



CENTENNIAL LAKES

Medical Center

Medical/Office Space for Lease
1,056 - 4,145 sf available

7373 France Avenue South | Edina, MN

Centennial Lakes is a wellness experience both inside and out. Located on a picturesque waterfront with direct access to miles of jogging trails, walkable to Whole Foods and numerous other establishments, this is an experiential location. Inside, a 2025 renovated common areas, creating a modern space for tenants and visitors.

See 2025 Renovations on Page Two

wellness + walkability



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2025 Renovations

Renovations are underway designed to create a high-end hospitality aesthetic including refreshed common areas including bathrooms, lobbies and the on-site deli with new, calming flooring and wallcovering finishes to best support a wellness center.



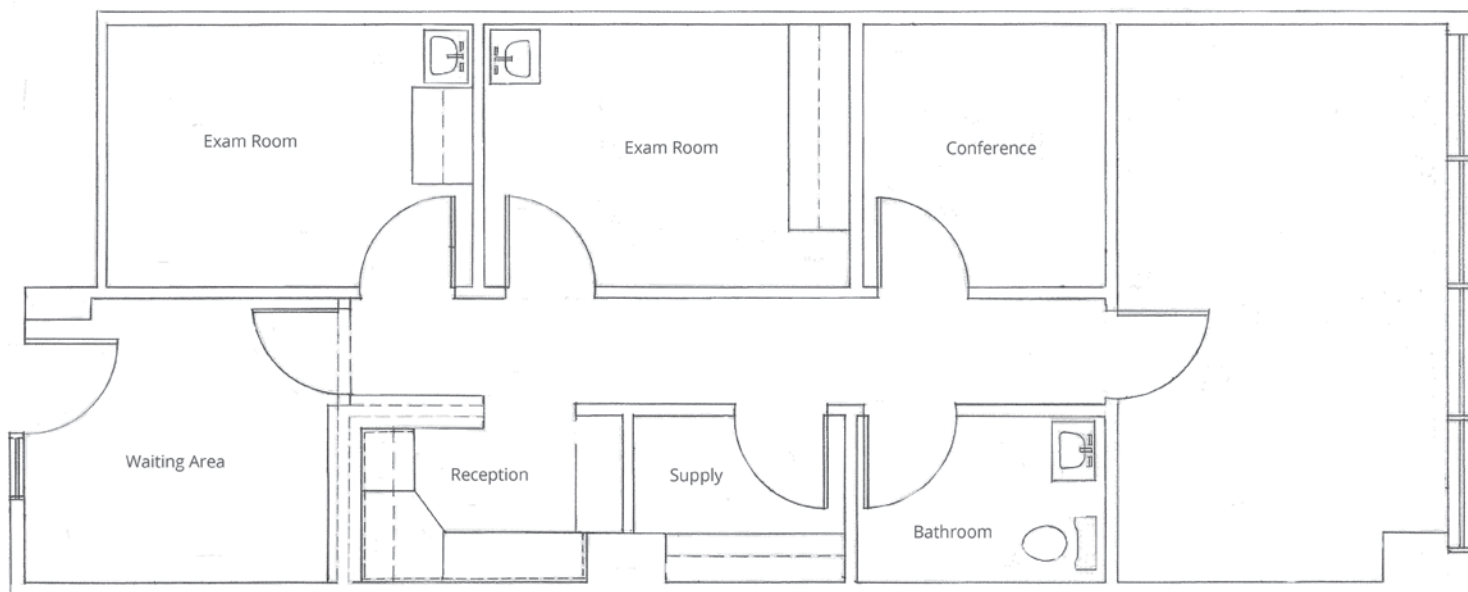
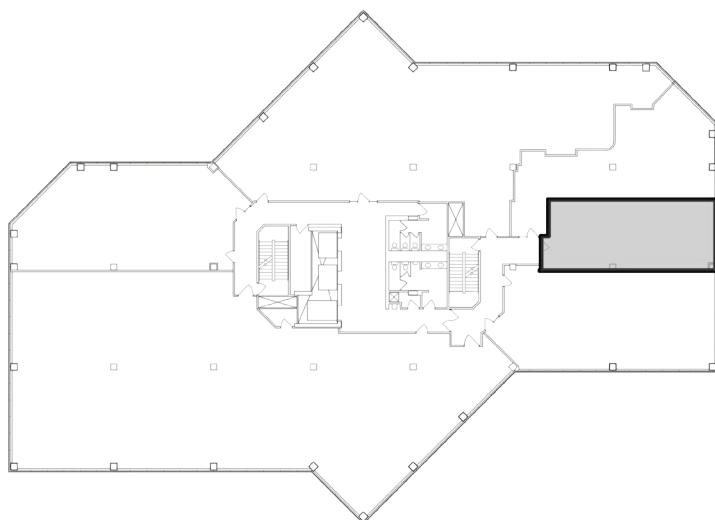
Property Information

