



AN ICON  
*redefined.*



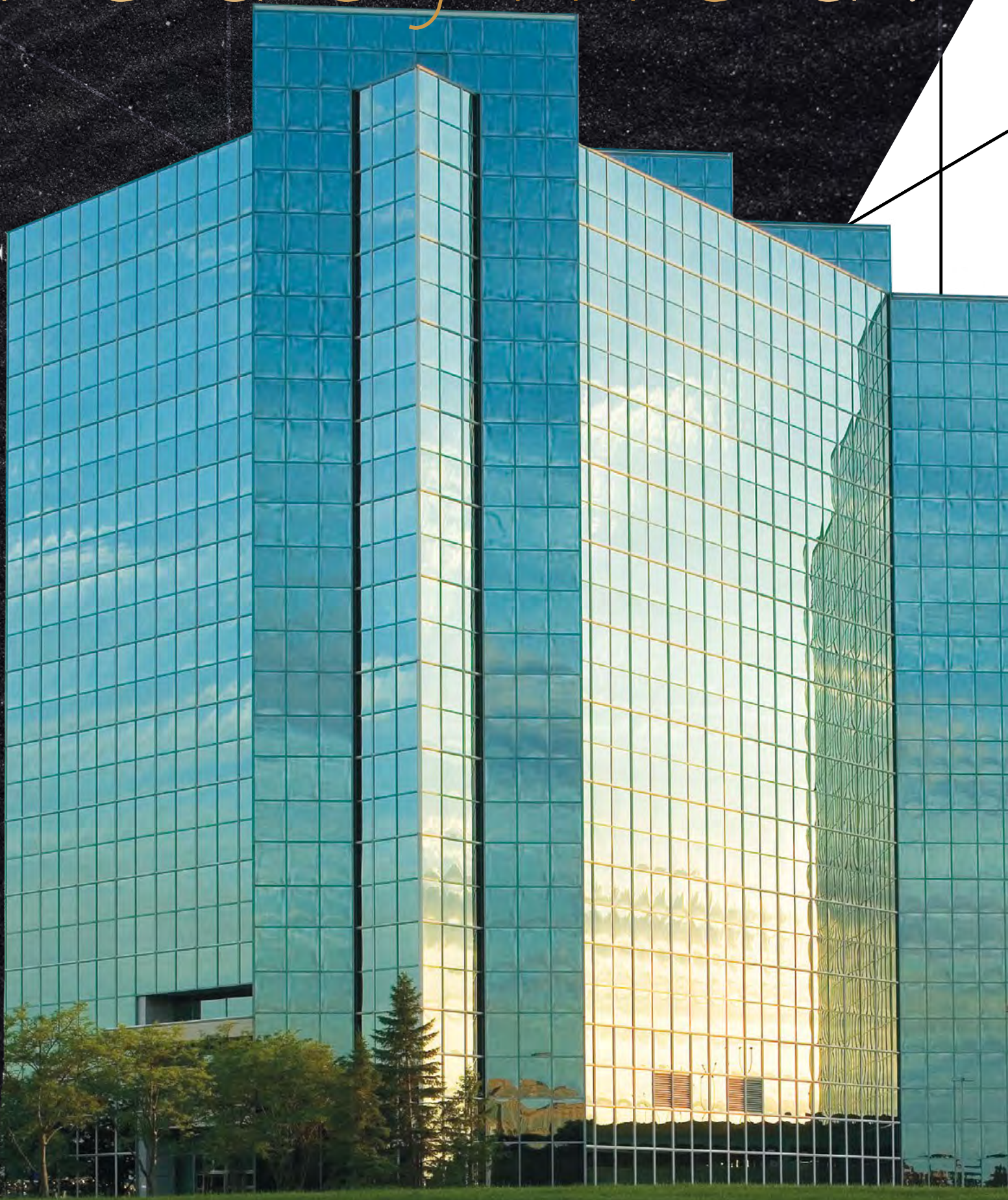
MINNESOTA  
CENTER

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



COMPLETION: SUMMER 2020

# DRURY PLAZA HOTEL

*coming soon!*



## 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
- Schlotsky'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

