



FRANCE PLACE

3601 Minnesota Drive ♦ Bloomington, MN 55435



- ♦ Prominently located, professional image and updated design
- ♦ Within minutes of Minneapolis/St. Paul International Airport
- ♦ On-site Property Management Office and Engineering
- ♦ Close proximity to upscale restaurants, retail and entertainment and hotels
- ♦ Award-winning tenant plaza with firepit, gas grill, putting green, cornhole, lounge, low & high tables, water feature
- ♦ Excellent access from I-494 and France Avenue
- ♦ On-site amenities include conference facilities, D.Brian's with on-site catering, fitness center, underground climate controlled executive parking

FOR LEASE ♦ franceplace.com

JASON A. BUTTERFIELD

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COMMERCIAL REAL ESTATE

FRANCE PLACE

3601 Minnesota Drive ♦ Bloomington, MN 55435

♦ BUILDING DETAILS

- Approximately 204,245 SF/9 stories
- Built in 1983/Renovated in 2005/2019
- Net Rate: \$17.50 per RSF
- 2026 Estimated Ops/Taxes: \$14.89 per RSF
- Space Available:

Suite 210	3,031 RSF
Suite 300	23,643 RSF
Suite 445	1,589 RSF
Suite 650	5,593 RSF
Suite 685	1,198 RSF
Suite 700	22,458 RSF
Suite 840	1,914 RSF
Suite 910	2,554 RSF

♦ AMENITIES

- Numerous telecommunication and fiber providers
- WiFi available in common areas
- Close proximity to many upscale restaurants, retail and entertainment, hotels and office buildings
- Excellent access from I-494 and France Avenue
- D.Brian's All Natural Deli & Catering
- State-of-the-art conference facility which accommodates 75 people (subdividable down to two (2) individual conference rooms)
- Online conference room reservation system
- Fitness center with locker rooms
- After-hours Card Key access
- Underground climate controlled executive parking
- City Bus Service
- Touch screen directory
- Storage
- FedEx & UPS drop boxes
- U.S. Mail delivered to Tenant's suite

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7101 W. 78th Street ♦ Minneapolis, MN 55439



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32 medical care and specialty practice groups within this two mile corridor from I-494 to Hwy 62, anchored by MHealth Fairview Southdale campus.

52 restaurant and dining establishments with local, national and international reach

