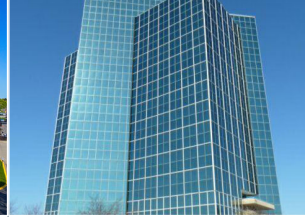




**France Place**  
3601 Minnesota Dr  
Bloomington, MN 55435



**7700 France Ave S**  
7700 S France Ave  
Edina, MN 55435



**Minnesota Center**  
7760 France Ave S  
Bloomington, MN 55435



**Northland Center I**  
3500 American Blvd W  
Bloomington, MN 55431

<b>County</b>	Hennepin	Hennepin	Hennepin	Hennepin
<b>Submarket</b>	MN - Southwest	MN - Southwest	MN - Southwest	MN - Southwest
<b>Property Type</b>	Office	Office	Office	Office
<b>Property Subtype</b>				
<b>Zoning</b>	CS-1	POD-2	CS-1	CO-1
<b>Building Status</b>	EXISTING	EXISTING	EXISTING	EXISTING
<b>Class</b>	B	A	A	B
<b>Year Built</b>	1981	1979	1986	1979
<b>Building SF</b>	205,821 SF	337,354 SF	340,011 SF	247,847 SF
<b>Land Size</b>	8.02 Acres	17.10 Acres	4.12 Acres	7.55 Acres
<b>Occupancy Type</b>	Multi-Tenant	Multi-Tenant	Multi-Tenant	Multi-Tenant
<b>Construction</b>				
<b>Elevators</b>	5			
<b>Floors</b>	9	4	14	7
<b>Parking Total/Ratio</b>	906/4.44/1,000	/	152/	650/
<b>Tax ID/APN</b>	0502724220006	3102824440014	0602724110018	0502724230005
<b>Owner</b>				

**Space Information**

<b>Type / Status</b>	Office For Lease	Office Sublease	Office For Lease	Office Sublease
<b>Floor / Suite</b>	Floor 2, Suite 200	Floor 1, Suite 170	Floor 8, Suite 800	Floor 1, Suite 130
<b>Primary Use</b>				
<b>Available Date</b>	01/30/2018	Now	Now	Now
<b>Lease/Sale Date</b>				
<b>List Price</b>	\$15.50 - \$17.50 Annual/SF	\$22.00 Annual/SF	\$18.00 Annual/SF	Negotiable
<b>Lease/Sale Price</b>				
<b>Lease Type</b>	Net NNN	Gross	Net NNN	Net NNN
<b>NNN Expenses</b>	\$12.66		\$13.46	
<b>Available SF</b>	24,420 SF	6,149 SF	6,351 SF	6,846 SF
<b>Divisible SF</b>			4,677 SF	
<b>Office SF / #:</b>				
<b>Doors</b>	0 Dock High, 0 Grade, 0 Rail			0 Dock High, 0 Grade, 0 Rail
<b>Clear Height</b>				
<b>Electrical</b>				