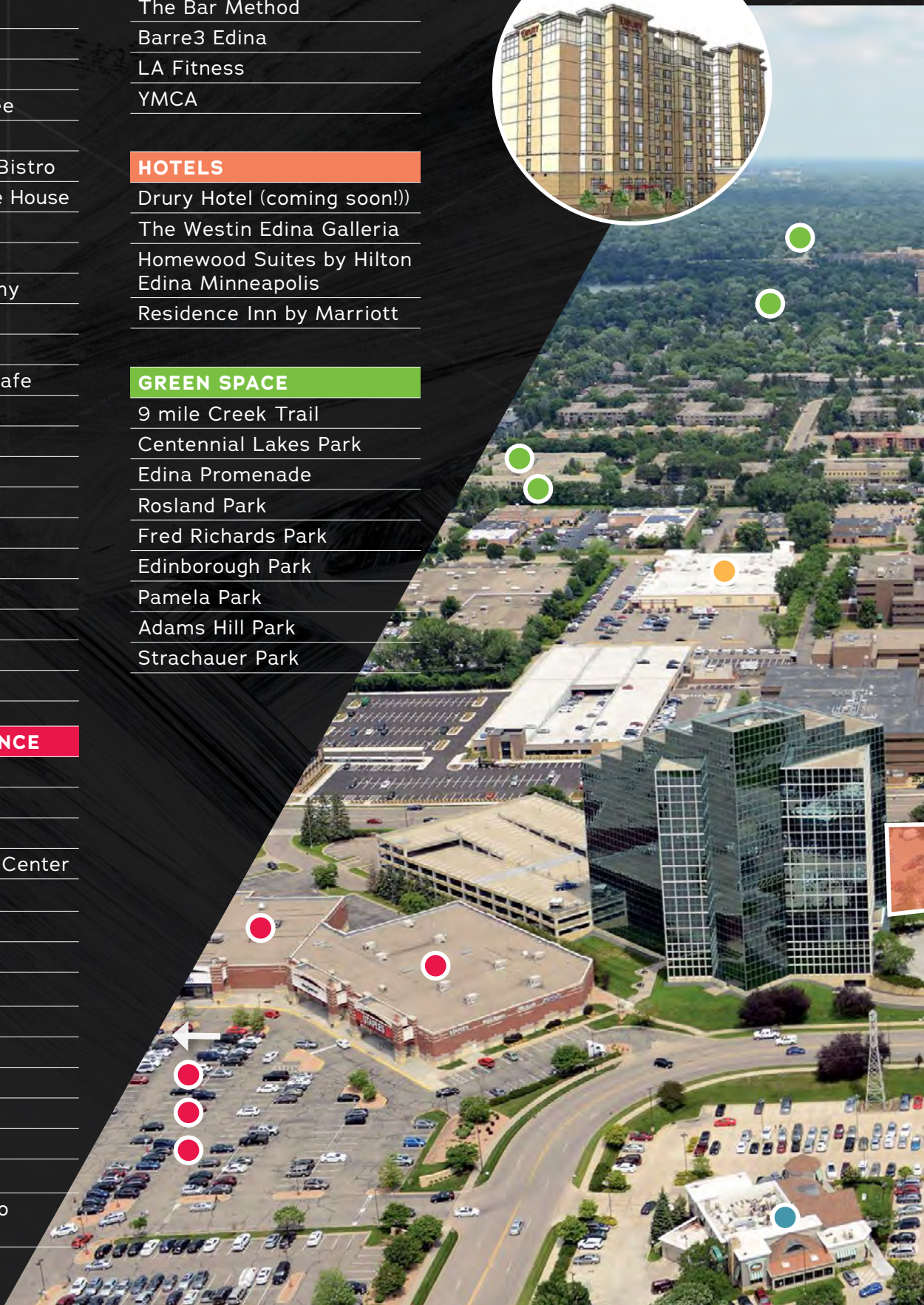
- Lifetime Fitness (coming soon!)
- Orange Theory
- Alchemy365 Edina
- Corepower Yoga
- The Bar Method
- Barre3 Edina
- LA Fitness
- YMCA

