

MILLIONS
OF DOLLARS
IN RENOVATIONS
COMPLETE

BUILDING SIGNAGE AVAILABLE
FOR 60,000+SF TENANT



7700 FRANCE AVENUE

7700 France Avenue + Edina, MN 55435



- ◆ Comcast, Consolidated, CenturyLink, Windstream, Zayo provide exceptional telecommunications infrastructure
- ◆ D. Brian's All Natural Deli & Catering
- ◆ Training Facility that seats 100+, and two conference rooms that seat 20+
- ◆ Ramp parking, and bicycle storage
- ◆ Wi-Fi available in Main lobby, meeting rooms, and common work cafe`
- ◆ On-site property management, engineers and afterhours cardkey-secured building access
- ◆ Fitness Center with locker rooms and showers
- ◆ IREM Certified Sustainable Property

FOR LEASE + www.7700franceavenue.com

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◆ BUILDING DETAILS

- Approximately 310,082 square feet/5 stories
- Built in 1979/Renovated in 1986/2016
- Net Rate: \$14.50 - \$15.50 per rentable square foot
- 2019 Estimated Ops/Tax Costs: \$12.16
- Space Available:

| | |
|-----------|------------------------------|
| Suite 240 | 8,900 rentable square feet |
| Suite 260 | 2,823 rentable square feet |
| Suite 285 | 8,604 rentable square feet |
| Suite 300 | 37,757 rentable square feet* |
| Suite 325 | 12,815 rentable square feet* |
| Suite 330 | 1,103 rentable square feet* |
| Suite 350 | 8,866 rentable square feet* |
| Suite 371 | 4,108 rentable square feet* |
| Suite 375 | 4,275 rentable square feet* |
| Suite 380 | 1,788 rentable square feet* |
| Suite 390 | 4,121 rentable square feet* |

*Indicates potential availability of entire floor
Up to 80,490 RSF contiguous

◆ AMENITIES

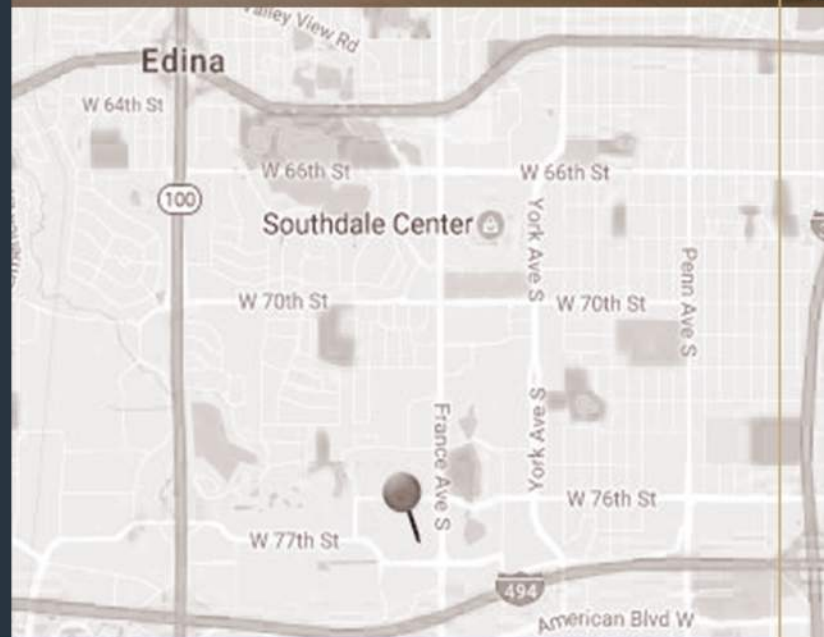
- Comcast, CenturyLink, Consolidated, Windstream and Zayo provide exceptional telecommunications infrastructure as well as a third party data center on-site
- D.Brian's All Natural Deli & Catering
- Training Center: Set up for 100 people classroom style, drop down screen, ceiling mounted projector, polycome phone and audio system
- WiFi available in specific designated meeting rooms and common work cafe
- On-site property management and engineers
- Fitness Center with men's and women's locker rooms, showers and towel service
- Storage
- Parking ramp/Executive parking garage
- 24/7 Security Guard
- Digital monument sign on France Avenue

