



Second Generation Medical Office Space Available

France Avenue Medical Building

7450 France Avenue South, Edina, MN

Misty Bowe CCIM

Senior Vice President
+1 952 897 7713
misty.bowe@colliers.com

Louis Suarez CCIM, SIOR

Senior Vice President
+1 952 837 3061
louis.suarez@colliers.com

Brian Bruggeman CCIM, SIOR

Senior Vice President
+1 952 837 3079
brian.bruggeman@colliers.com

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

Highlights



**NEIGHBORING
HEALTHCARE**



**MPLS CBD
10 MINUTES**



**FRANCE AVE
CORRIDOR**



**WALKABLE
AMENITIES**

7,848 VPD

25,209 VPD

PARKLAWN AVE

FRANCE AVE



**2ND GENERATION
MEDICAL
INFRASTRUCTURE**



**BELOW-GRADE
EXECUTIVE
PARKING**



**PLANNED 2026
COMMON AREA
RENOVATIONS**



**AMPLE PATIENT
& VISITOR
PARKING**



**ON-SITE
STORAGE
AVAILABILITY**



**HANDS-ON LOCAL
OWNERSHIP &
MANAGEMENT**

Property Profile

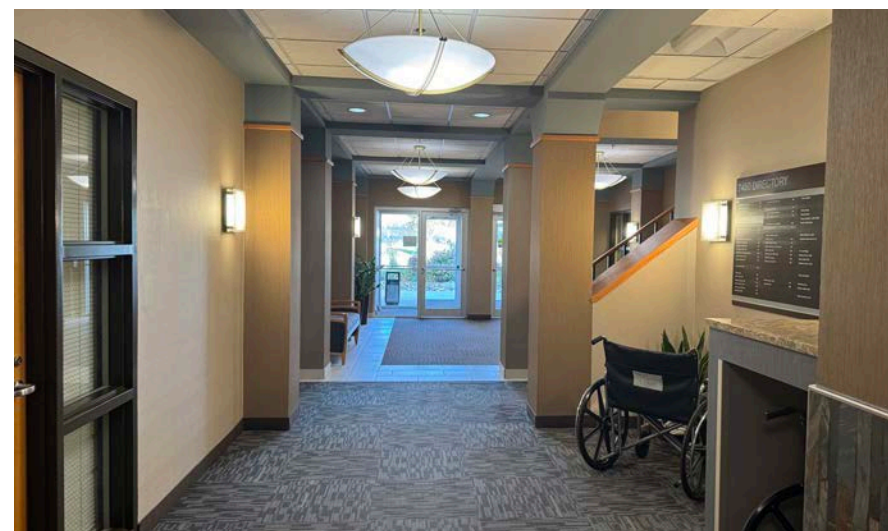


Building Information

Address	7450 France Avenue South, Edina, MN 55435
Building Size	55,791 SF
Year Built	1969
Floors	Two (2)
Signage	Monument
Parking	Surface & Executive Stalls

Lease Terms

Space Available	Suite 110: 1,506 SF
Net Rental Rate	Negotiable
2026 Tax & CAM	\$ 8.47 PSF Real Estate Taxes \$13.36 PSF Operating Expenses \$21.83 PSF Total



