



SOUTHDALE

OFFICE CENTRE

6600-6800 FRANCE AVE S • EDINA, MN 55435



SOUTHDALE OFFICE CENTRE

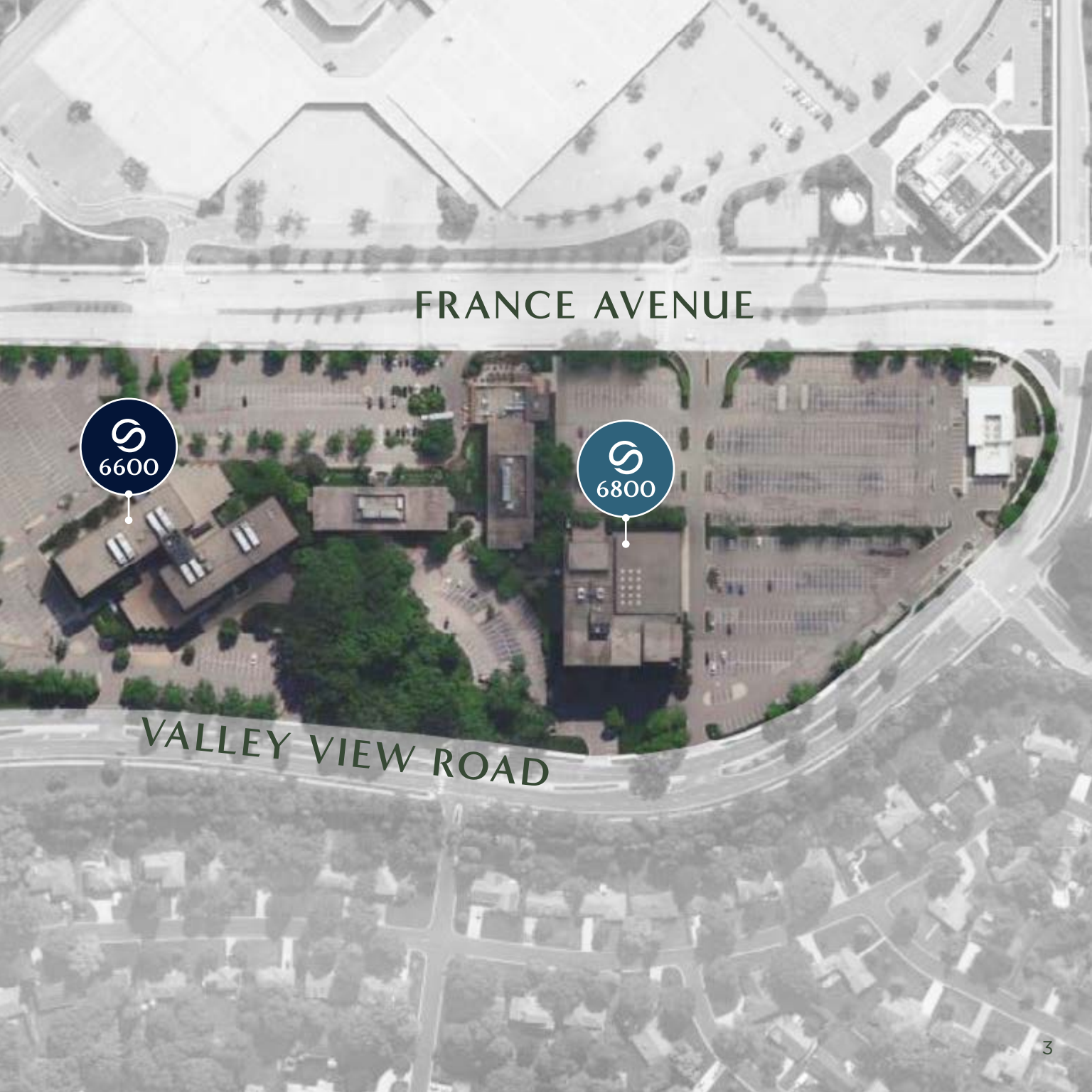
Welcome to the heart of Edina's
upscale, vibrant and ever-growing
Southdale neighborhood.

This expansive 6-building office campus
offers the best of today's desired
amenities within a serene suburban
setting that is just minutes from dozens
of restaurants, coffee shops, and retail
to the east and south, luscious green
green space and recreation to the west,
and the Minneapolis CBD to the north.

With immediate access to France
Avenue and Highway 62, this uniquely
positioned site gives your brand and
staff unrivaled convenient access to the
best of everything.

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WEST 66TH STREET



FRANCE AVENUE

This is an aerial photograph of a commercial district. At the top, a wide, multi-lane road is labeled 'FRANCE AVENUE'. Below it, a large commercial complex is visible, featuring several buildings and extensive parking lots. Two specific locations within this complex are highlighted with circular callouts. The callout on the left points to a building and is labeled '6600'. The callout on the right points to another building and is labeled '6800'. Below the commercial complex, a road curves through the scene, labeled 'VALLEY VIEW ROAD'. The bottom portion of the image shows a residential neighborhood with smaller houses and trees. The entire map is overlaid with a semi-transparent white banner at the top containing the text 'FRANCE AVENUE'.

6600

6800

VALLEY VIEW ROAD



ON-SITE AMENITIES



TAVERN ON FRANCE



FITNESS CENTER



LOCKER ROOMS & SHOWERS



AMPLE SURFACE PARKING



HEATED GARAGE PARKING



CONFERENCE ROOMS



TENANT LOUNGES & COLLABORATION SPACES



OUTDOOR GREENSPACE



PRINT SHOP



BANKING



NOTARY SERVICES



ON-SITE OWNERSHIP



ON-SITE PROPERTY MANAGER & BUILDING ENGINEERS







**Big changes are in the works!
Fresh commons areas are arriving soon.**

AREA AMENITIES

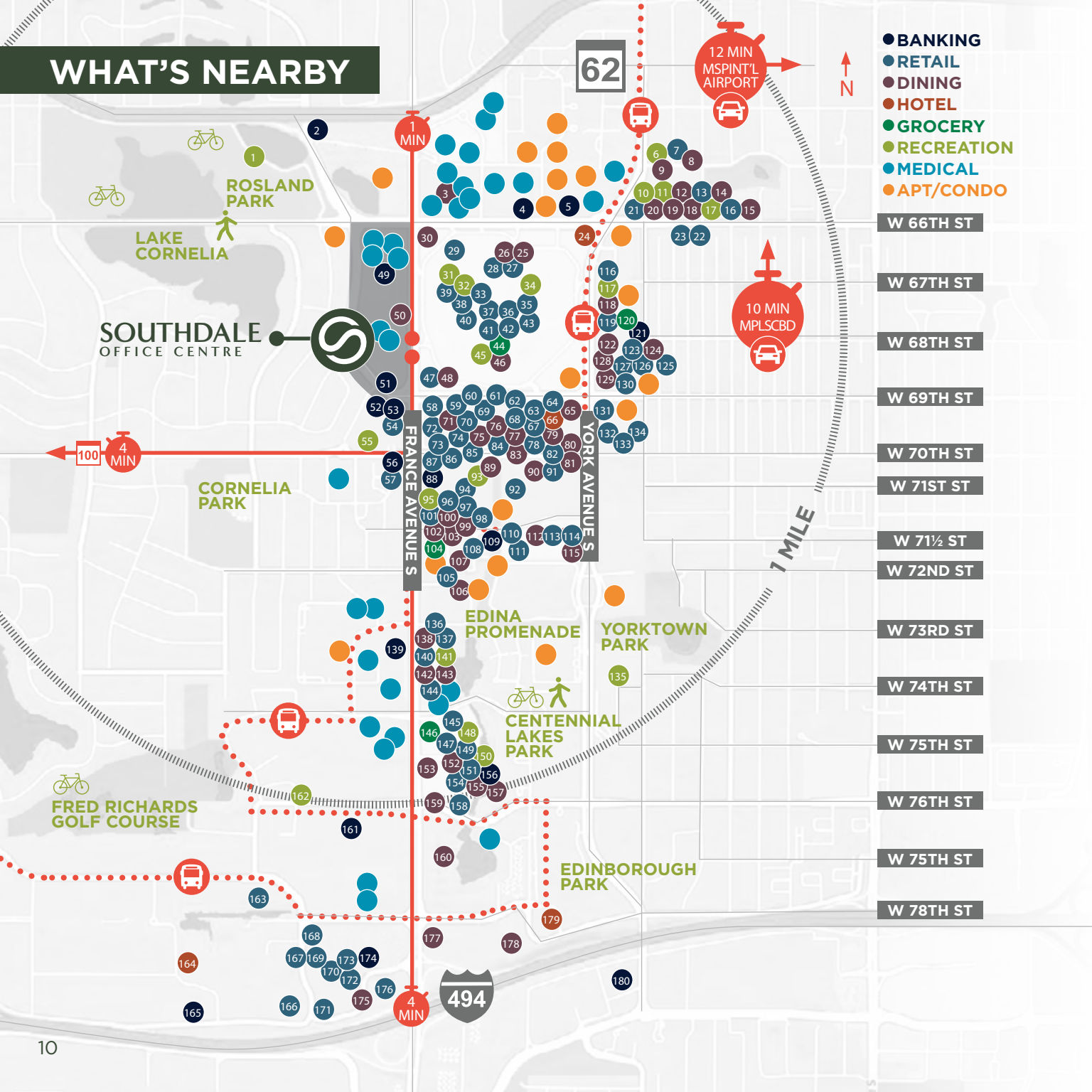




Throughout the upscale France Avenue Corridor, a **historically strong office market** is interlaced with luxury living, shopping, recreation, entertainment, hospitality, and medical services to offer countless **urban conveniences with a neighborhood feel**.