Centennial Lakes Medical Center is a stunning six-story medical facility situated along the sought-after Centennial Lakes. It offers access to outdoor amenities such as walking paths, golf, and water activities. The property is home to esteemed healthcare systems and private practice groups, dedicated to serving the community with excellence.

- Foremost Class A medical facility in the Edina area
- Convenient location on France Avenue South near I-494
- Easy access to I-494 and I-35W
- Parks and walking trails nearby
- On-site deli and cafe
- Reserved parking available
- Views of Centennial Lake
- Building conference rooms
- Common area updates coming in 2025 to include new bathrooms, updated lighting, new carpet, wallpaper/paint and upgraded tenant entrances.
- Close proximity to 25,000 SF of retail and dining, many options within walking distance

Address	7373 France Avenue S, Edina, MN 55435	
Building Size	101,797 SF	
Year Built	1989	
Floors	Six (6)	
Parking	Ample surface parking lot / ramp Ratio 5.83 / 1,000	
Available Space	Suite 410: 1,056 SF Suite 412: 1,438 SF	
	Suite 504: 1,909 SF Suite 604: 2,069 SF Suite 606: 2,076 SF	
	*Can be combined for 4,145 SF contiguous	
R/U Factor	19%	
Net Rental Rates	Negotiable	
2025 Tax & CAM	\$23.16 PSF Total	

