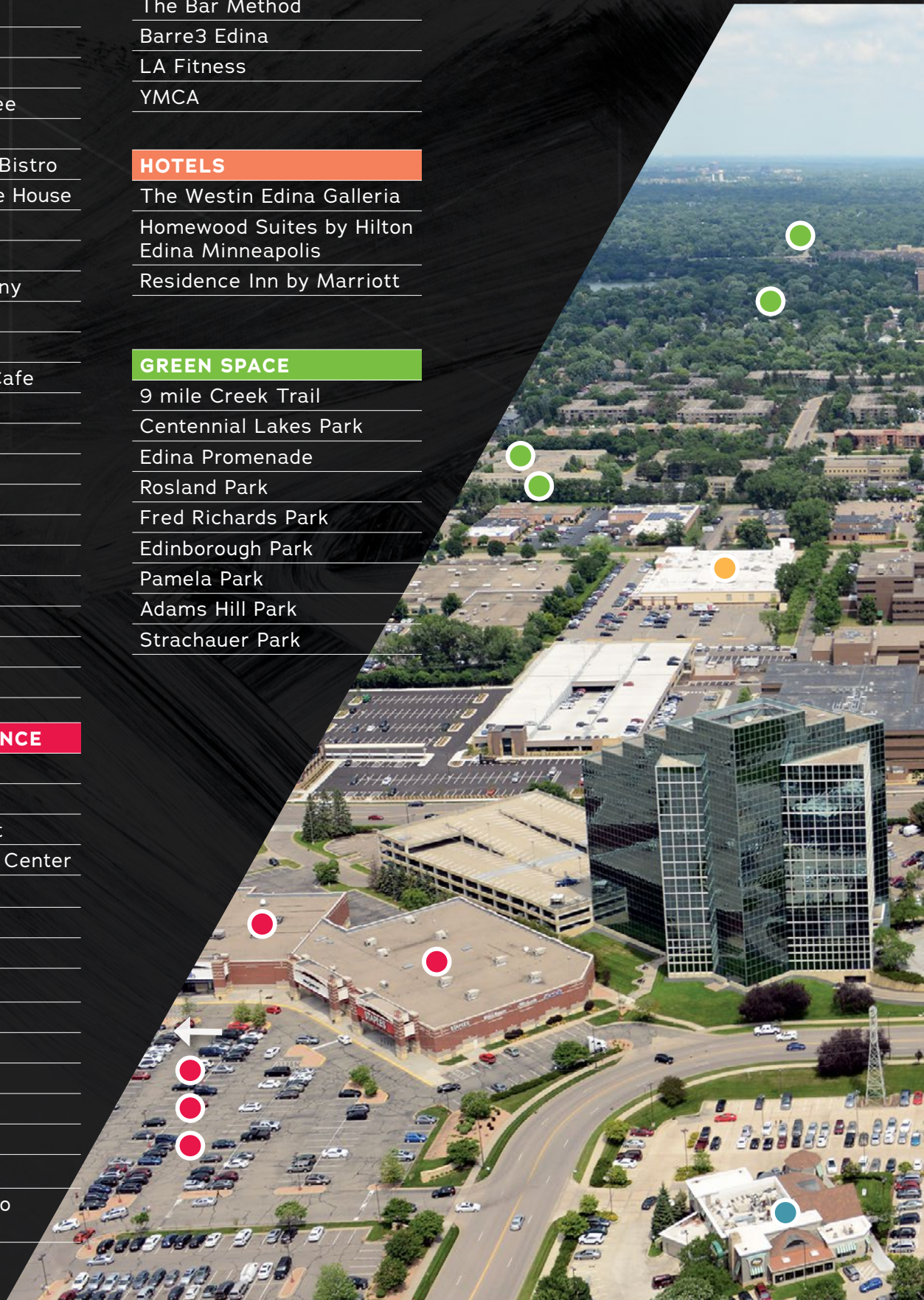
Lifetime Fitness  
(coming soon!)  
Orange Theory  
Alchemy365 Edina  
Corepower Yoga  
The Bar Method  
Barre3 Edina  
LA Fitness  
YMCA