WHAT'S NEARBY



- 1 Edina Aquatic Center
- 2 CorTrust Bank
- 3 Subway
- 4 Great Southern Bank
- 5 First Bank & Trust
- 6 barre3
- 7 Salons by JC
- 8 Patrick's Bakery
- 9 Cafe Zupas
- 10 Club Champion
- 11 StretchLab
- 12 Dino's
- 13 Tires Plus
- 14 Red Pepper Chinese
- 15 Dairy Queen
- 16 WaterWerks Car Wash
- 17 Foss Swim School
- 18 Giordano's
- 19 Jersey Mike's
- 20 Noodles & Company
- 21 Jared
- 22 Pilgrim Cleaners
- 23 Speedway
- 24 Homewood Suites
- 25 Yumi Japanese
- 26 Rustica Bakery & Cafe
- 27 Drybar
- 28 J Crew
- 29 Macy's
- 30 Shake Shack
- 31 Gutter's Comedy Club
- 32 Dave & Buster's
- 33 Lenscrafters
- 34 Lifetime Work
- 35 Victoria's Secret
- 36 Sephora
- 37 LOFT
- 38 Gap
- 39 Men's Warehouse
- 40 Eddie Bauer
- 41 Dry Goods
- 42 Apple Store
- 43 Madewell
- 44 Kowalski's
- 45 AMC Southdale 16
- 46 Cheesecake Factory
- 47 Restoration Hardware
- 48 RH Rooftop Restaurant
- 49 Crown Bank
- 50 Tavern on France
- 51 Bank of America
- 52 BMO Harris
- 53 Bremer Bank
- 54 Sleep Number
- 55 Kinderberry Hill
- 56 Chase Bank
- 57 Room & Board
- 58 Eileen Fisher
- 59 Lululemon
- 60 Arhaus
- 61 Allen Edmonds
- 62 Design Within Reach
- 63 Free People
- 64 Filson
- 65 McCormick & Schmick
- 66 Westin Hotel
- 67 Warby Parker
- 68 Vineyard Vines
- 69 Barnes & Noble
- 70 Kate Spade
- 71 Big Bowl
- 72 Pottery Barn
- 73 Louis Vuitton
- 74 Crate & Barrel
- 75 Crave
- 76 Sweetgreen
- 77 Good Earth
- 78 Coach
- 79 Cov Edina
- 80 Starbucks
- 81 Pittsburgh Blue
- 82 Hammer Made
- 83 People's Organic
- 84 Williams-Sonoma
- 85 Cole Haan
- 86 Tiffany & Co
- 87 Madewell
- 88 US Bank
- 89 Original Pancake House
- 90 Starbucks
- 91 Lili Salon Spa
- 92 Target
- 93 Orangetheory Fitness
- 94 Warner's Stellan
- 95 Pure Barre
- 96 Xfinity
- 97 Kohler
- 98 Ethan Allen
- 99 Nakamori Japanese
- 100 Crumbl Cookie
- 101 Massage Envy
- 102 Brueggers
- 103 Caribou Coffee
- 104 Lunds & Byerlys
- 105 Culture Salon
- 106 Poke Wave
- 107 Burger Press
- 108 Filament Lighting
- 109 Think Mutual Bank
- 110 FedEx Office
- 111 Rocco Altobelli
- 112 Panera
- 113 Pearle Vision
- 114 Lane Bryant
- 115 Wendy's
- 116 Jiffy Lube
- 117 Alchemy 365 Edina
- 118 Leeann Chin
- 119 Edina Liquor
- 120 Cub Foods
- 121 Huntington Bank
- 122 Pizza Hut
- 123 Massage Retreat Spa
- 124 JJ's Poke Bowl
- 125 Chuck & Don's
- 126 Finelines Barber Shop
- 127 Great Clips
- 128 Caribou Coffee
- 129 Chipotle
- 130 Cadillac
- 131 CVS
- 132 Walgreens
- 133 Clean N Press
- 134 Kid's Hair
- 135 YMCA
- 136 Gent Cuts
- 137 The Container Store
- 138 Potbelly
- 139 Wings Financial
- 140 Blick Art Materials
- 141 Pinstripes
- 142 Tamarind Indian
- 143 Five Guys
- 144 West Elm
- 145 HomeGoods
- 146 Whole Foods
- 147 CUTCO Kitchen Store
- 148 Flex Fitness MN
- 149 The UPS Store
- 150 CorePower Yoga
- 151 Juut Salonspa
- 152 Q Cumbers
- 153 Starbucks
- 154 Envy Nails
- 155 Jamba Juice
- 156 Wells Fargo
- 157 Master Noodle
- 158 Office Depot
- 159 El Camino Taco
- 160 Tavern 23
- 161 Royal Credit Union
- 162 LA Fitness
- 163 Public Storage
- 164 Courtyard by Marriott
- 165 Choice Bank
- 166 Holiday Inn Express
- 167 World Market
- 168 New Horizon
- 169 Michaels
- 170 Marshalls
- 171 Trader Joe's
- 172 Total Wine
- 173 Pure Hockey
- 174 Associated Bank
- 175 Perkins
- 176 Bobby & Steve's
- 177 Smack Shack
- 178 Ciao Bella
- 179 Residence Inn
- 180 Wells Fargo



Rosland Park is 22 acres loaded with fun activities for everyone including tennis courts, a baseball field, a sand volleyball court, disc golf and a fishing pier. Its pickleball courts are always busy in the warmer months. Rosland features a large inclusive playground located right near the parking lot to make it easy for families to access. It also features a fountain, walking paths and a large gazebo.



ROSLAND PARK

FRANCE AVENUE S



- | | | | |
|--|-------------|---|----------------------|
|  | BASEBALL |  | MULTI-USE TRAIL |
|  | DISC GOLF |  | TENNIS COURT |
|  | PARKING |  | PICKLEBALL COURT |
|  | FISHING |  | EDINA AQUATIC CENTER |
|  | GAZEBO |  | VOLLEYBALL COURT |
|  | RESTROOMS |  | EDINA ART CENTER |
|  | PICNIC AREA |  | INCLUSIVE PLAYGROUND |


SOUTHDAL
OFFICE CENTRE





CLICK SUITE # TO VIEW PLAN



6600

SUITE	SF	AVAIL
Suite 145	1,518 RSF	
Suite 245	7,701 RSF	
Suite 250	3,423 RSF	
Suite 275	8,759 RSF	
Suite 325	2,238 RSF	
Suite 410	2,848 RSF	
Suite 460	2,829 RSF	
Suite 468	1,712 RSF	
Suite 500	15,997 RSF	
Suite 520	3,012 RSF	
Suite 600	2,453 RSF	
Suite 615	2,481 RSF	
Suite 620	2,233 RSF	
Suite 640	4,870 RSF	
Suite 660	3,184 RSF	
Suite 672	1,186 RSF	