Floor Plans | Suite 410 - 1,056 SF

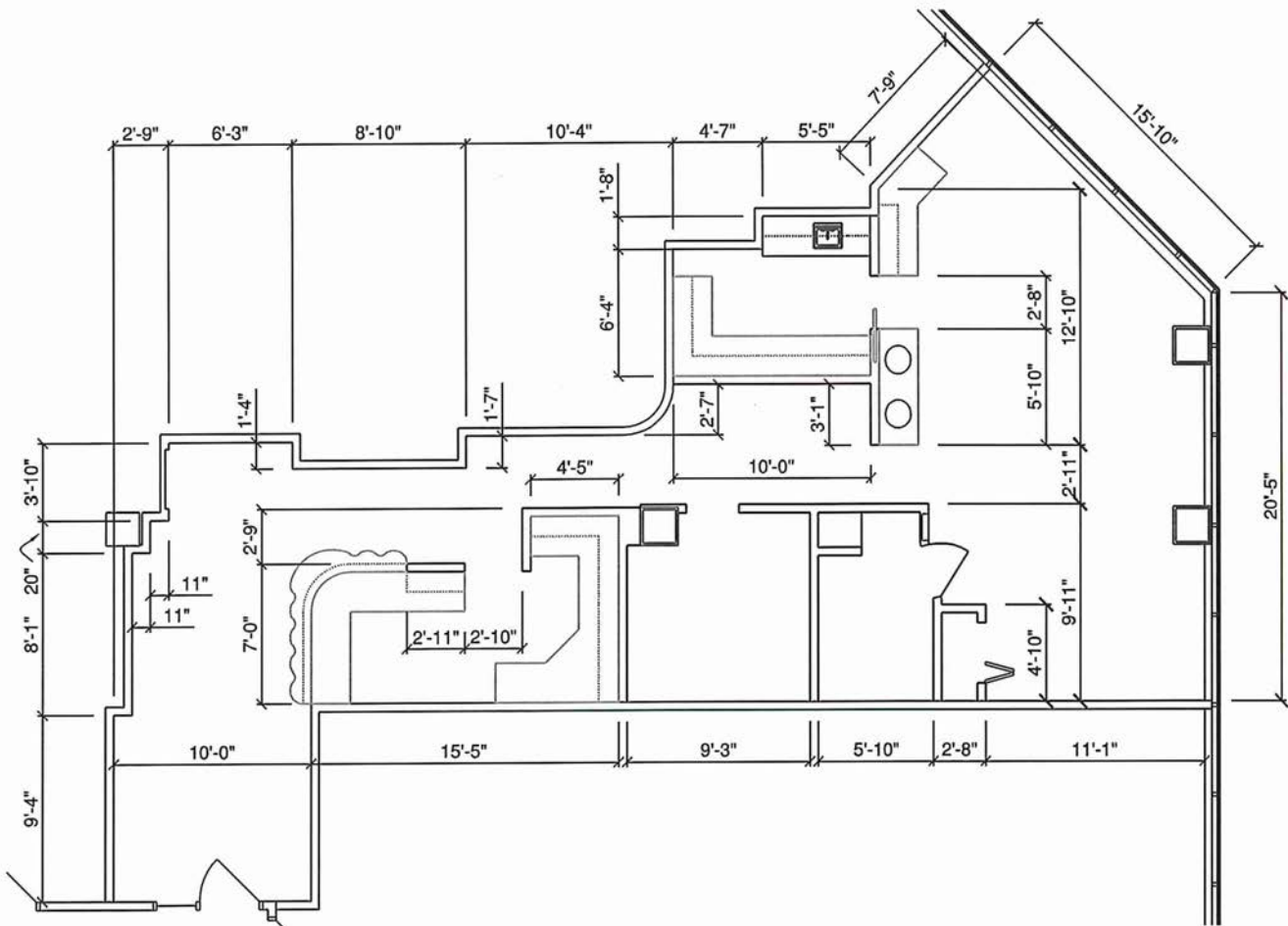
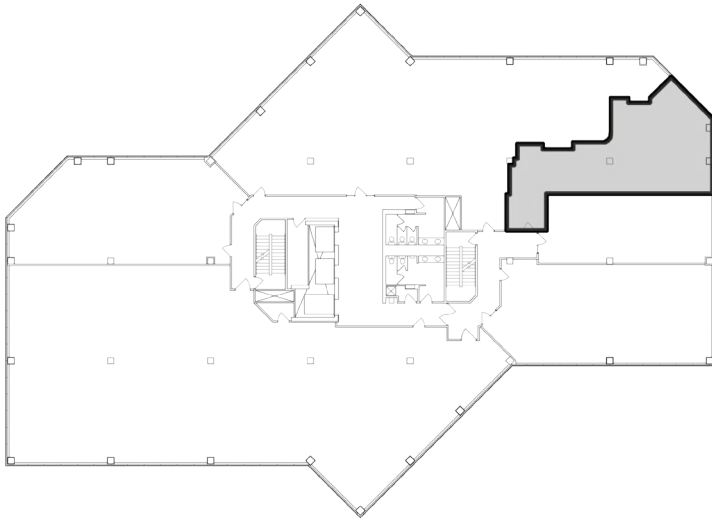


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Floor Plans | Suite 412 - 1,438 SF



