

# **Office For Lease: France Place**

# 3601 Minnesota Dr, Unit 200, Bloomington, MN 55435

10213087 Listing ID: **Available** Status: **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 \$31,543 - \$35,613 Monthly Base Monthly Rate:

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 onsite catering fitness center, underground climate controlled executive parking



#### **General Information**

Tax ID/APN: 0502724220006

Office Type:

Zoning: CS-1

France Place **Building Name:** 

Class of Space: Class B Gross Building Area: 205,821 SF

Building/Unit Size (RSF): 204,245 SF Usable Size: 205,821 SF

**Available Space** 

Floor/Suite: 2 / 200

Space Available: 24,420 SF

Minimum Divisible:

Maximum Contiguous: 24.420 SF Space Type: Direct

Date Available: Class B

\$15.50 - \$17.50 Annual/SF Lease Rate:

Lease Type: **Net NNN** 

Parking Total:

Parking Ratio:

# **Building Related**

Total Number of Buildings: 1

1981

Number of Stories: Typical SF / Floor:

**Elevators Present:** Elevators Total:

5

Sprinklers:

4.44/1,000 Parking Ratio: Parking Total: 906

# Construction: **Land Related**

Year Renovated:

Year Built:

Zoning: CS-1

Water Service:

Sewer Type:

Land Area SF: 349.351 SF



Jeremy H Bengtson jeremy+h@redicomps.com 800-574-9185



**REDI-MN** 

600 Nicollet Mall, Minneapolis, MN 55402 | 952-930-9455

## Location

Address: 3601 Minnesota Dr. Unit 200

Hennepin County:



#### **Property Contacts**

Jason Butterfield Sami J Reber Jonathan Juris 952-460-9830 952-460-9855 952-460-9867

iason.butterfield@frauenshuh.c sami.reber@frauenshuh.com jonathan.juris@frauenshuh.co

# **Office For Lease: France Place**

# 3601 Minnesota Dr, Unit 300, Bloomington, MN 55435

Listing ID: 10213078 **Available** Status: Office Property Type: 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







# **REDI-MN**

\*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 onsite catering fitness center, underground climate controlled executive parking

## **General Information**

Tax ID/APN: 0502724220006 Class of Space: Class B Gross Building Area: 205,821 SF Office Type: Zoning: CS-1 Building/Unit Size (RSF): 204.245 SF France Place 205.821 SF **Building Name:** Usable Size:

# **Available Space**

Date Available: Floor/Suite: 3 / 300 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: Parking Ratio: Direct

## **Building Related**

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

# **Land Related**

Construction:

Zoning: CS-1 Sewer Type: Water Service: Land Area SF: 349.351 SF

**Elevators Present:** 