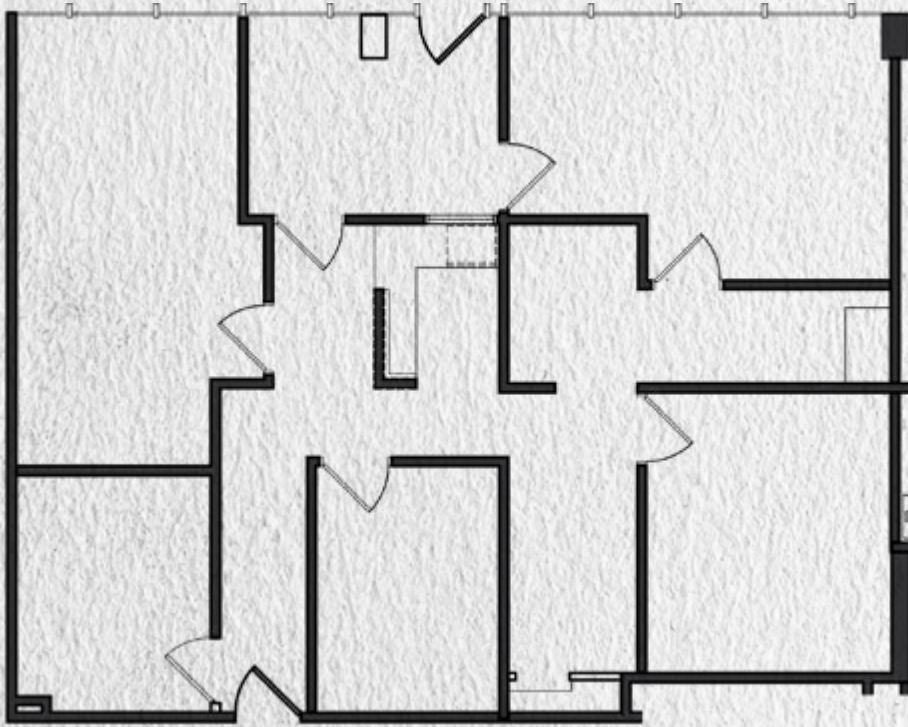
NET RENT \$20.00-\$25.00/SF



6800

SUITE	SF	AVAIL
Suite 125	1,927 RSF	
Suite 178	3,711 RSF	
Suite 350	4,187 RSF	
Suite 355	3,769 RSF	
Suite 415	7,643 RSF	
Suite 540	1,274 RSF	

