



4999 France Avenue South | Minneapolis, MN 55410

## Office Space For Lease On The Corner Of 50<sup>th</sup> & France Avenue!

4999 France Avenue South is class A two story building located in a unique business neighborhood in the area of West 50th Street and France Avenue South on the border of Edina and Minneapolis. Join the mix of more than 175 national and local boutiques, specialty shops and restaurants, many that are exclusive to the area.

### Space Available:

- Suite 200: 1,322 sf
- Suite 245: 1,836 sf
- 2019 CAM/Tax: \$24.35 psf
- Lease Rate: \$22.00 psf - \$24.00 psf NNN



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### Highlights and Features:

- Year built: 2001
- Parking: 82 covered parking spaces and 50 surface parking spaces
- Reserved parking: \$155 per month
- Heavy foot traffic
- Busy corner of West 50th Street and France Avenue
- Co-tenants: Anthropologie, Caribou Coffee, North American Banking Company, Kovanda Plastic Surgery & Aesthetic Institute, Edina Realty
- Area tenants: Coalition Restaurant, Sakana Sushi & Asian Bistro, D'Amico & Sons, RF Moller Jeweler, Athleta, Red Cow, Agra Culture Kitchen, Steel Fitness, Starbucks, Salut Bar Americain, Cocina Del Barrio, Edina Grill, Arezzo Ristorante, oh baby and COMING SOON - Ispiri!

### Demographics and Traffic Counts:

- 2018 Average Population: 1 mile - 14,593, 3 miles - 111,475 and 5 miles - 357,193
- 2018 Average Household Income: 1 mile - \$122,416, 3 miles - \$107,687 and 5 miles - \$86,975
- Traffic Counts: 11,200 vpd on France Avenue and 11,400 vpd on W 50th St

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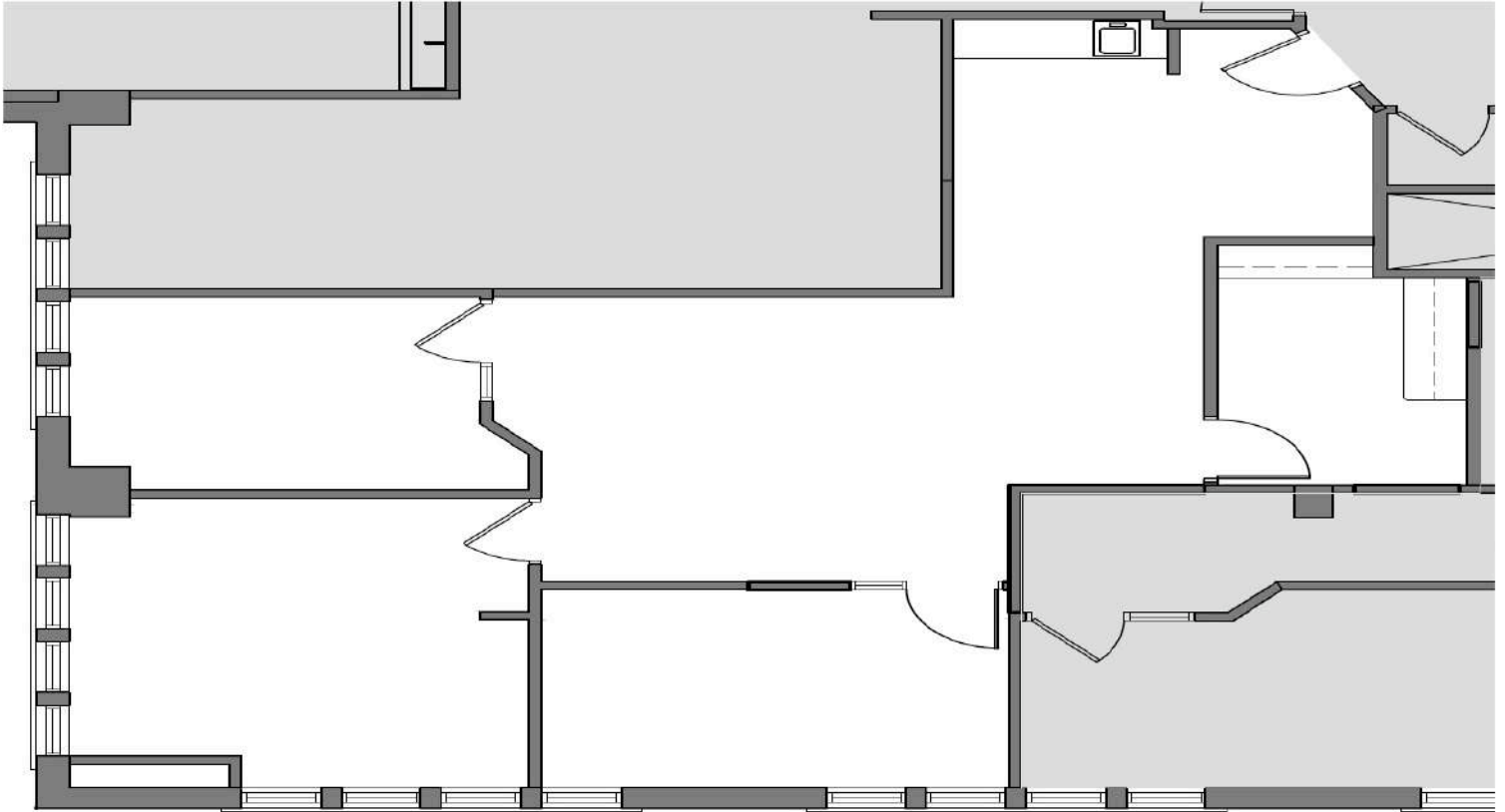
[marilyn@christiansonandco.com](mailto:marilyn@christiansonandco.com)