## HOTELS

- Drury Hotel (coming soon!)
- 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





9-STORY,  
214  
ROOMS



7,000 SF  
FREESTANDING  
RESTAURANT



2 LEVELS  
(324 SPACES) OF ADDED  
STRUCTURED PARKING



DIRECT  
BUILDING LINK TO  
MINNESOTA CENTER



MINNEAPOLIS CBD

FRANCE AVENUE

DRURY  
HOTELS  
SITE OF FUTURE  
DRURY HOTEL

SUBURBAN CONVENIENCE  
WITH *urban flair*



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

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!**

**SUITE 1330**  
5,972 SF Available

**SUITE 1010**  
16,659 SF Available

**SUITE 800**  
4,677 SF Available  
**SPEC SUITE**

# building

## AVAILABILITY

**SUITE 1350**  
1,665 SF Available

**7,637 SF CONTIGUOUS**

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED


LEASED

LEASED

LEASED

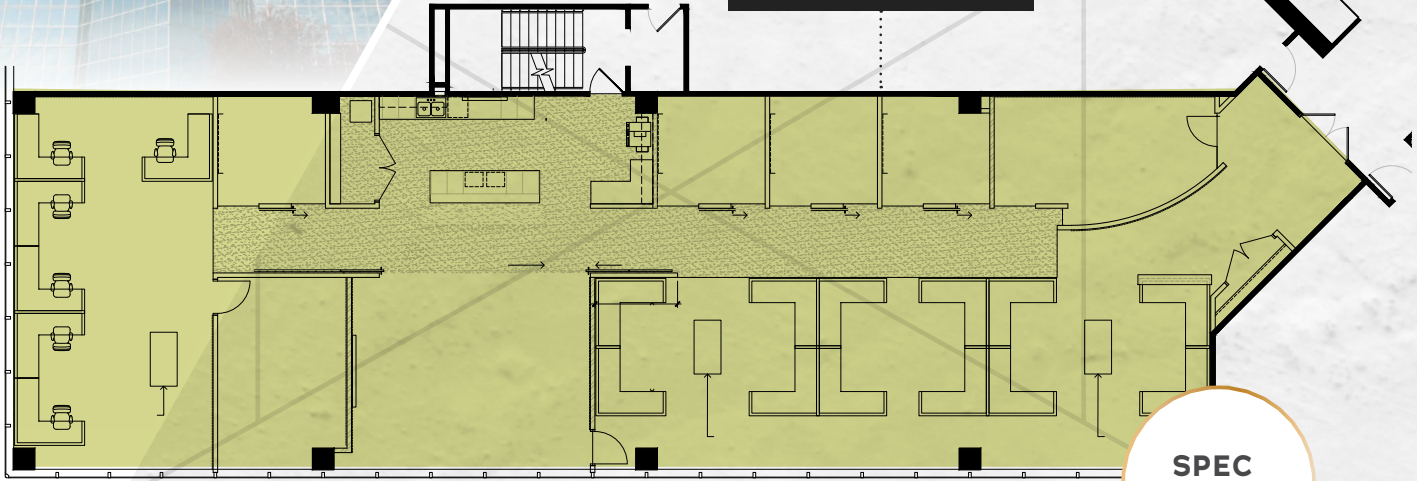
LEASED

LEASED



4,677 SF

**SUITE 800**



**SPEC  
SUITE**

16,659 SF

**SUITE 1010**



**CURRENT**

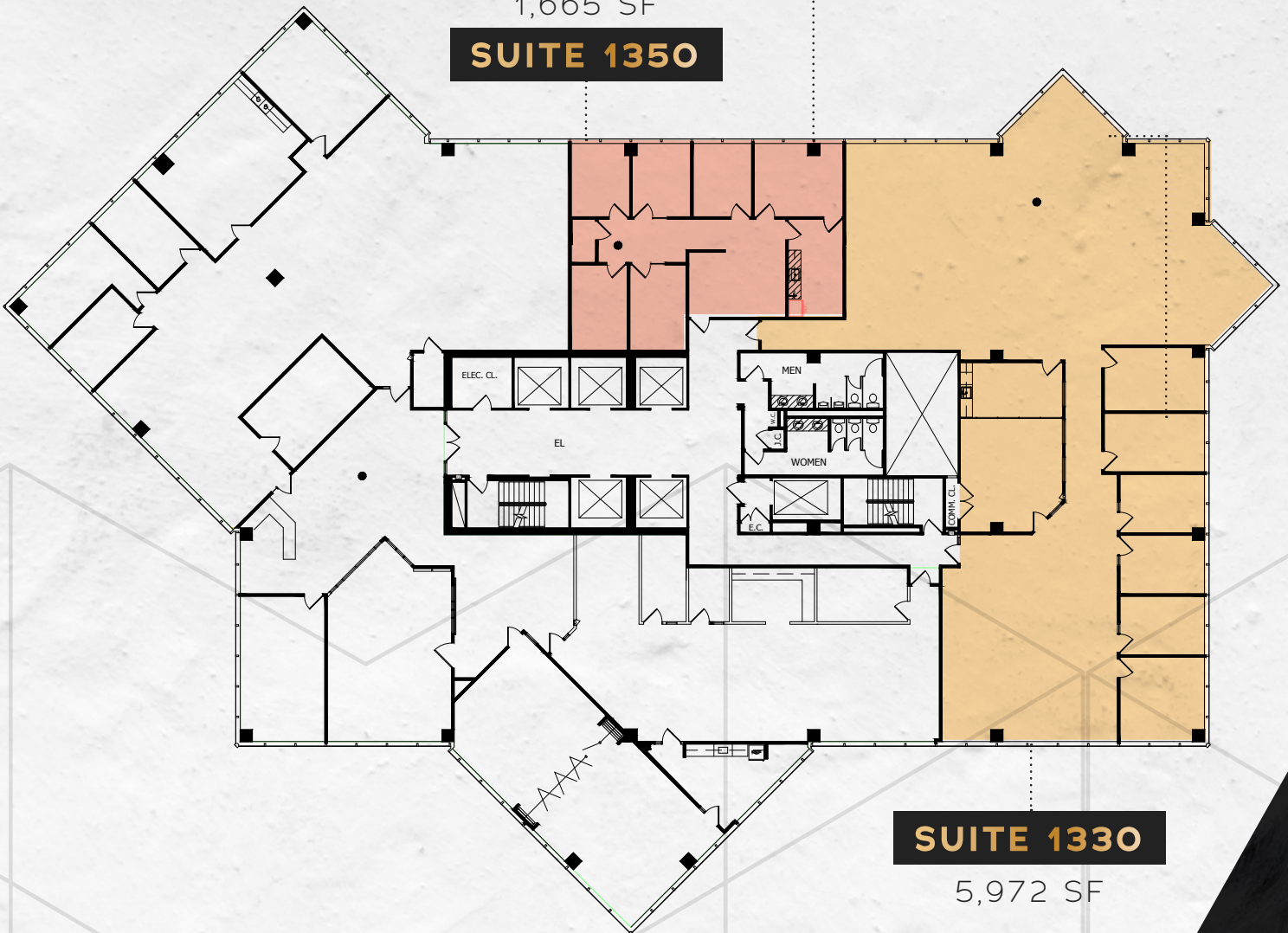
# availabilities

UP TO *16,659* CONTIGUOUS SPACE AVAILABLE

CONTIGUOUS  
7,637 SF

1,665 SF

**SUITE 1350**



**SUITE 1330**

5,972 SF



# MINNESOTA CENTER

7760 France Ave S,  
Bloomington, MN 55435



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