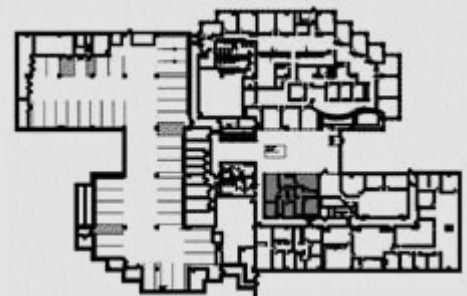
NET RENT \$18.50-\$19.50/SF

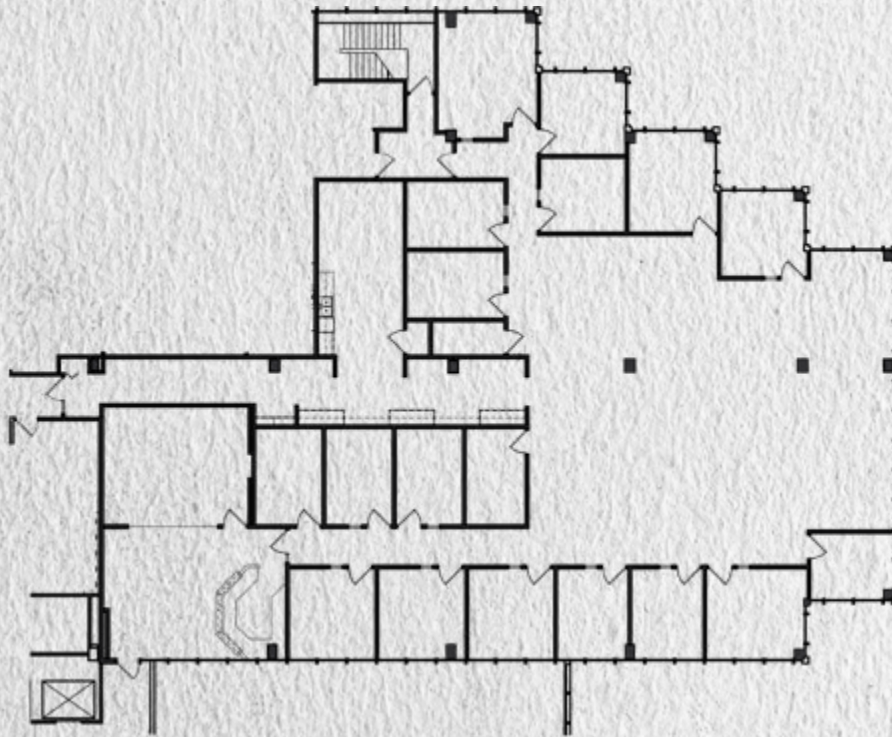


SUITE 145 | 1,518 RSF



KEY PLAN | FLOOR 1

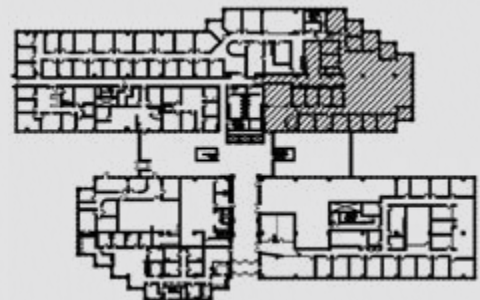


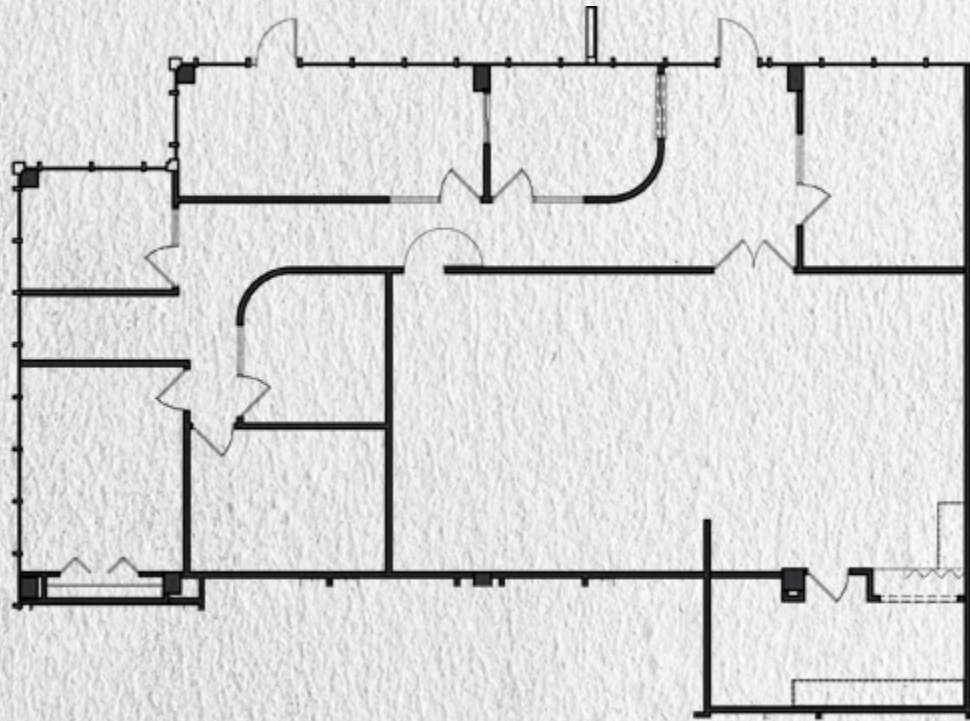


SUITE 245 | 7,701 RSF



KEY PLAN | FLOOR 2

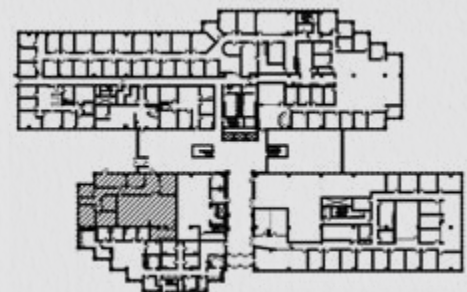


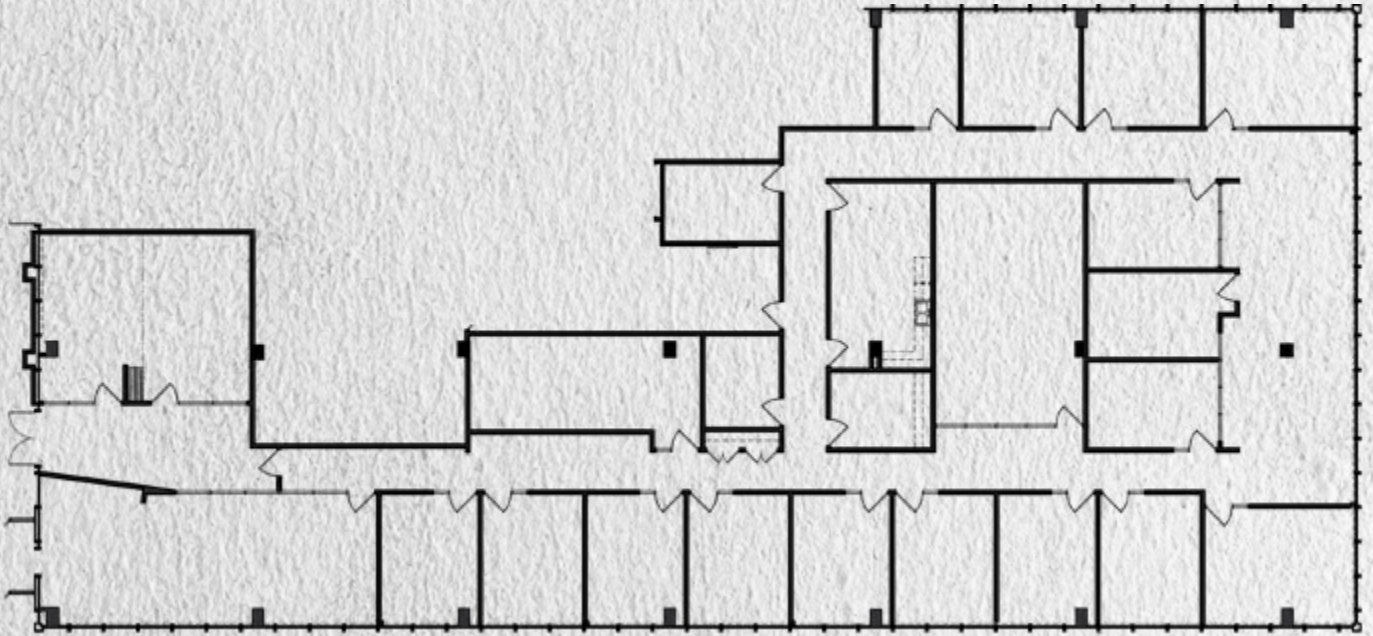


SUITE 250 | 3,423 RSF



KEY PLAN | FLOOR 2

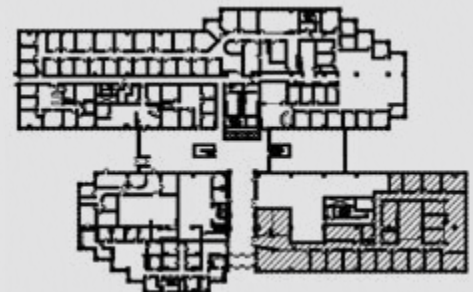


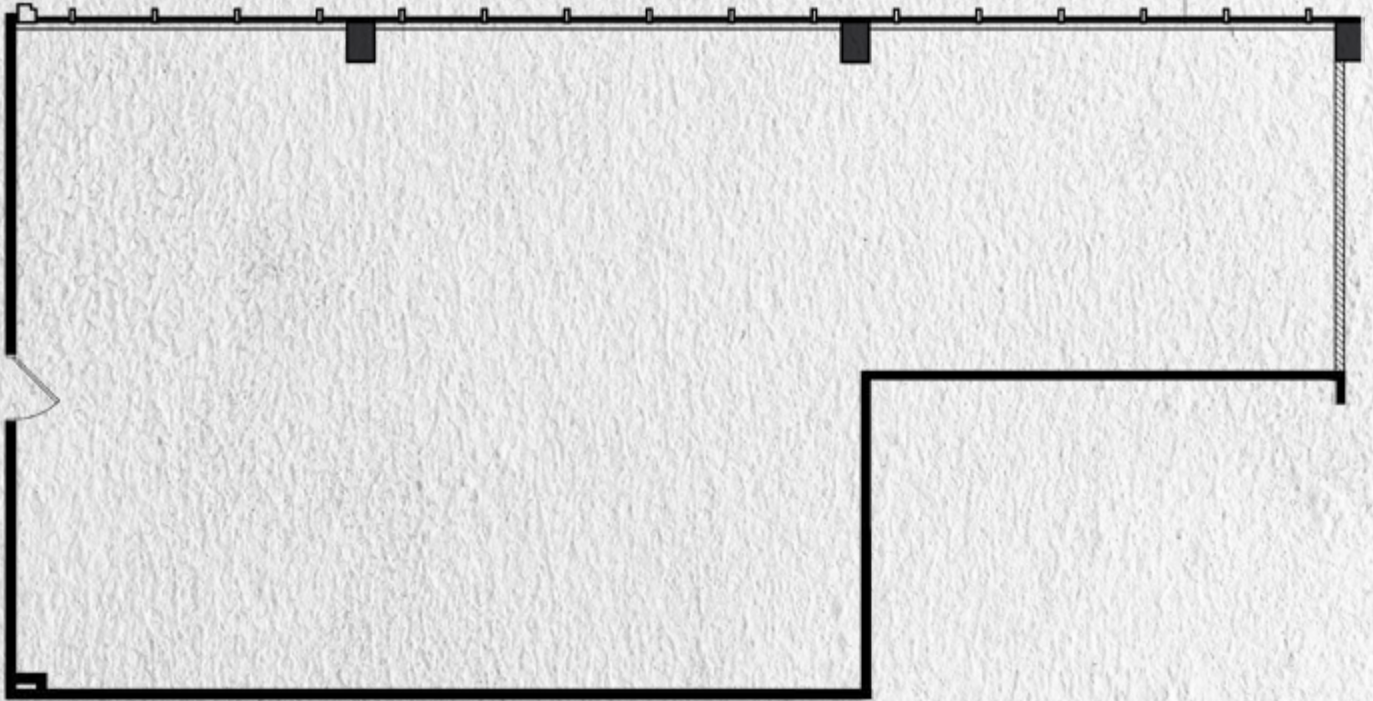


SUITE 275 | 8,759 RSF