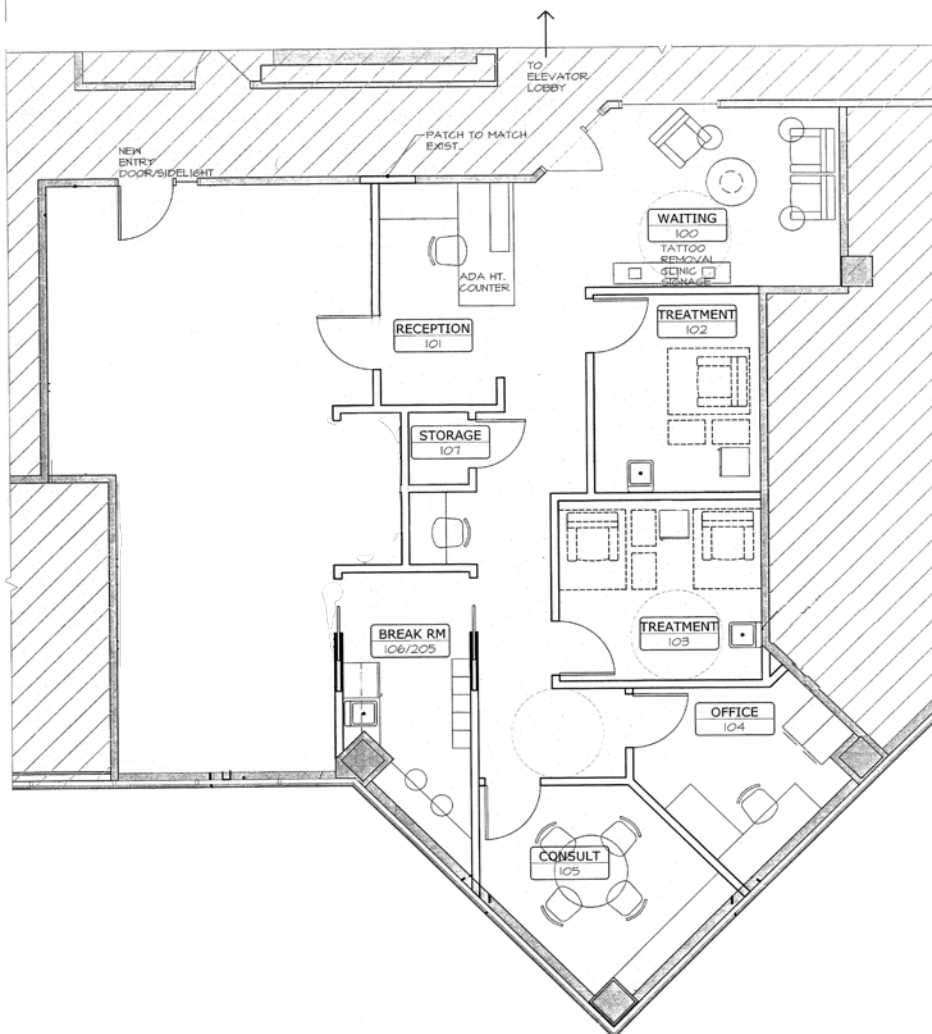
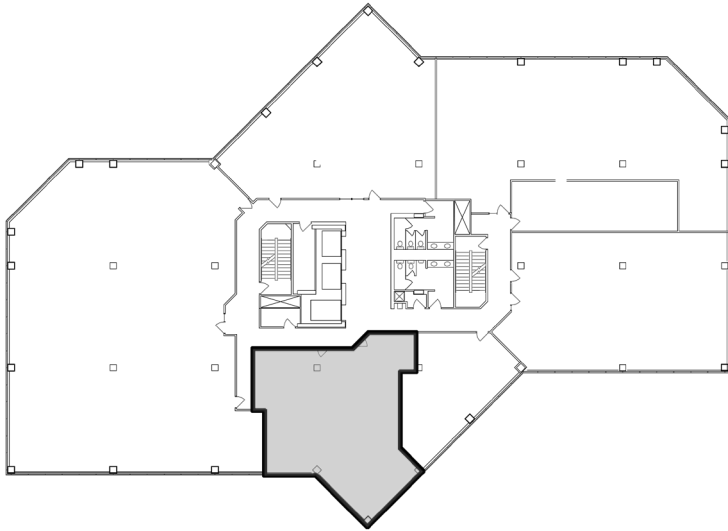
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Floor Plans | Suite 504 - 1,909 SF