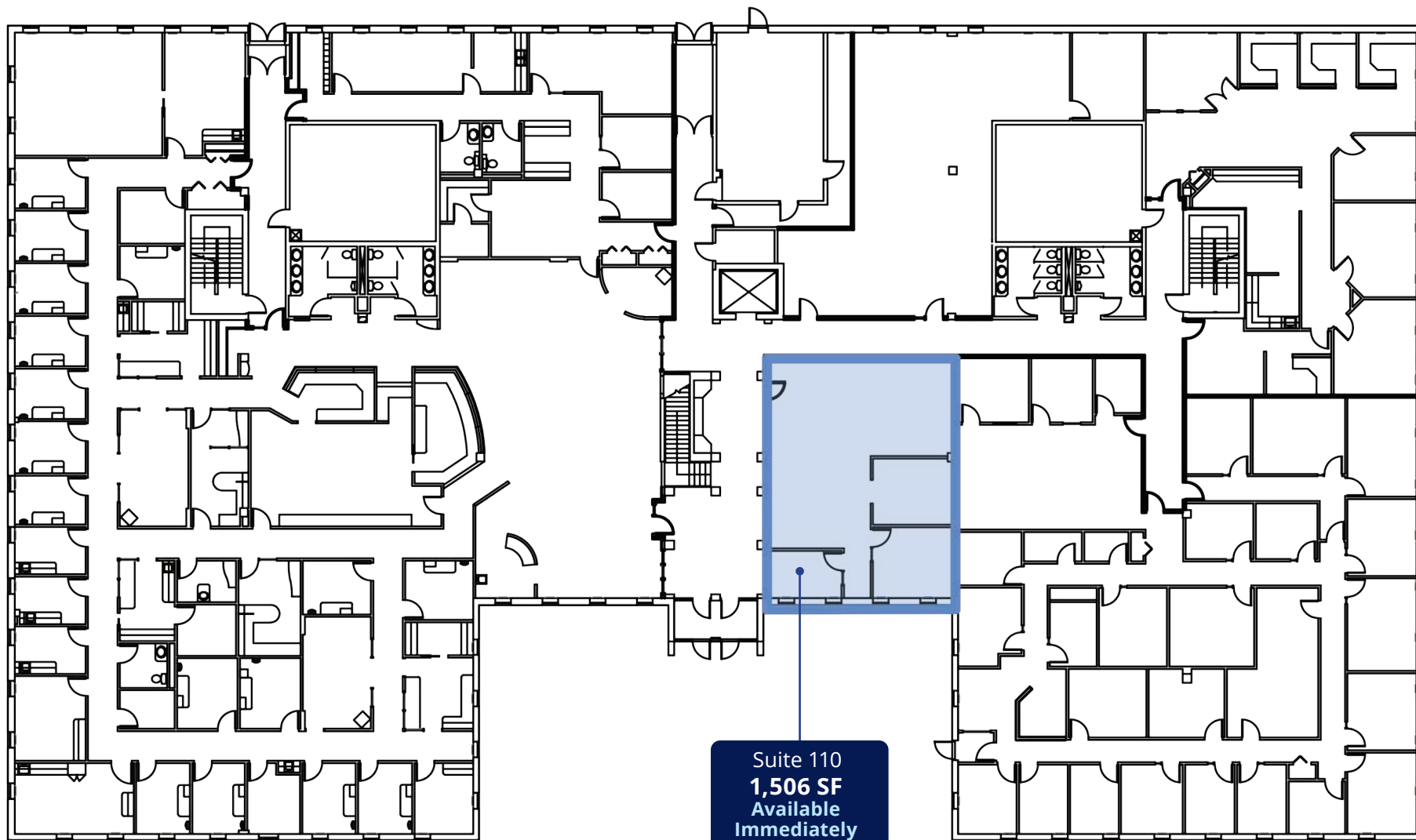


France Ave S

Parklawn Ave

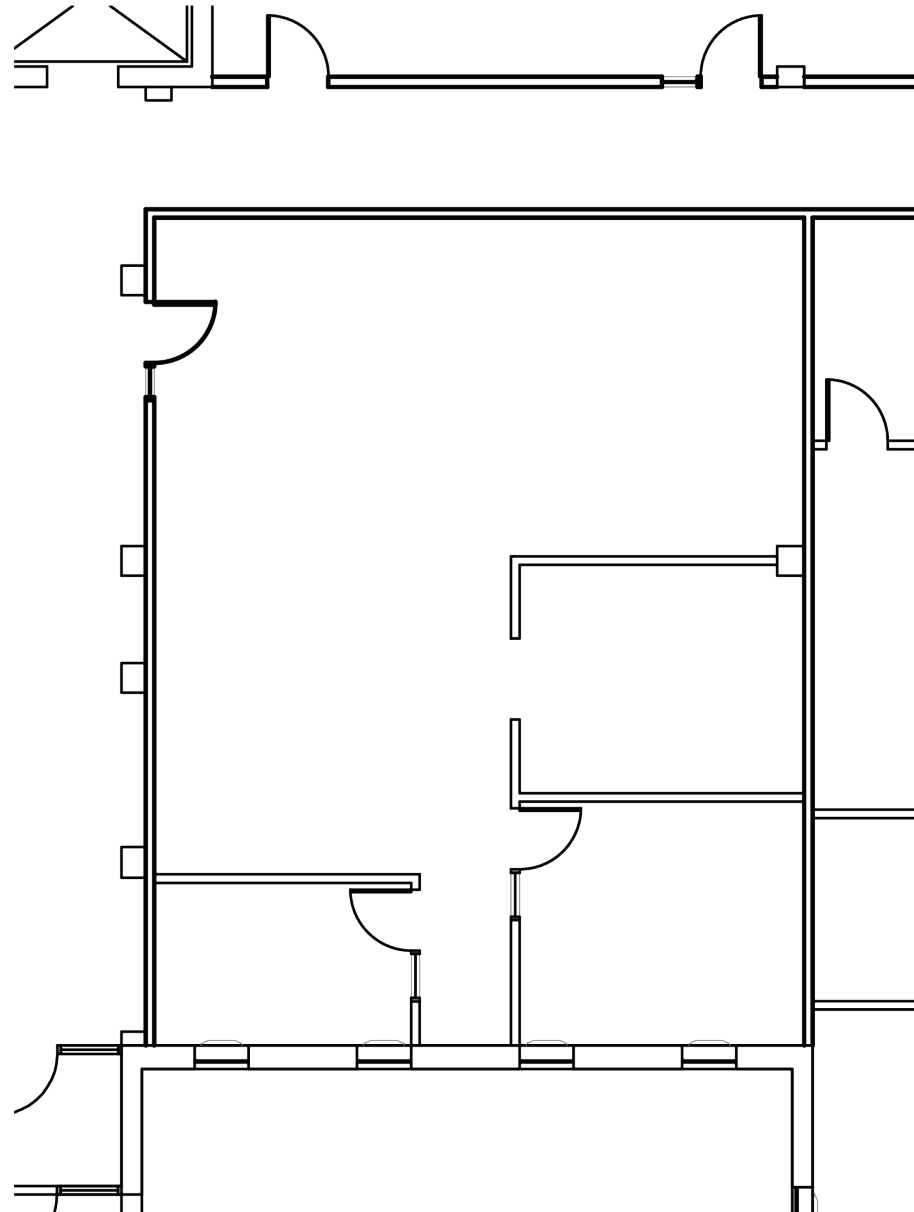
Floor Plan

First Floor

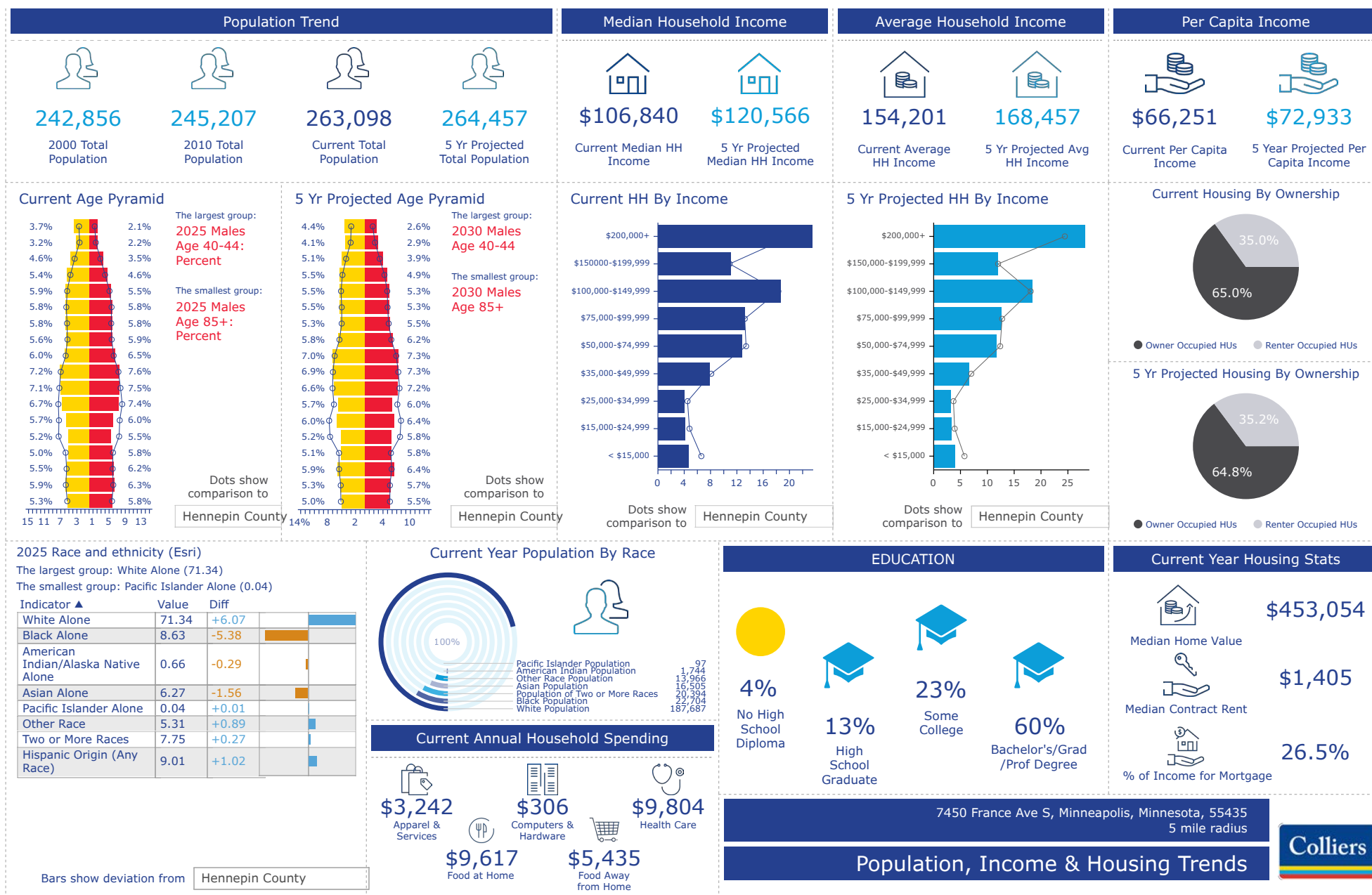


Floor Plan

Suite 110
1,506 SF



Population, Income & Housing Trend



Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate	2028 Volume Estimate
Endocrinology	6,562	8,195	9,036	24.9%	37.7%	4.54%	6,860	7,172	7,498	7,838
Psychiatry	420,770	489,518	515,300	16.3%	22.5%	3.07%	433,699	447,027	460,764	474,923
Physical Therapy/Rehabilitation	787,628	902,821	1,010,981	14.6%	28.4%	2.77%	809,425	831,827	854,849	878,507
Spine	6,047	6,807	7,233	12.6%	19.6%	2.40%	6,191	6,340	6,492	6,647
Cardiology	291,647	320,273	350,547	9.8%	20.2%	1.89%	297,160	302,777	308,500	314,331
Vascular	49,596	54,259	58,826	9.4%	18.6%	1.81%	50,495	51,410	52,343	53,292
Ophthalmology	263,893	285,293	303,957	8.1%	15.2%	1.57%	268,040	272,253	276,532	280,878