KEY PLAN | FLOOR 2

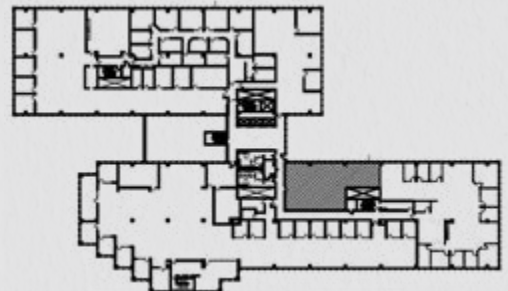


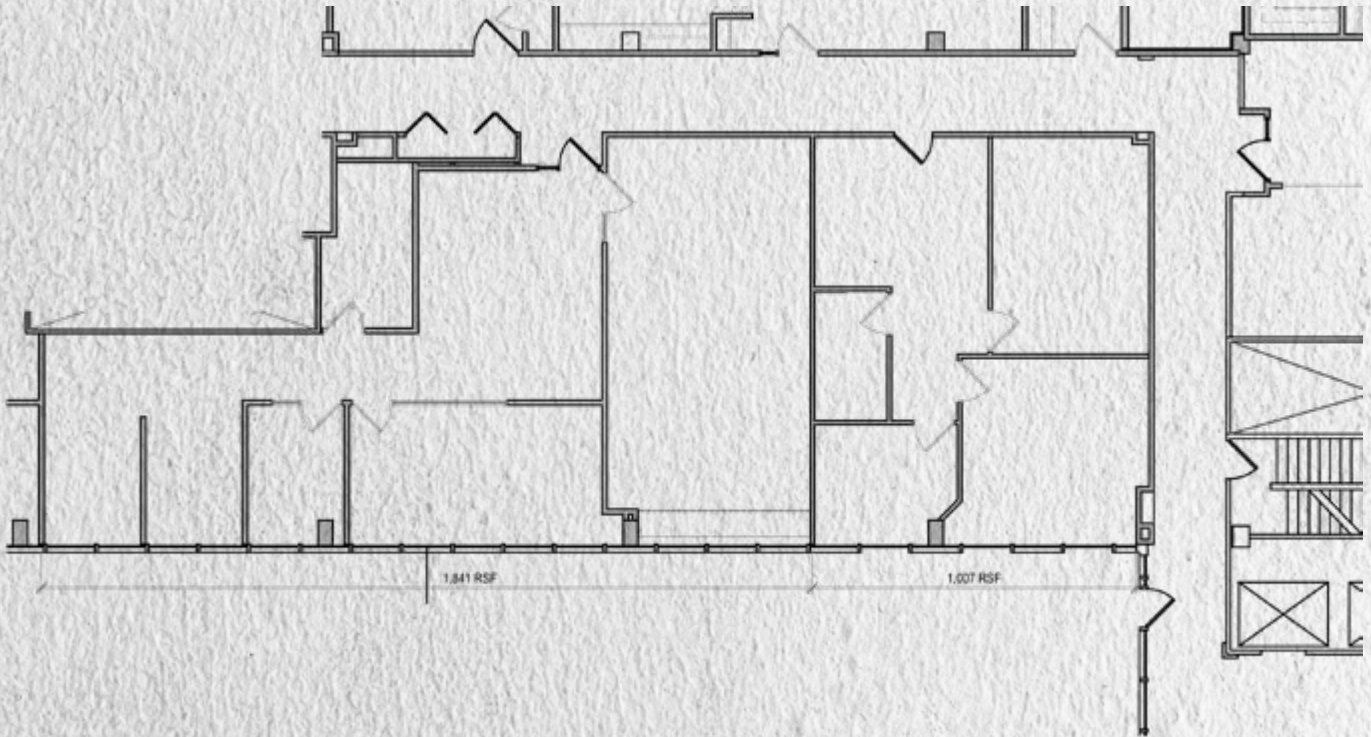


SUITE 325 | 2,238 RSF



KEY PLAN | FLOOR 3

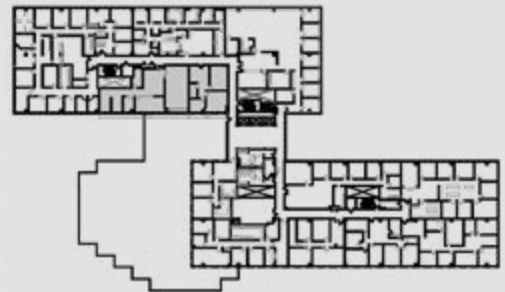


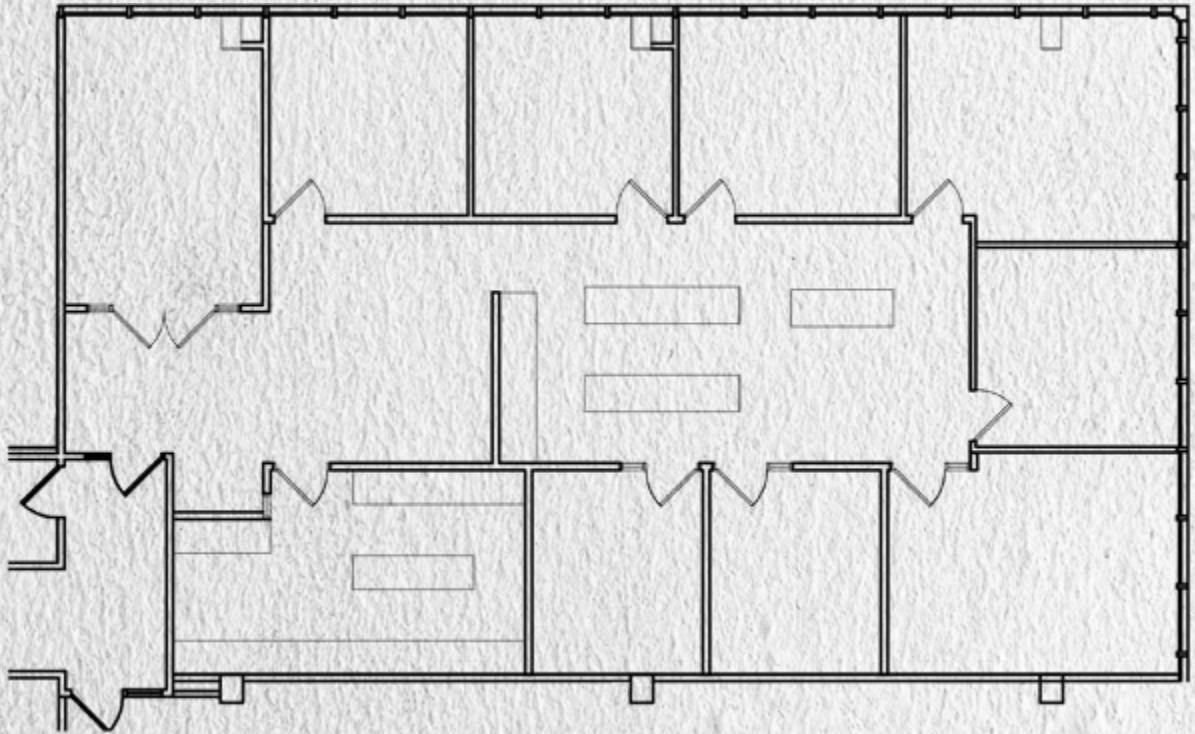


SUITE 410 | 2,848 RSF



KEY PLAN | FLOOR 4



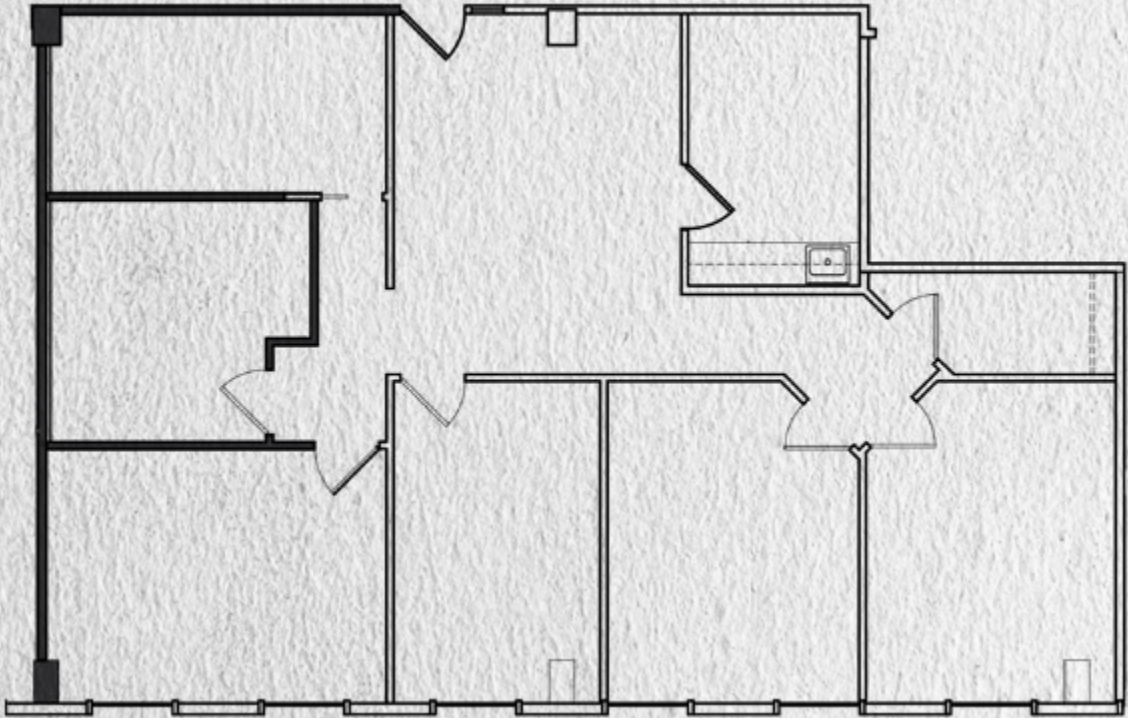


SUITE 460 | 2,829 RSF



KEY PLAN | FLOOR 4

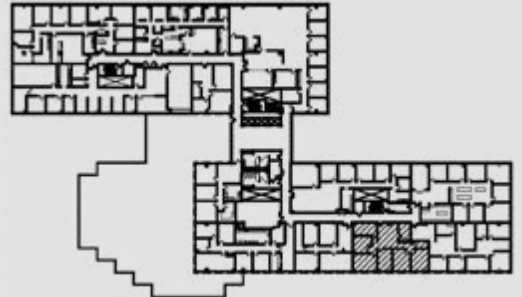


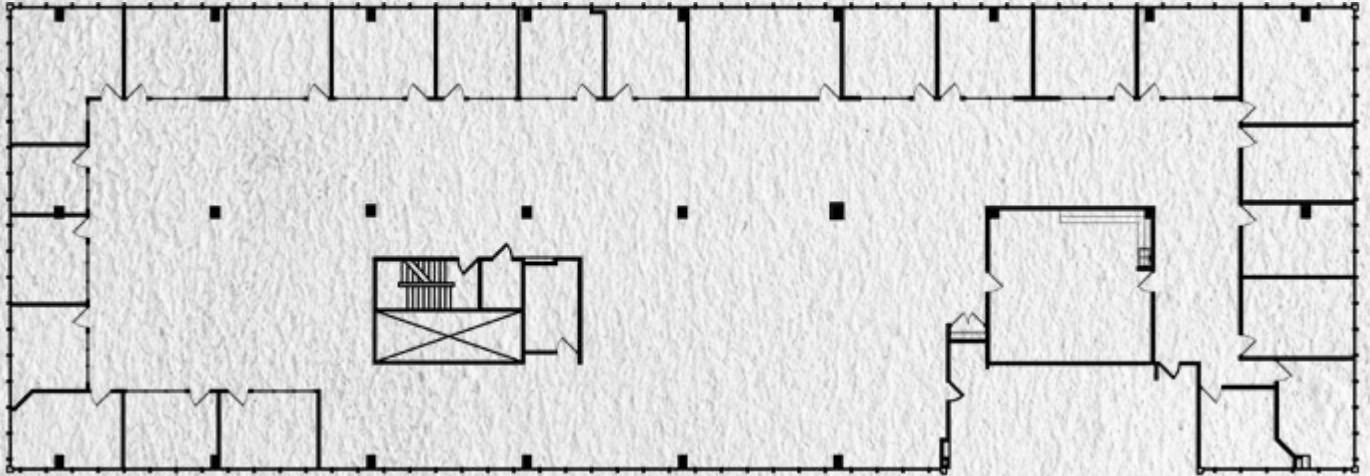


SUITE 468 | 1,712 RSF



KEY PLAN | FLOOR 4