17 Financial Institutions

Over 79,294 day-time employment population

Over 28,000 vehicles per day
between I-494 and Hwy 62

Over 159,000 vehicles per day on I-494

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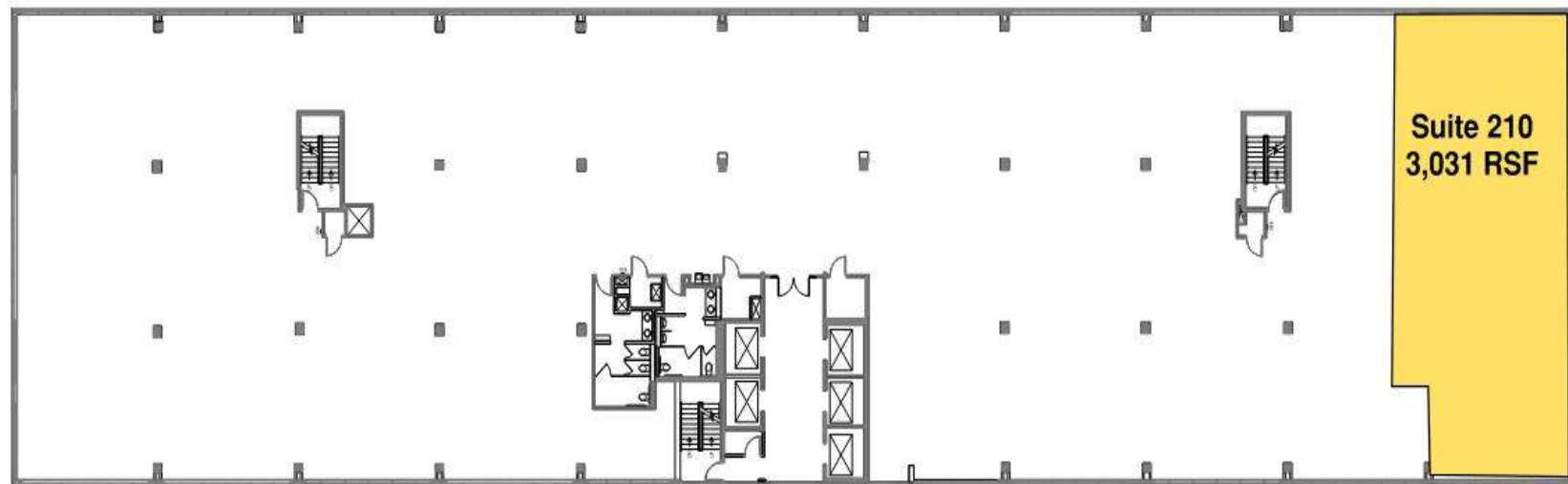
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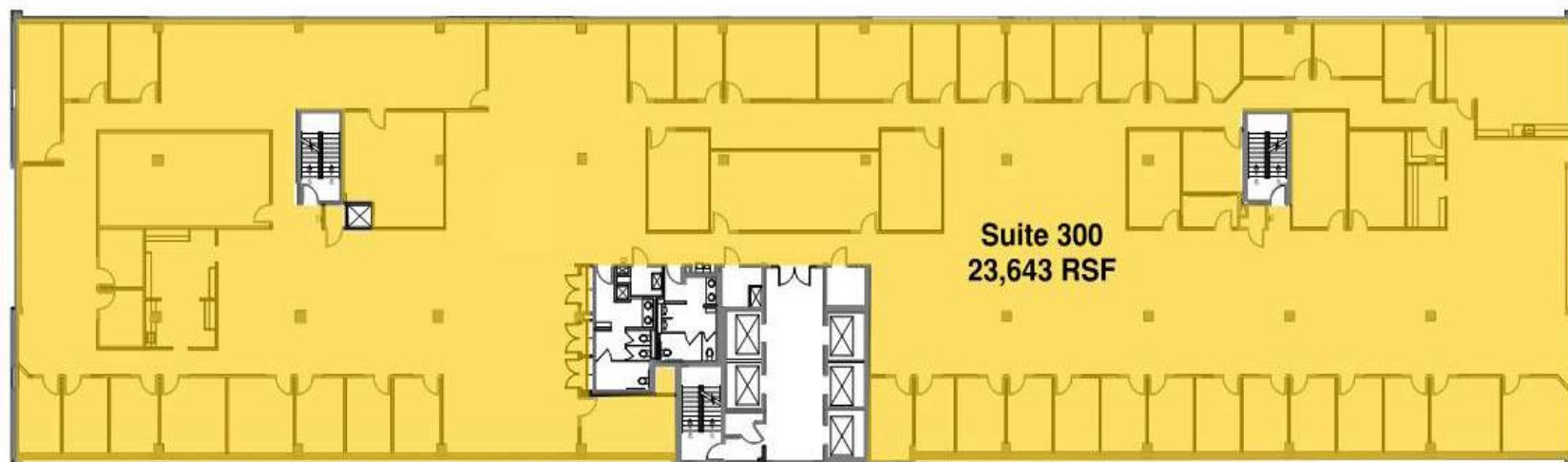