Miscellaneous Services	623,304	673,714	719,591	8.1%	15.4%	1.57%	633,074	642,998	653,078	663,315
Pain Management	33,914	36,550	38,695	7.8%	14.1%	1.51%	34,425	34,944	35,471	36,006
ENT	97,737	104,986	111,415	7.4%	14.0%	1.44%	99,145	100,574	102,023	103,494
Orthopedics	89,616	96,083	104,835	7.2%	17.0%	1.40%	90,873	92,148	93,441	94,752
Lab	1,342,741	1,439,472	1,530,590	7.2%	14.0%	1.40%	1,361,552	1,380,627	1,399,969	1,419,583
Oncology	43,885	46,774	49,926	6.6%	13.8%	1.28%	44,447	45,018	45,596	46,181
Podiatry	48,922	52,050	55,740	6.4%	13.9%	1.25%	49,532	50,150	50,775	51,408
Nephrology	15,586	16,394	17,081	5.2%	9.6%	1.02%	15,743	15,903	16,065	16,228
Cosmetic Procedures	23,423	24,581	24,502	4.9%	4.6%	0.97%	23,650	23,879	24,111	24,344
Evaluation and Management	3,244,764	3,388,696	3,429,088	4.4%	5.7%	0.87%	3,273,052	3,301,588	3,330,372	3,359,407
Trauma	22,428	23,344	24,287	4.1%	8.3%	0.80%	22,608	22,790	22,973	23,157
Neurology	50,958	53,026	54,881	4.1%	7.7%	0.80%	51,364	51,775	52,188	52,605