F R A U E N S H U H

COMMERCIAL REAL ESTATE

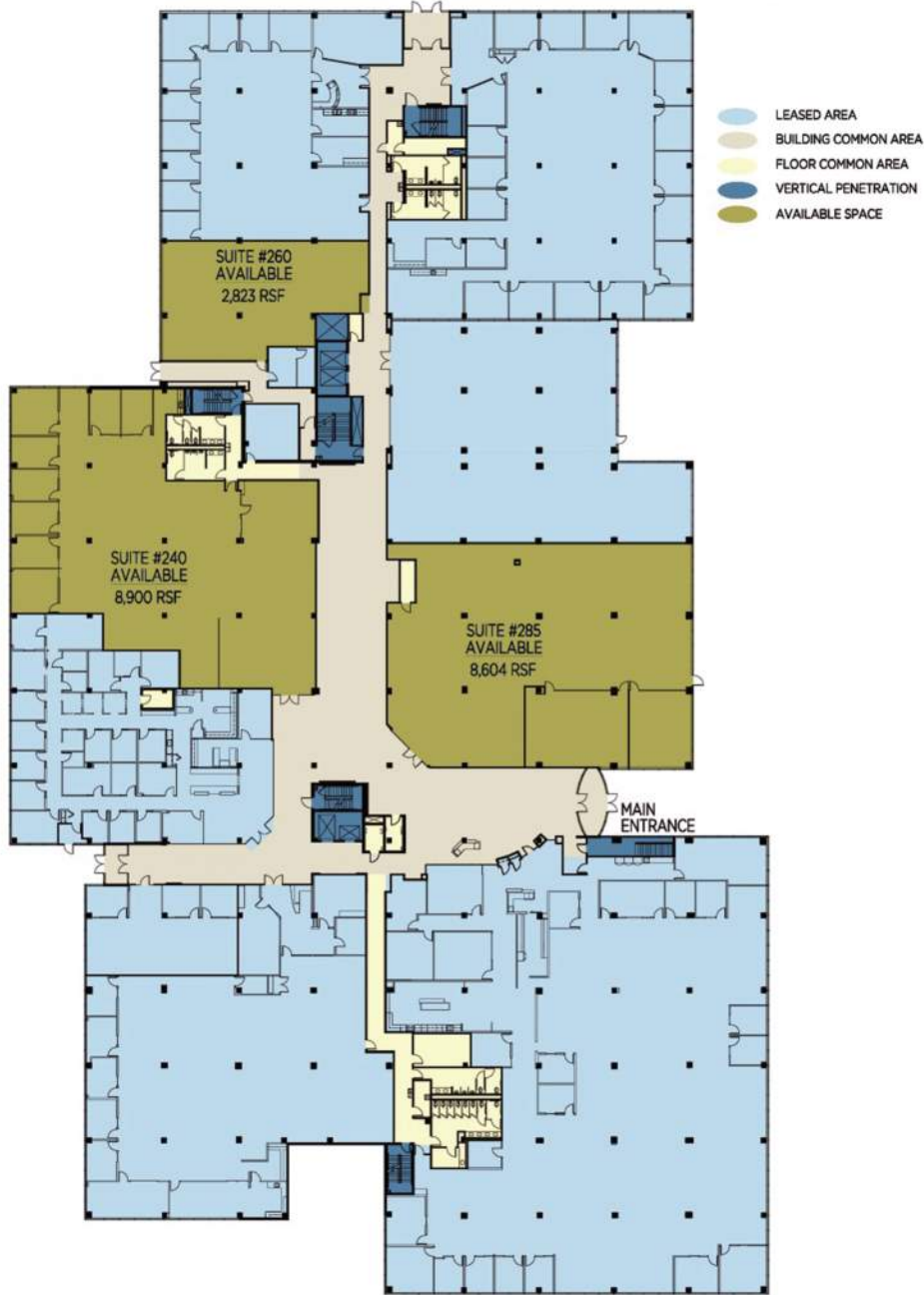
www.frauenshuh.com

7101 West 78th Street + Minneapolis, MN 55439



7700 FRANCE AVENUE ✦ FOR LEASE ✦ SECOND FLOOR