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ESTD 1983

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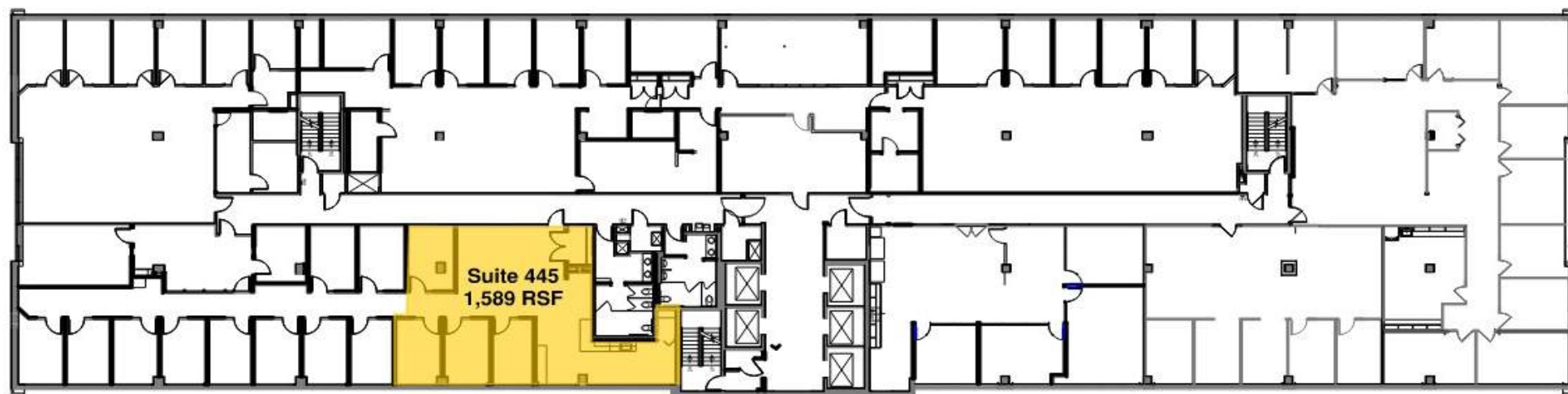
FRANCE PLACE ♦ FOR LEASE ♦ THIRD FLOOR
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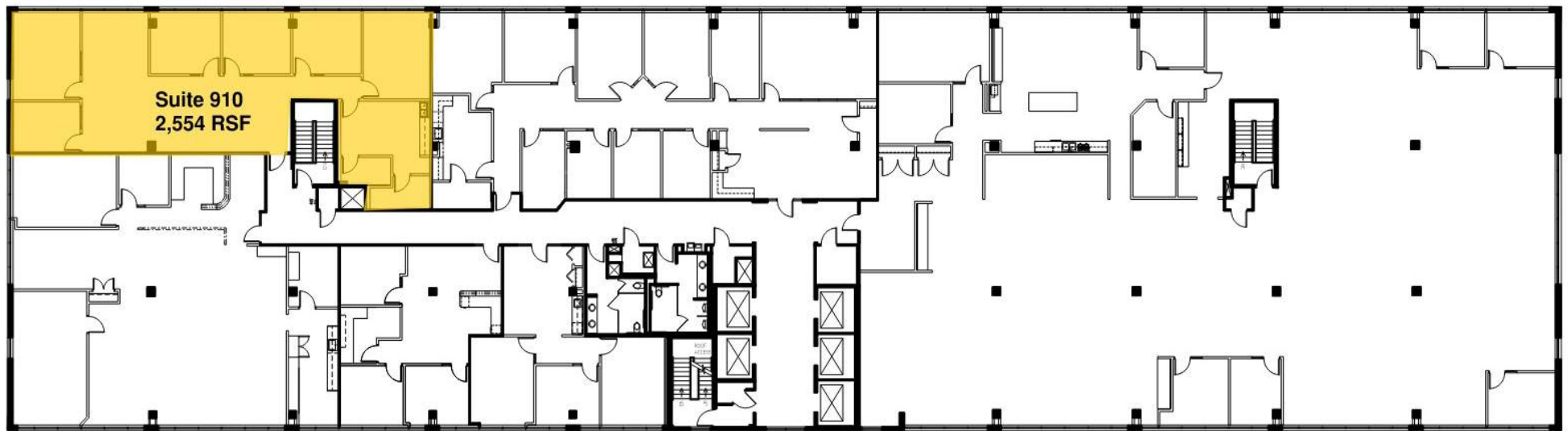
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