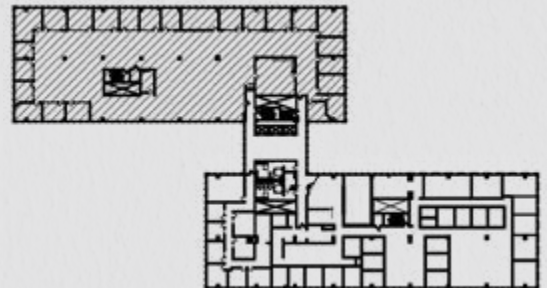


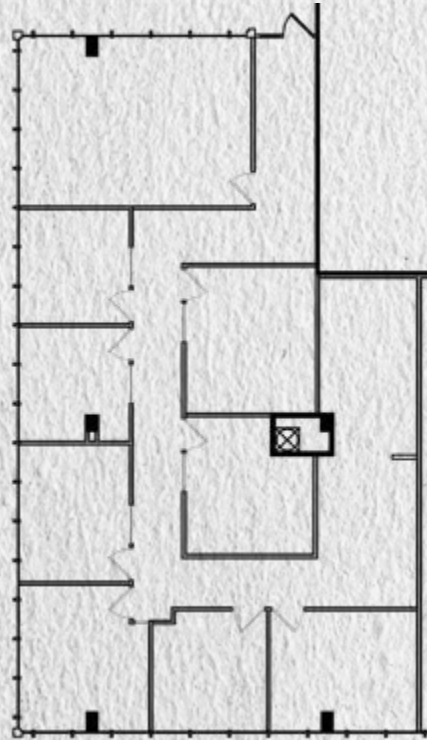


SUITE 500 | 15,997 RSF



KEY PLAN | FLOOR 5

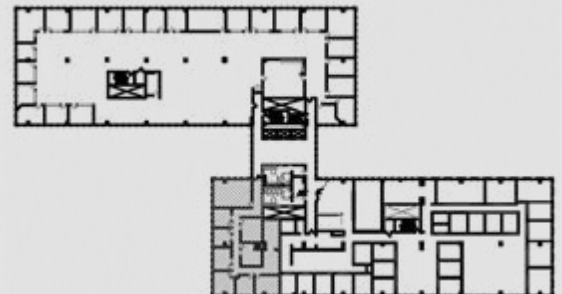


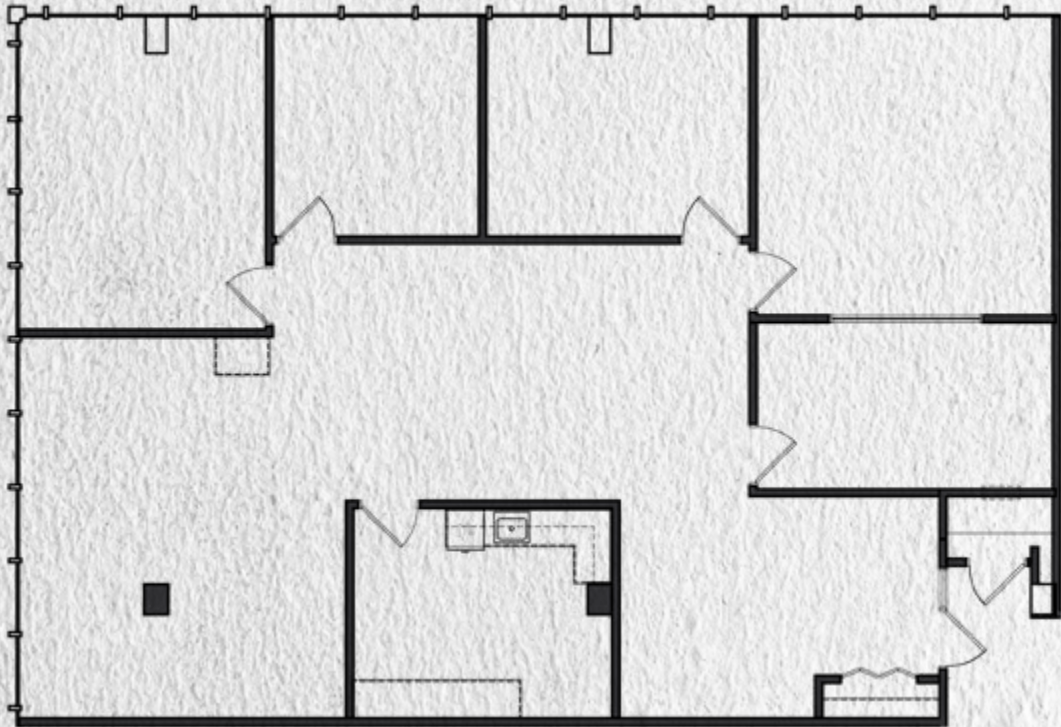


SUITE 520 | 3,012 RSF



KEY PLAN | FLOOR 5

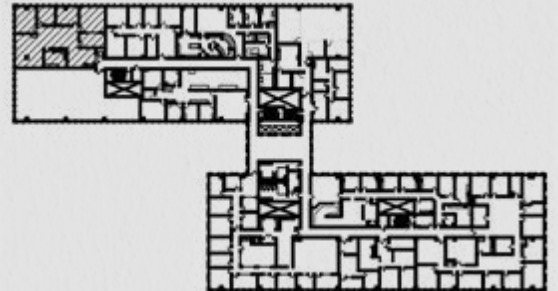


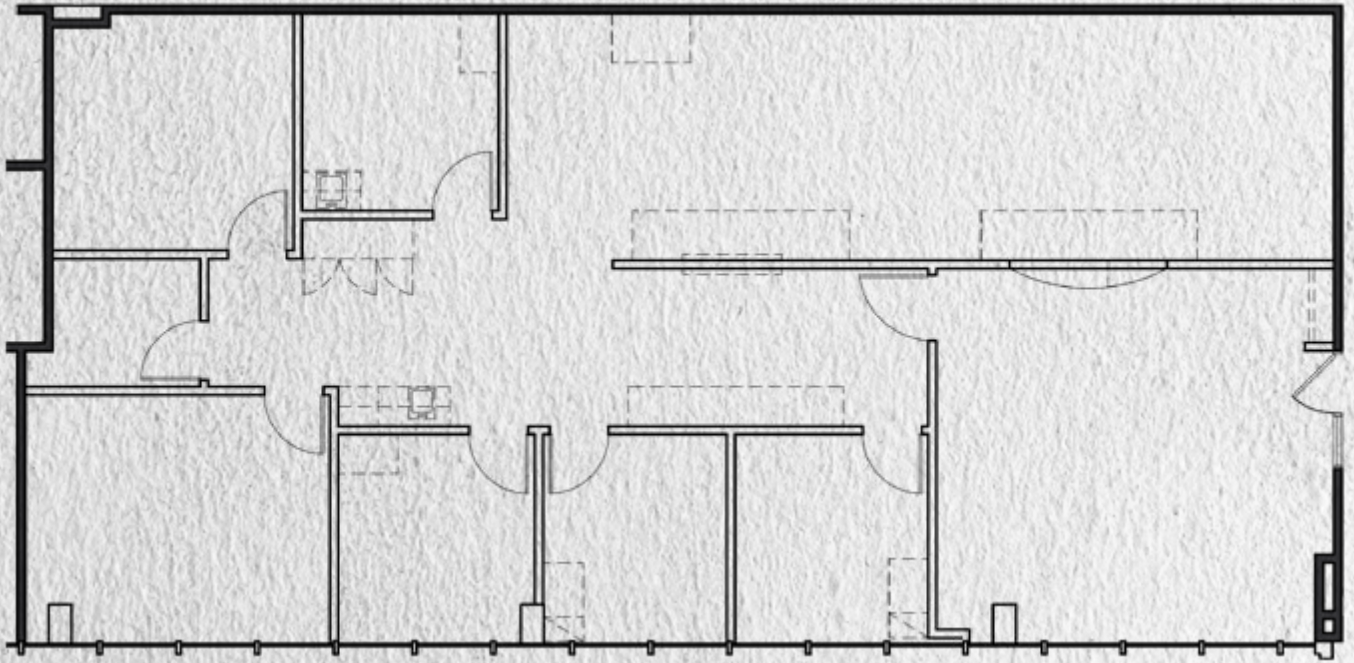


SUITE 600 | 2,453 RSF



KEY PLAN | FLOOR 6

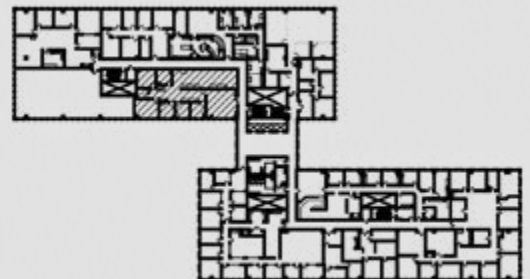


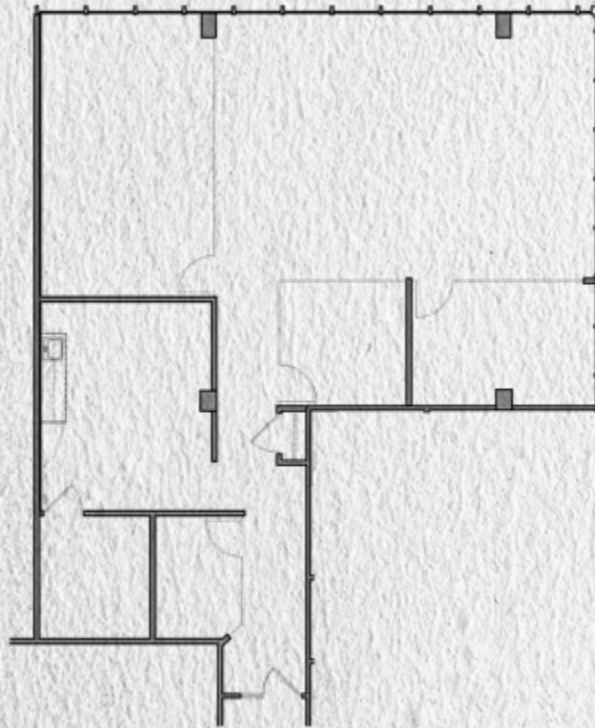


SUITE 615 | 2,481 RSF



KEY PLAN | FLOOR 6