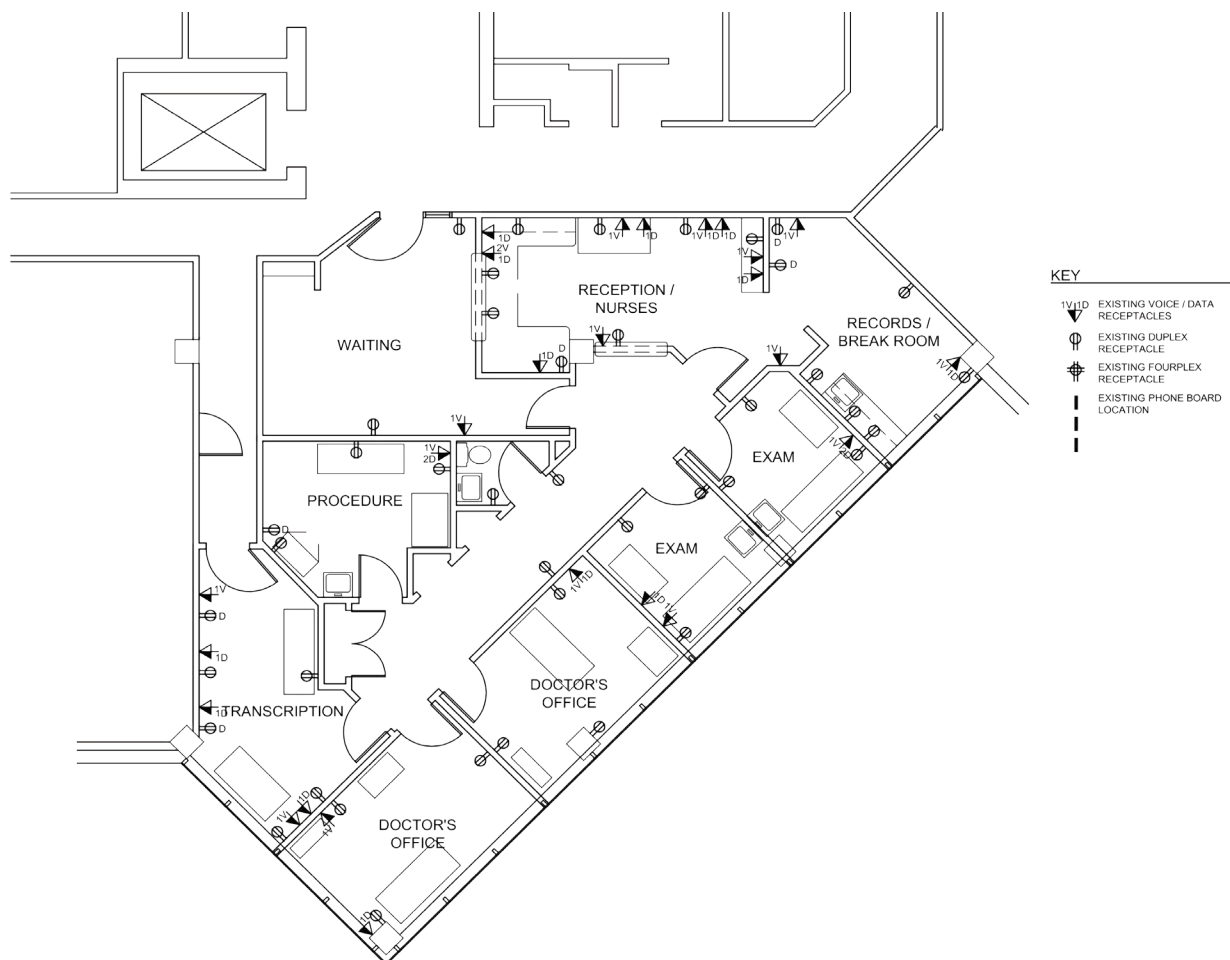
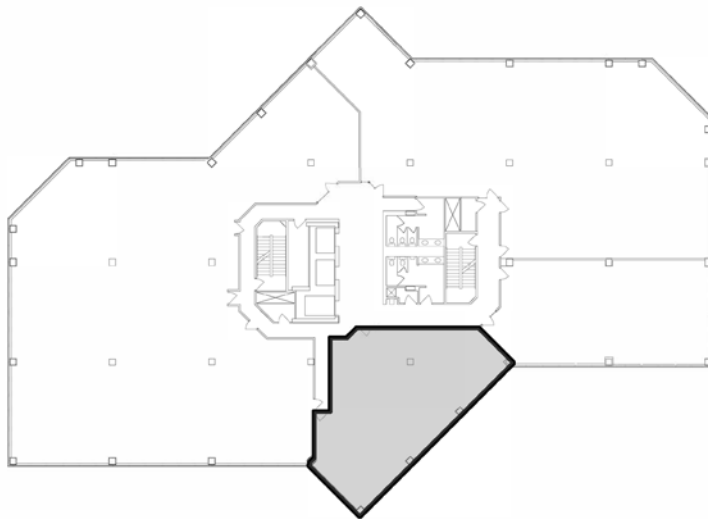
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Floor Plans | Suite 604 - 2,069 SF