## HOTELS

The Westin Edina Galleria  
Homewood Suites by Hilton  
Edina Minneapolis  
Residence Inn by Marriott

## GREEN SPACE

9 mile Creek Trail  
Centennial Lakes Park  
Edina Promenade  
Rosland Park  
Fred Richards Park  
Edinborough Park  
Pamela Park  
Adams Hill Park  
Strachauer Park





# SUBURBAN CONVENIENCE WITH *urban flair*

MINNEAPOLIS CBD





love

WHERE YOU

live.

FRANCE AVENUE

Planned Avenue on France  
Mixed Use Development

Proposed Estelle Edina Condos

Future Restoration Hardware

The Galleria

Westin Condominiums

71 France

Edina Promenade



MINNESOTA  
CENTER  
1 MILE



900+ housing units planned or under construction

MINNESOTA  
62

The Edina Towers

Future Lifetime Fitness

Southdale Shopping Center

West 66th Street  
Homewood Suites by Hilton

One Southdale Place

Onyx Edina

Yorkdale Shoppes

York Avenue  
York Place Apartments

1,400+ luxury apartments & 82 luxury condos





*Nine Mile Creek Regional Trail connects the regional parks and trail systems to various destinations including the Nokomis-Minnesota River Regional Trail and to the Minnesota River.*

## *Nine Mile* **CREEK TRAIL**

The Nine Mile Creek Regional Trail is a 15-mile trail that connects its traveler to various picturesque views over some of Minnesota's celebrated wetlands – stretching over the communities of Hopkins, Minnetonka, Edina, Richfield, and Bloomington.







**FROM MN CENTER:  
2 BLOCKS  
TO TRAIL**

## EDINA *PROMENADE*

An active extension of 24-acre Centennial Lakes Park, the Edina Promenade includes 0.75 miles of walking and biking pathways connecting numerous retail, residential and recreational amenities including:



