

Office For Lease: France Place

3601 Minnesota Dr, Unit 200, Bloomington, MN 55435

Listing ID: **10213087**
 Status: **Available**
 Property Type: **Office**
 Space Type: **Office**
 Total Available: **24,420 SF**
 Contiguous: **24,420 SF**
 Min Divisible:
 Lease Rate: **\$15.50 - \$17.50 Annual/SF**
 Base Monthly Rate: **\$31,543 - \$35,613 Monthly**
 Lease Type: **Net NNN**



Overview/Comments

*Energy Star rating from the U.S. Environmental Protection Agency
 *Prominently located, professional image and updated design *Within minutes of Minneapolis/St. Paul International Airport *Close proximity to upscale restaurants, retail and entertainment, hotels and office buildings *Excellent access from I-494 and France Ave *On-site amenities include state of the art conference facilities, cafe with on-site catering fitness center, underground climate controlled executive parking

General Information

Tax ID/APN:	0502724220006	Class of Space:	Class B
Office Type:		Gross Building Area:	205,821 SF
Zoning:	CS-1	Building/Unit Size (RSF):	204,245 SF
Building Name:	France Place	Usable Size:	205,821 SF

Available Space

Floor/Suite:	2 / 200	Date Available:	Class B
Space Available:	24,420 SF	Lease Rate:	\$15.50 - \$17.50 Annual/SF
Minimum Divisible:		Lease Type:	Net NNN
Maximum Contiguous:	24,420 SF	Parking Total:	
Space Type:	Direct	Parking Ratio:	

Building Related

Total Number of Buildings:	1	Elevators Present:	
Number of Stories:	9	Elevators Total:	5
Typical SF / Floor:		Sprinklers:	
Year Built:	1981	Parking Ratio:	4.44/1,000
Year Renovated:		Parking Total:	906
Construction:			

Land Related

Zoning:	CS-1	Sewer Type:	
Water Service:		Land Area SF:	349,351 SF

Location

Address: **3601 Minnesota Dr, Unit 200**
 County: **Hennepin**



Property Contacts

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Office For Lease: France Place

3601 Minnesota Dr, Unit 300, Bloomington, MN 55435

Listing ID: **10213078**
 Status: **Available**
 Property Type: **Office**
 Space Type: **Office**
 Total Available: **23,642 SF**
 Contiguous: **23,642 SF**
 Min Divisible: **10,000 SF**
 Lease Rate: **\$15.50 - \$17.50 Annual/SF**
 Base Monthly Rate: **\$30,538 - \$34,478 Monthly**
 Lease Type: **Net NNN**



Overview/Comments

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 *Prominently located, professional image and updated design *Within minutes of Minneapolis/St. Paul International Airport *Close proximity to upscale restaurants, retail and entertainment, hotels and office buildings *Excellent access from I-494 and France Ave *On-site amenities include state of the art conference facilities, cafe with on-site catering fitness center, underground climate controlled executive parking

General Information

Tax ID/APN:	0502724220006	Class of Space:	Class B
Office Type:		Gross Building Area:	205,821 SF
Zoning:	CS-1	Building/Unit Size (RSF):	204,245 SF
Building Name:	France Place	Usable Size:	205,821 SF

Available Space

Floor/Suite:	3 / 300	Date Available:	Class B
Space Available:	23,642 SF	Lease Rate:	\$15.50 - \$17.50 Annual/SF
Minimum Divisible:	10,000 SF	Lease Type:	Net NNN
Maximum Contiguous:	23,642 SF	Parking Total:	
Space Type:	Direct	Parking Ratio:	

Building Related

Total Number of Buildings:	1	Elevators Present:	
Number of Stories:	9	Elevators Total:	5
Typical SF / Floor:		Sprinklers:	
Year Built:	1981	Parking Ratio:	4.44/1,000
Year Renovated:		Parking Total:	906
Construction:			

Land Related

Zoning:	CS-1	Sewer Type:	
Water Service:		Land Area SF:	349,351 SF