*Can be combined for 4,145 SF contiguous with Suite 606

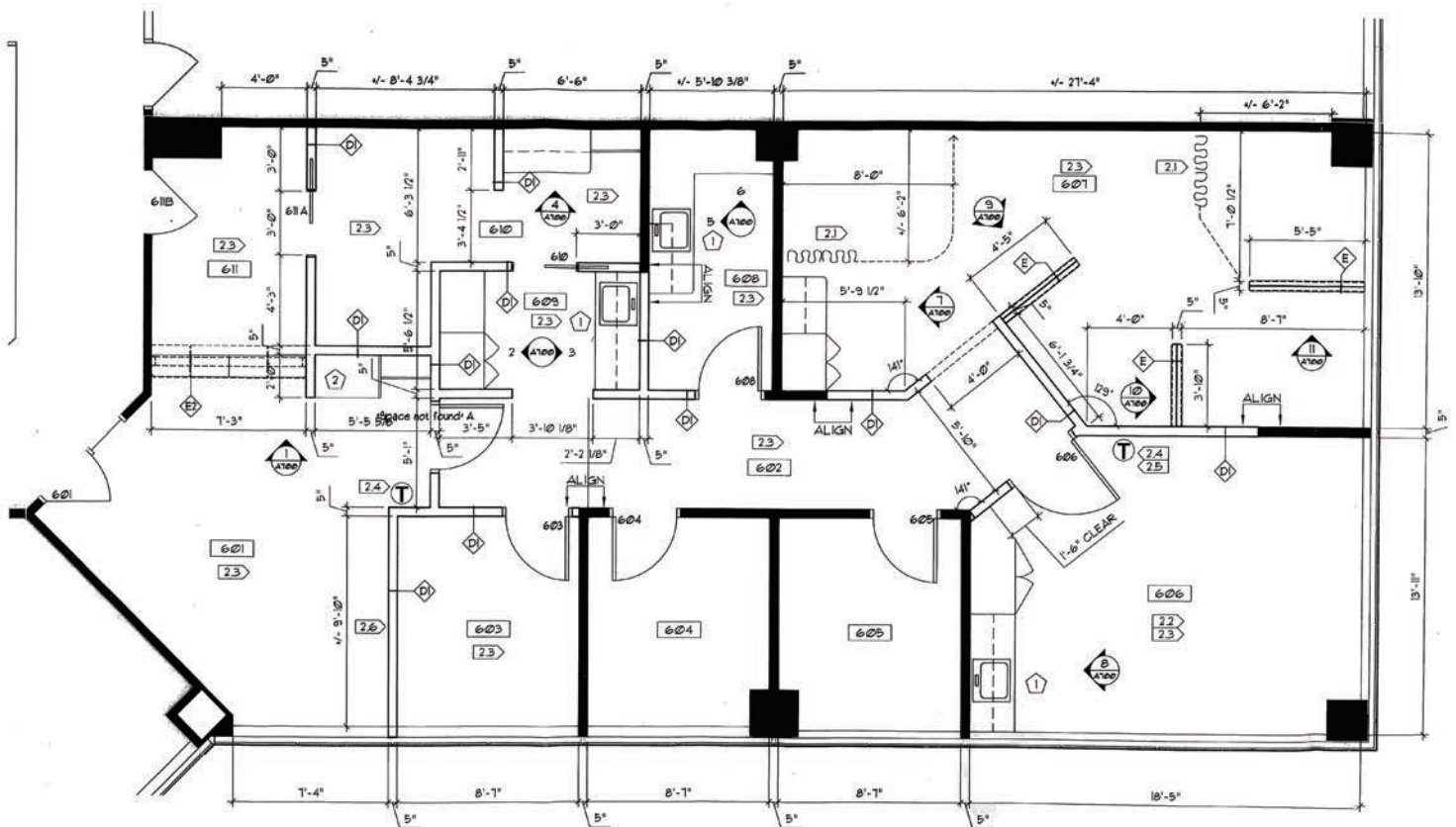
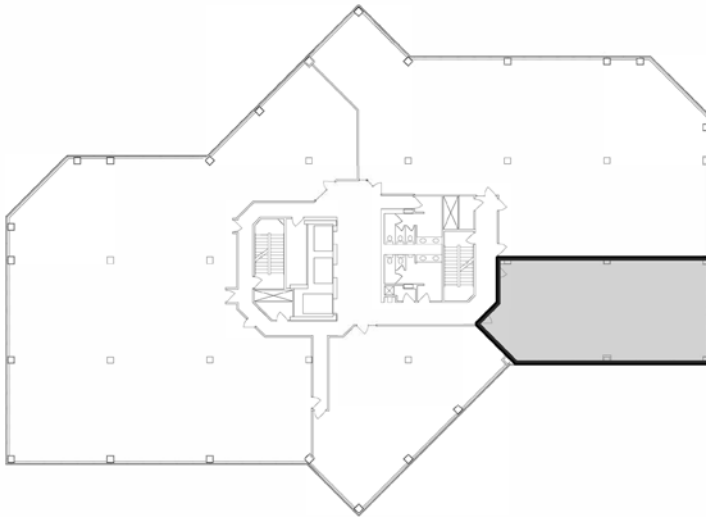


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Floor Plans | Suite 606 - 2,076 SF



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