



MINNESOTA  
CENTER

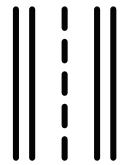
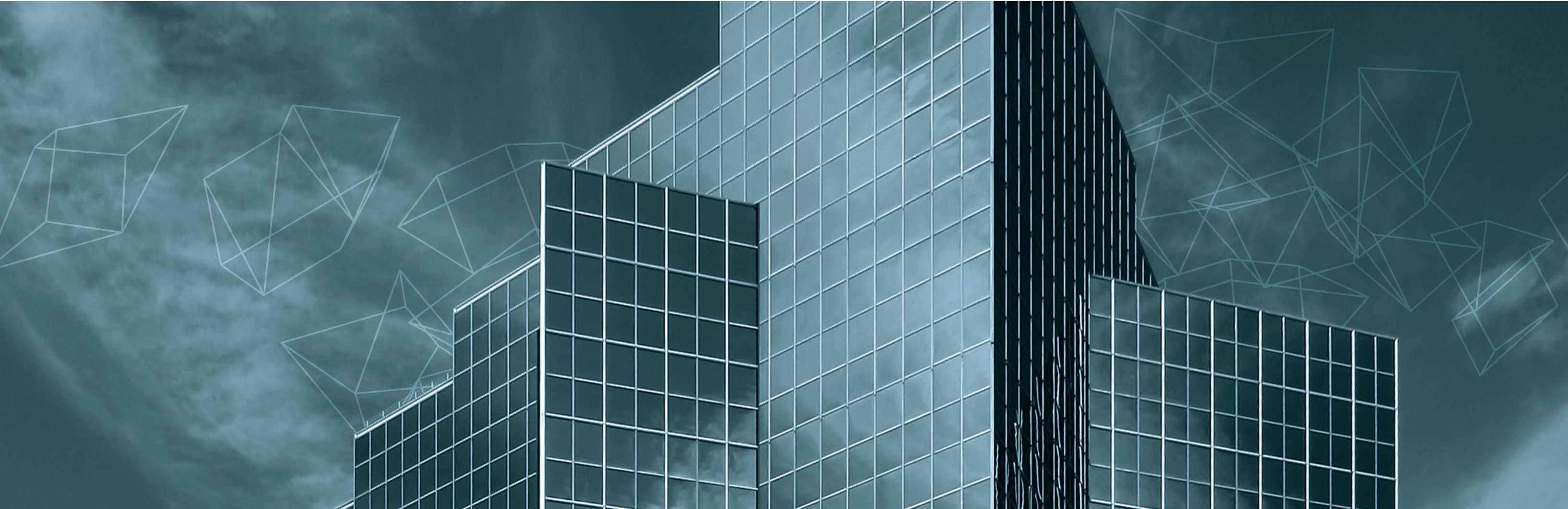
7760 France Ave S.  
Bloomington, MN 55435





AN ICON

*redefined*



At the **gateway**  
to the France  
Avenue corridor.



Superior  
**accessibility**  
**+ visibility.**



**Easy access**  
to neighborhood  
green space.



Unparalleled area service  
and retail **amenities.**



Ample housing options in the  
**immediate proximity**  
to executive housing and new  
market rate apartments.



SUBURBAN CONVENIENCE WITH

*urban flair*

NEIGHBORHOOD SPOTLIGHT



Over  
**120**  
dining spots



**15**  
Health & fitness  
clubs



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



**11**  
Major shopping  
centers



**6**  
Entertainment  
attractions



The Tavern Grill  
RESTAURANT + BAR



CIAO BELLA



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



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

TALENT ACCESS & RETENTION



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



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



**1400+**  
Luxury apartments and  
**82** luxury condos



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



# SUBURBAN CONVENIENCE WITH *urban flair*

## 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

## 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

## HEALTH & FITNESS

- Life Time Fitness
- 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



*Love*  
WHERE YOU LIVE

*900+*  
HOUSING UNITS PLANNED  
OR UNDER CONSTRUCTION

FRANCE AVENUE

Planned Avenue on France  
Mixed Use Development

Restoration Hardware

Life Time Fitness

Southdale Shopping Center

The Edina Towers

Homewood Suites by Hilton

Onyx Edina

Westin Condominiums

One Southdale Place

The Galleria

Edina Promenade

Yorkdale Shoppes

York Avenue

York Place Apartments

*1,400+*  
LUXURY APARTMENTS  
AND 82 LUXURY CONDOS







# nine mile CREEK TRAIL

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 Rivers.

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



# 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**



**farmers  
market**



**paddle  
boats**



**fall art  
festival**



**taste of  
edina**



**ice  
skating**



**golf putting  
course**



**movies in  
the park**





# amenities



**Newly renovated** on-site cafe



**Fitness** center



**Lockers** and showers



**Training and conference** center



**Covered** ramp parking



**Security** on-site



**Recently updated** common areas



**On-site** property management



**Fourteenth floor** tenant lounge

Located on the fourteenth floor, [Minnesota Center's newest amenity, The Sociable](#), offers modern design, upscale finishes, expansive views, and exclusive tenant-only perks.

**Entertainment area** complete with streaming televisions, pool table, and board games

**Wet bar** and reserved liquor lockers

**Bevi station** offering flavored still and sparkling water, bring your own glass – fill for free

**Complimentary** coffee and tea

**Breakout** work stations and phone rooms

**Private reservations** for gathering and events



THE  
**SOCIABLE**  
MPLS







CLASS A SERVICES  
CLASS A TALENT RETENTION





# LEASING *contacts*

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