**LAWN GAMES**



**FARMER'S MARKET**



**PADDLE BOATS**



**TASTE OF EDINA**



**ICE SKATING**



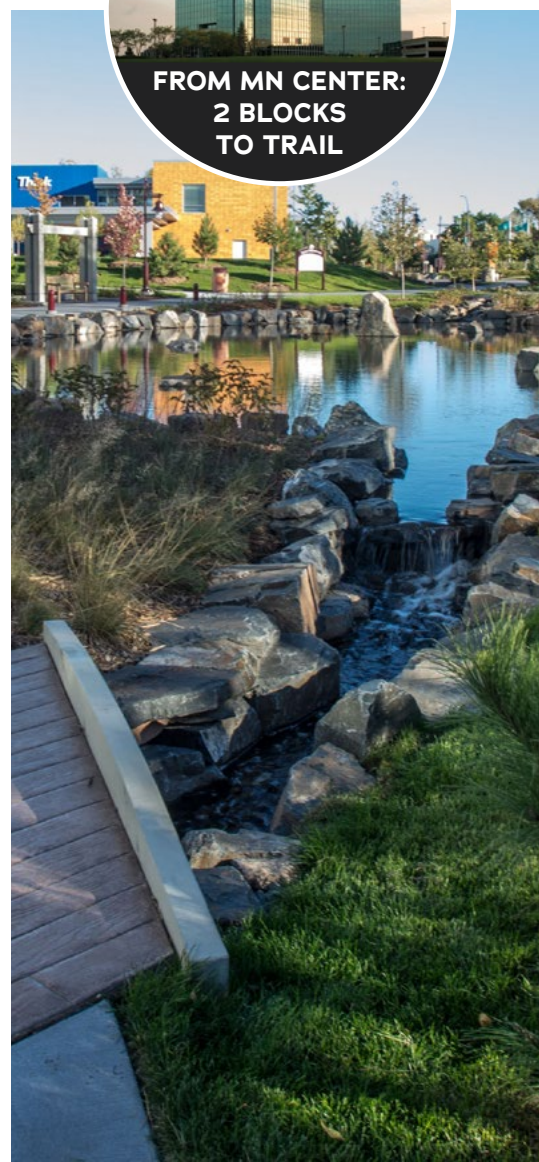
**FALL ART FESTIVAL**



**GOLF PUTTING  
COURSE**



**MOVIES IN THE  
PARK**





# ON-SITE

## amenities



ON-SITE DELI



FITNESS CENTER



LOCKERS AND SHOWERS



TRAINING AND CONFERENCING CENTER



COVERED RAMP PARKING