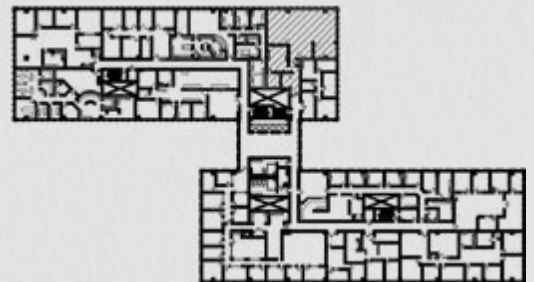


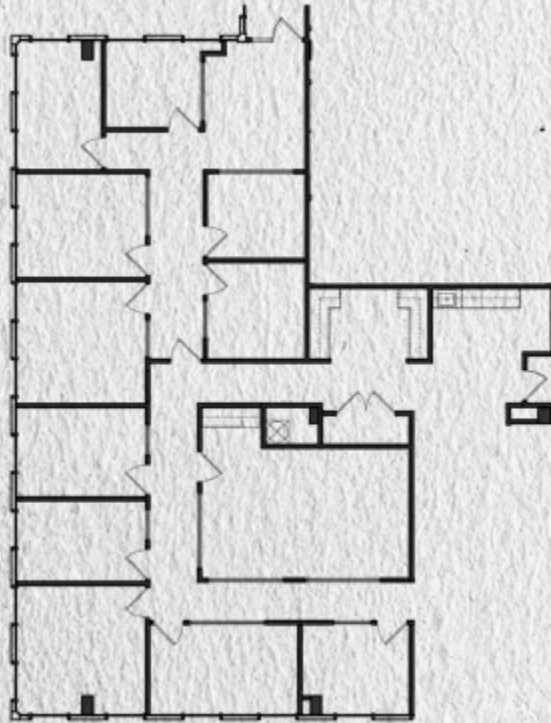


SUITE 620 | 2,233 RSF



KEY PLAN | FLOOR 6

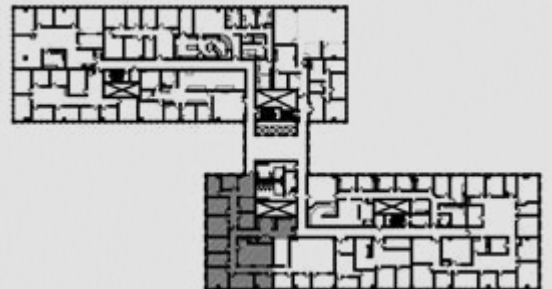


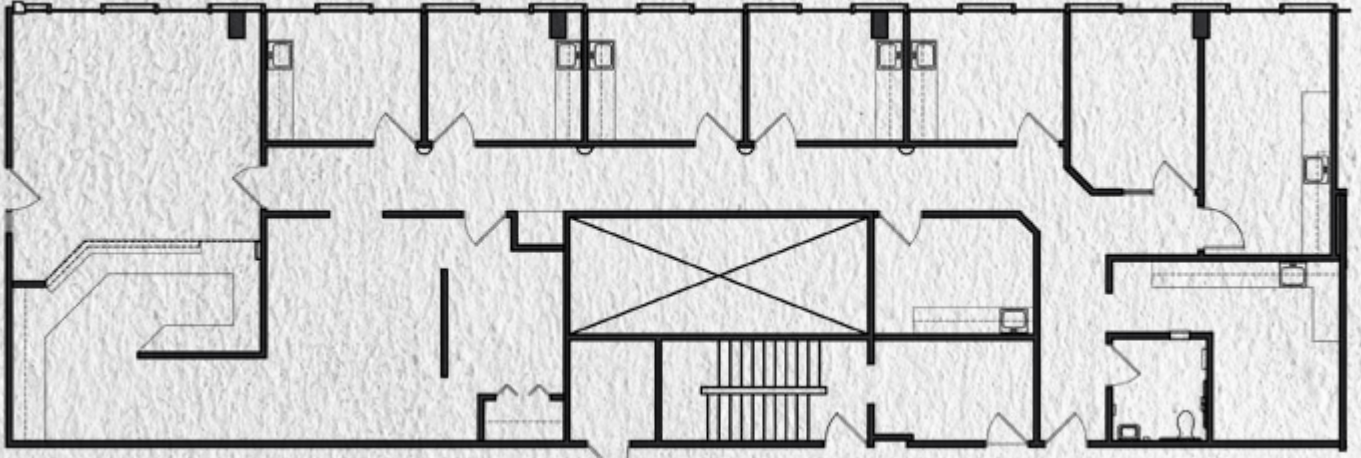


SUITE 640 | 4,870 RSF



KEY PLAN | FLOOR 6

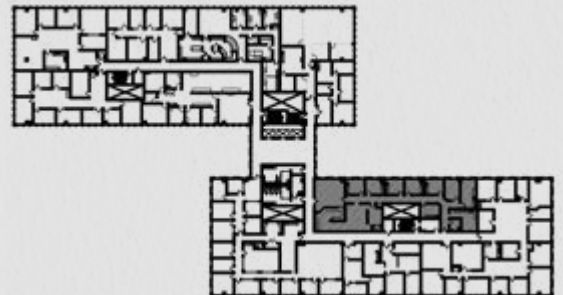




SUITE 660 | 3,184 RSF



KEY PLAN | FLOOR 6



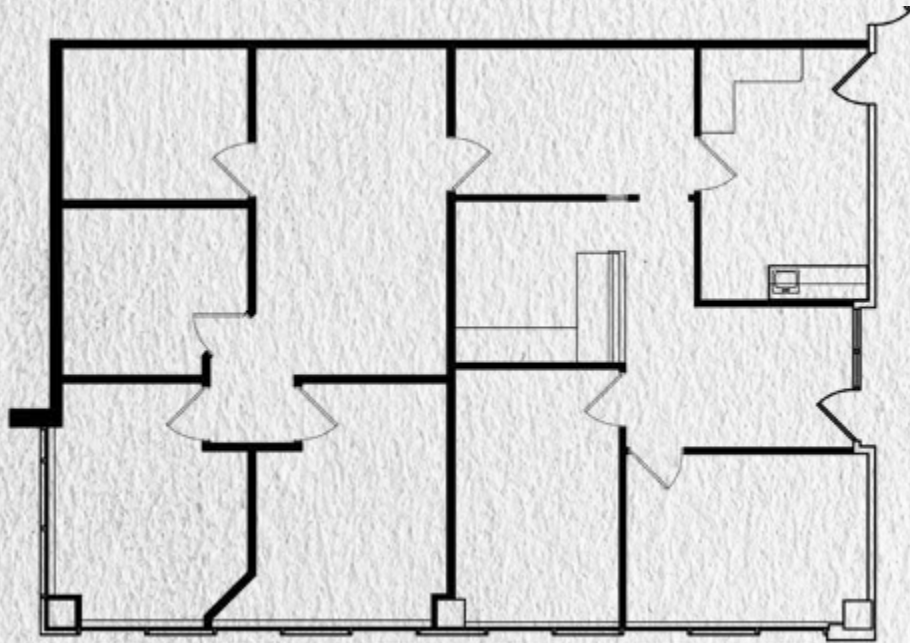


PLAN FORTHCOMING

SUITE 672 | 1,186 RSF



PLAN
FORTHCOMING

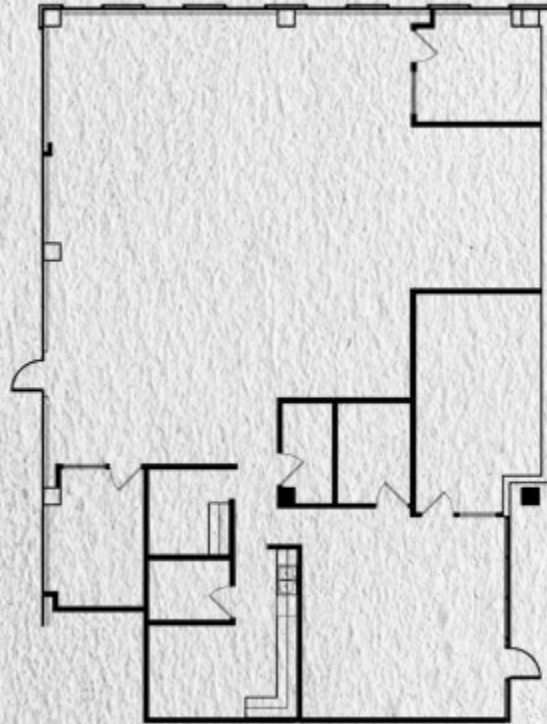


SUITE 125 | 1,927 RSF