Radiology	882,363	912,776	946,595	3.4%	7.3%	0.68%	888,363	894,404	900,487	906,610
Dermatology	130,787	134,984	139,275	3.2%	6.5%	0.63%	131,615	132,449	133,289	134,134
Neurosurgery	2,771	2,856	3,079	3.1%	11.1%	0.61%	2,787	2,804	2,821	2,838
Thoracic Surgery	1,964	2,019	2,080	2.8%	5.9%	0.55%	1,974	1,985	1,996	2,007
General Surgery	17,636	17,985	18,401	2.0%	4.3%	0.39%	17,704	17,774	17,844	17,914
Gastroenterology	70,464	71,568	72,222	1.6%	2.5%	0.31%	70,683	70,903	71,124	71,346
Urology	29,215	29,105	29,783	-0.4%	1.9%	-0.08%	29,192	29,170	29,148	29,126
Gynecology	29,378	27,744	26,794	-5.6%	-8.8%	-1.14%	29,043	28,713	28,386	28,063
Pulmonology	40,759	38,165	35,005	-6.4%	-14.1%	-1.31%	40,226	39,700	39,181	38,669
Obstetrics	13,565	12,533	11,873	-7.6%	-12.5%	-1.57%	13,351	13,142	12,935	12,732

10 mile radius.

Source: The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit www.advisory.com.



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