ON-SITE PROPERTY MANAGEMENT



SECURITY ON-SITE



RECENTLY UPDATED COMMON AREAS

*plus!*

**MORE RENOVATIONS  
PLANNED**

**& COMING SOON!**

EXPANDABLE TO  
6,351 SF

**SUITE 1330**  
5,972 SF Available

**SUITE 1010**  
16,659 SF Available

**SPEC  
SUITE**

**SUITE 800**  
4,677 SF Available



# building

**AVAILABILITY**



LEASED

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED

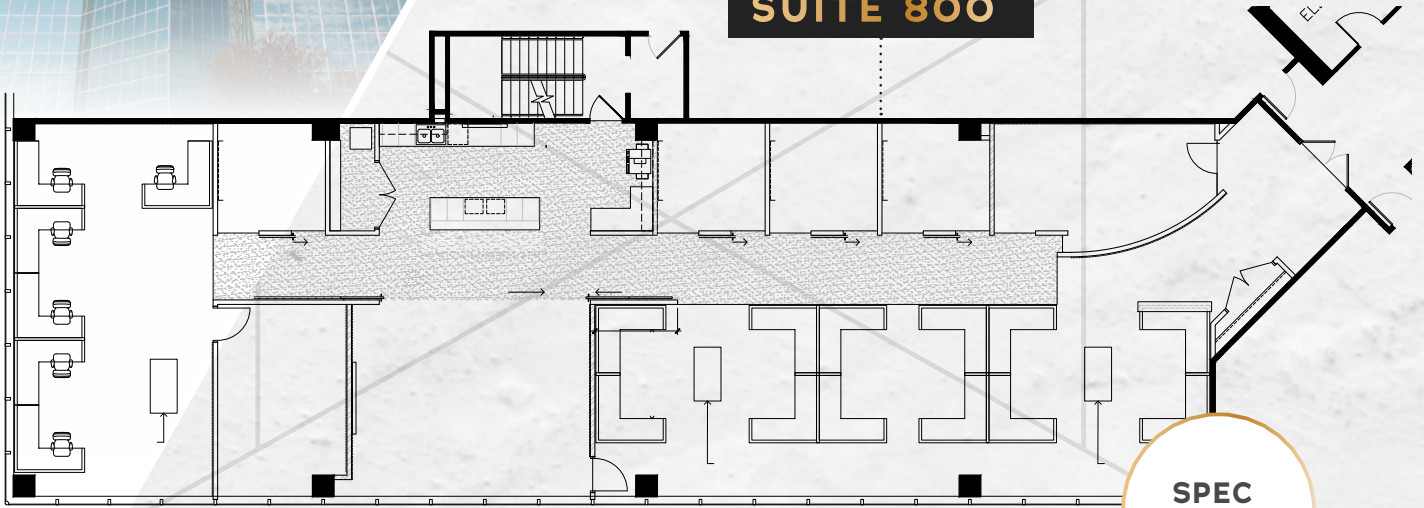
LEASED

LEASED



4,677 SF

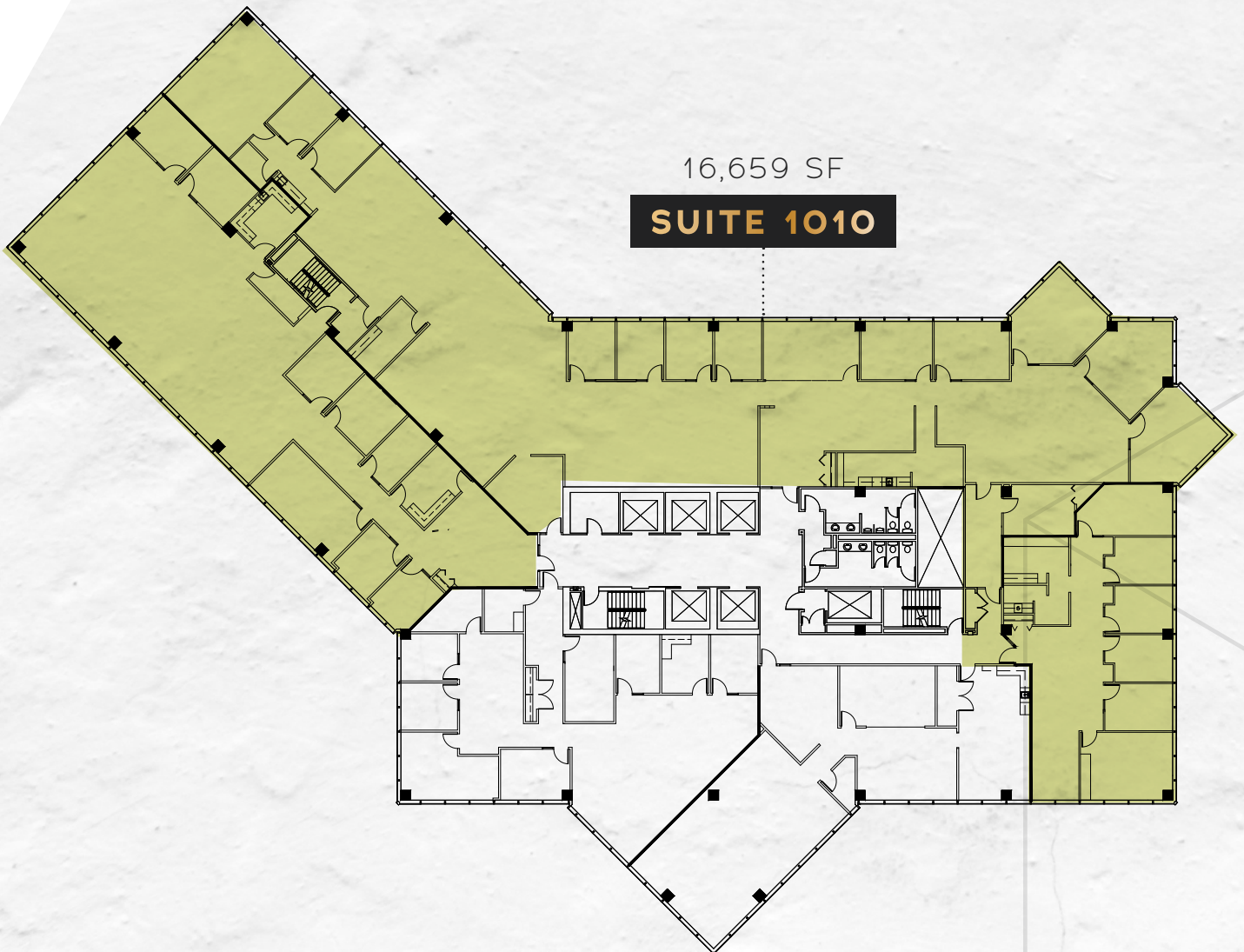
**SUITE 800**



**SPEC SUITE**

16,659 SF

**SUITE 1010**

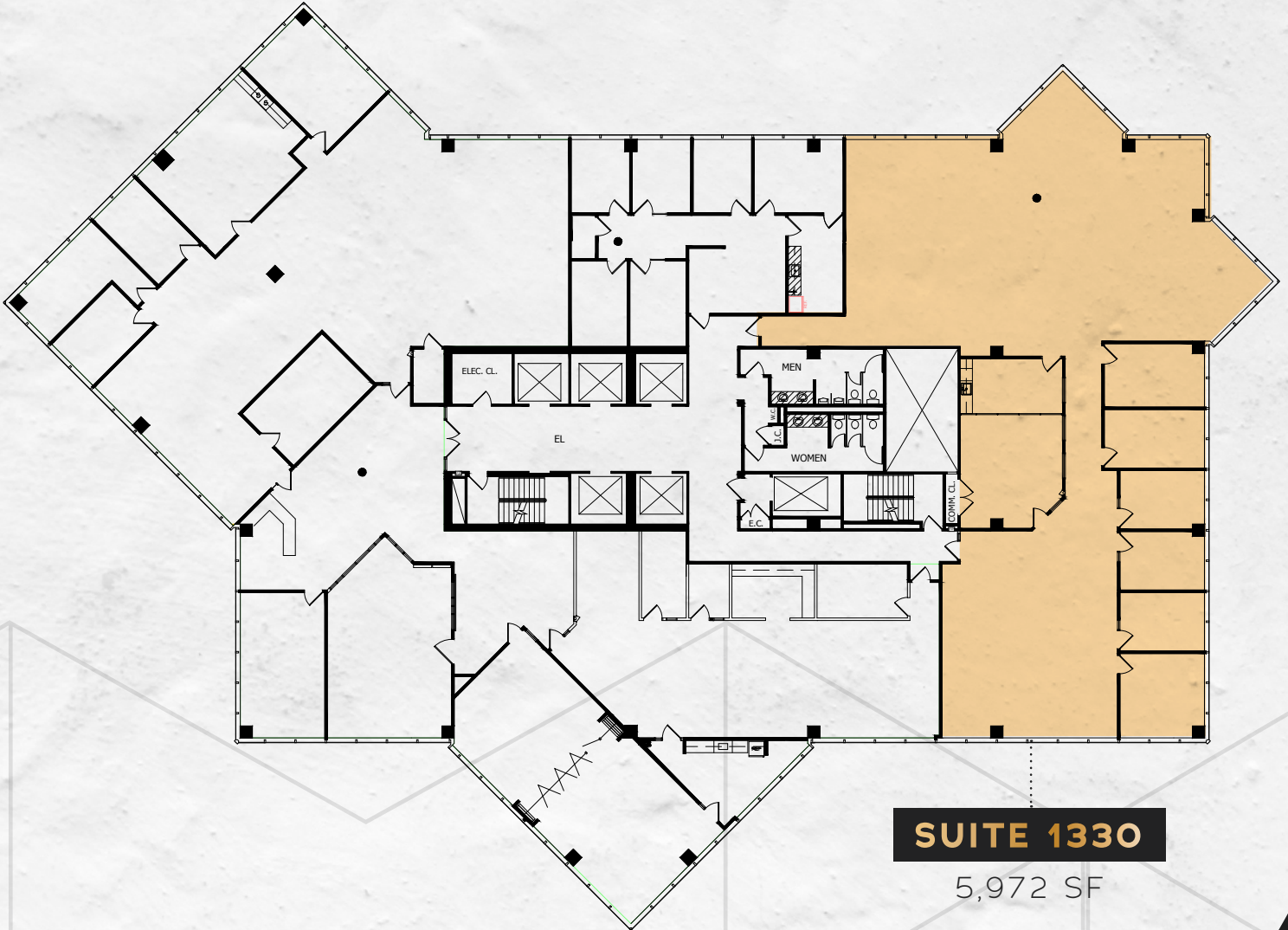




**CURRENT**

# availabilities

UP TO *16,659* CONTIGUOUS SPACE AVAILABLE







# MINNESOTA CENTER

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