KEY PLAN | FLOOR 1



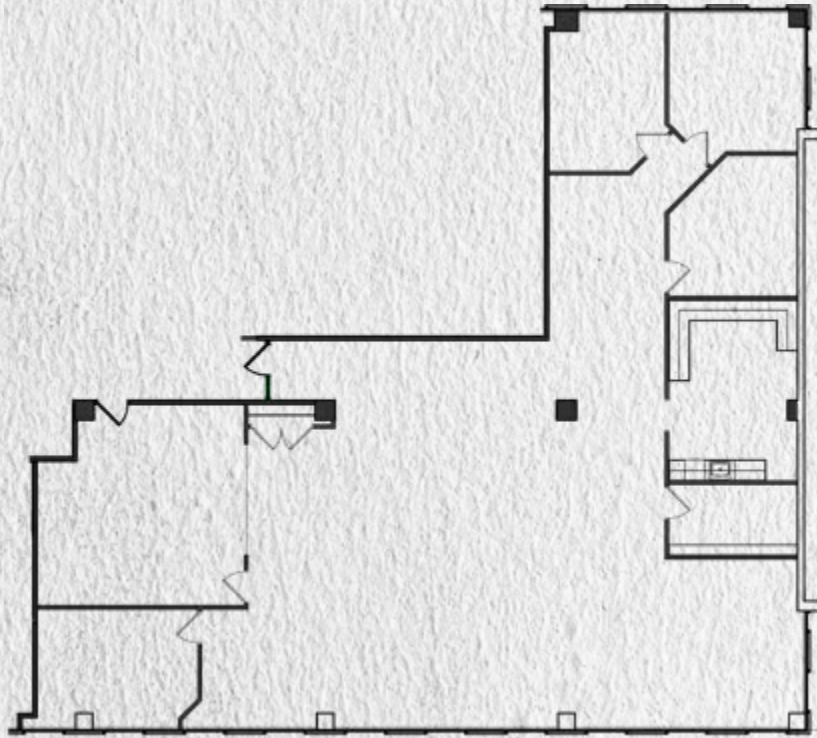


SUITE 178 | 3,711 RSF



KEY PLAN | FLOOR 1



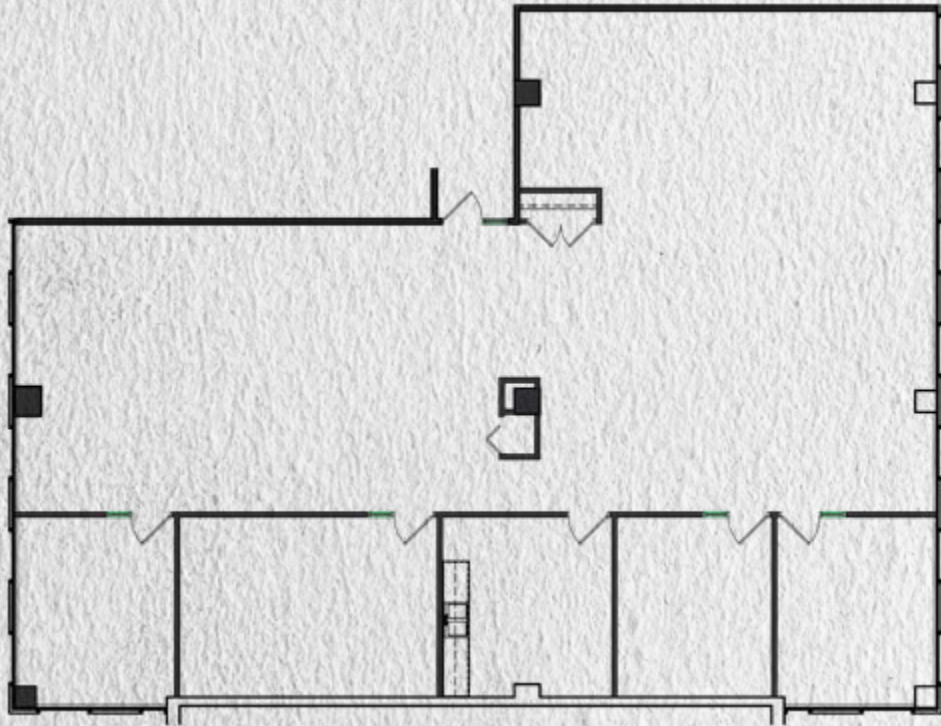


SUITE 350 | 4,187 RSF



KEY PLAN | FLOOR 3



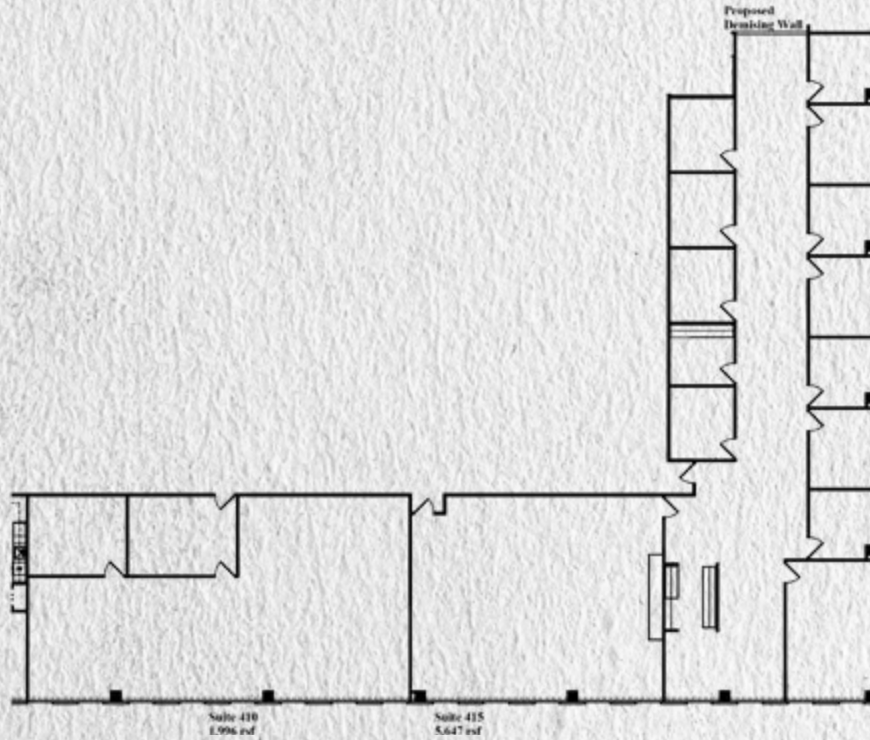


SUITE 355 | 3,769 RSF



KEY PLAN | FLOOR 3

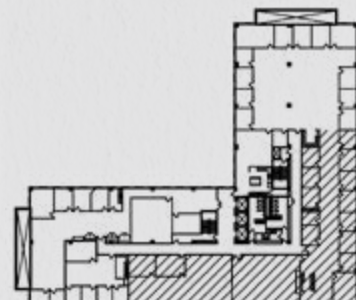




SUITE 415 | 7,643RSF



KEY PLAN | FLOOR 5





PLAN FORTHCOMING

SUITE 540 | 1,274 RSF



KEY PLAN | FLOOR 5

PLAN
FORTHCOMING

SOUTHDALE
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