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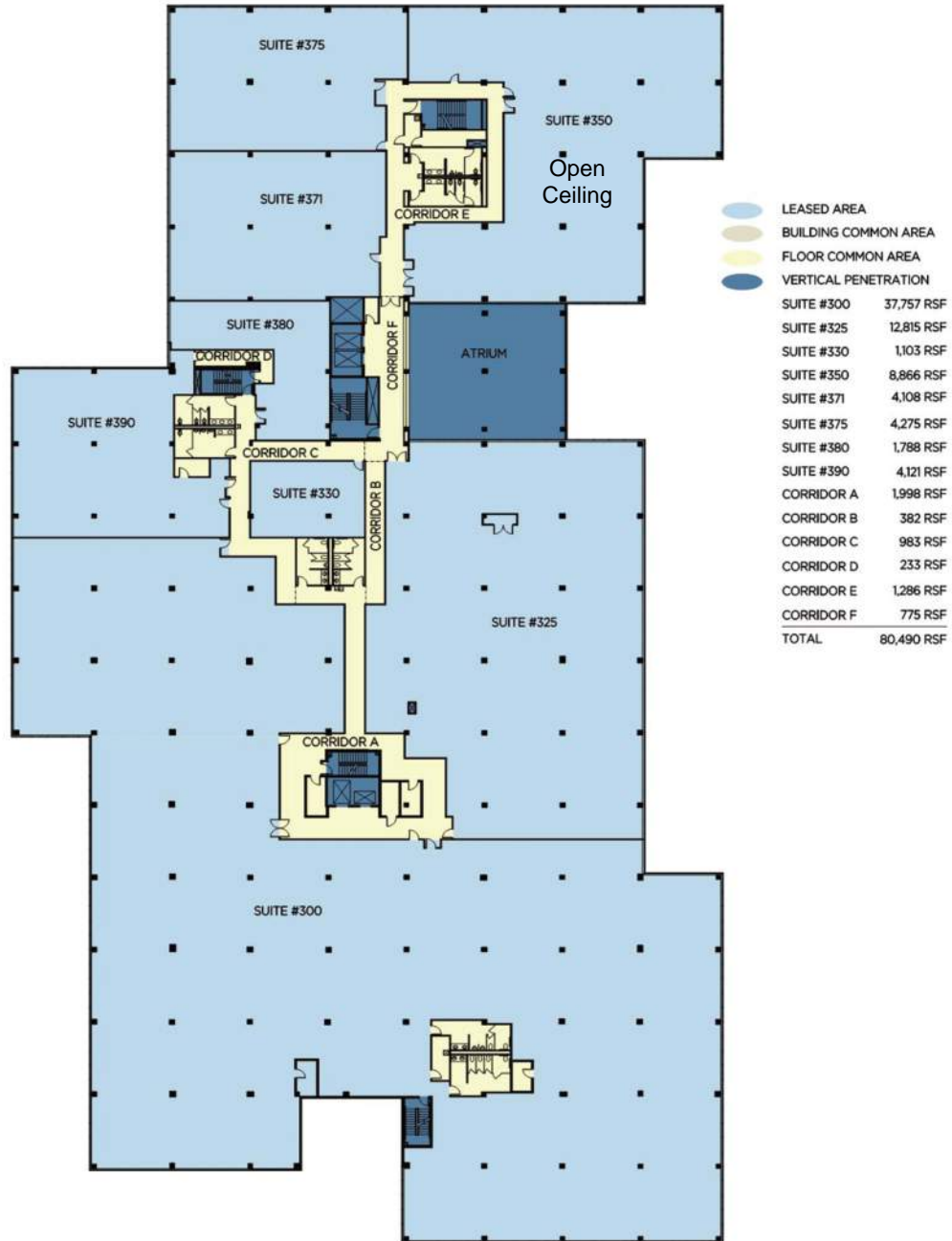
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7700 FRANCE AVENUE ✦ FOR LEASE ✦ THIRD FLOOR

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