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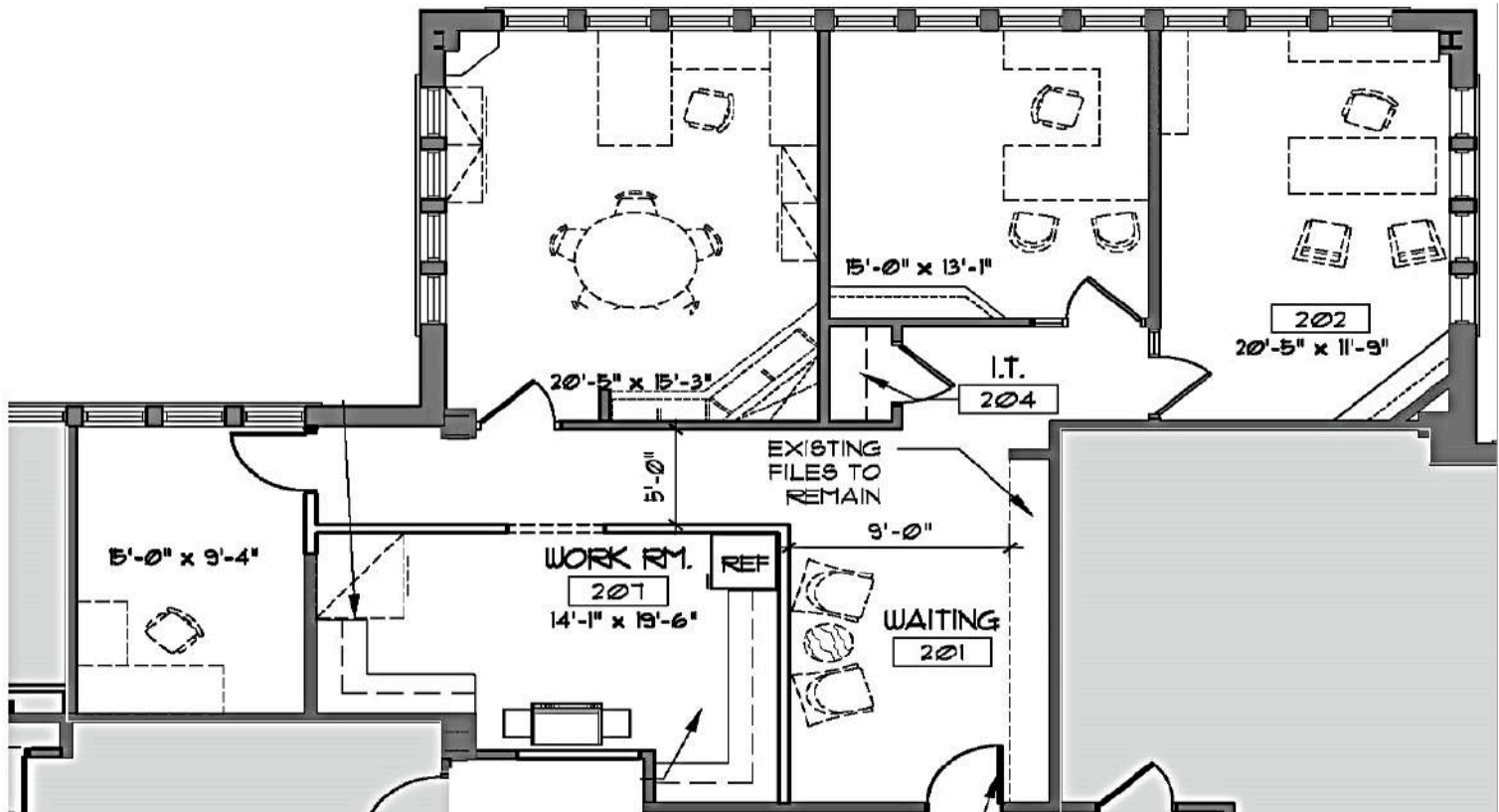
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## Space Plan - Suite 200



## Space Plan - Suite 245



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**Interior Photo – Suite 200**

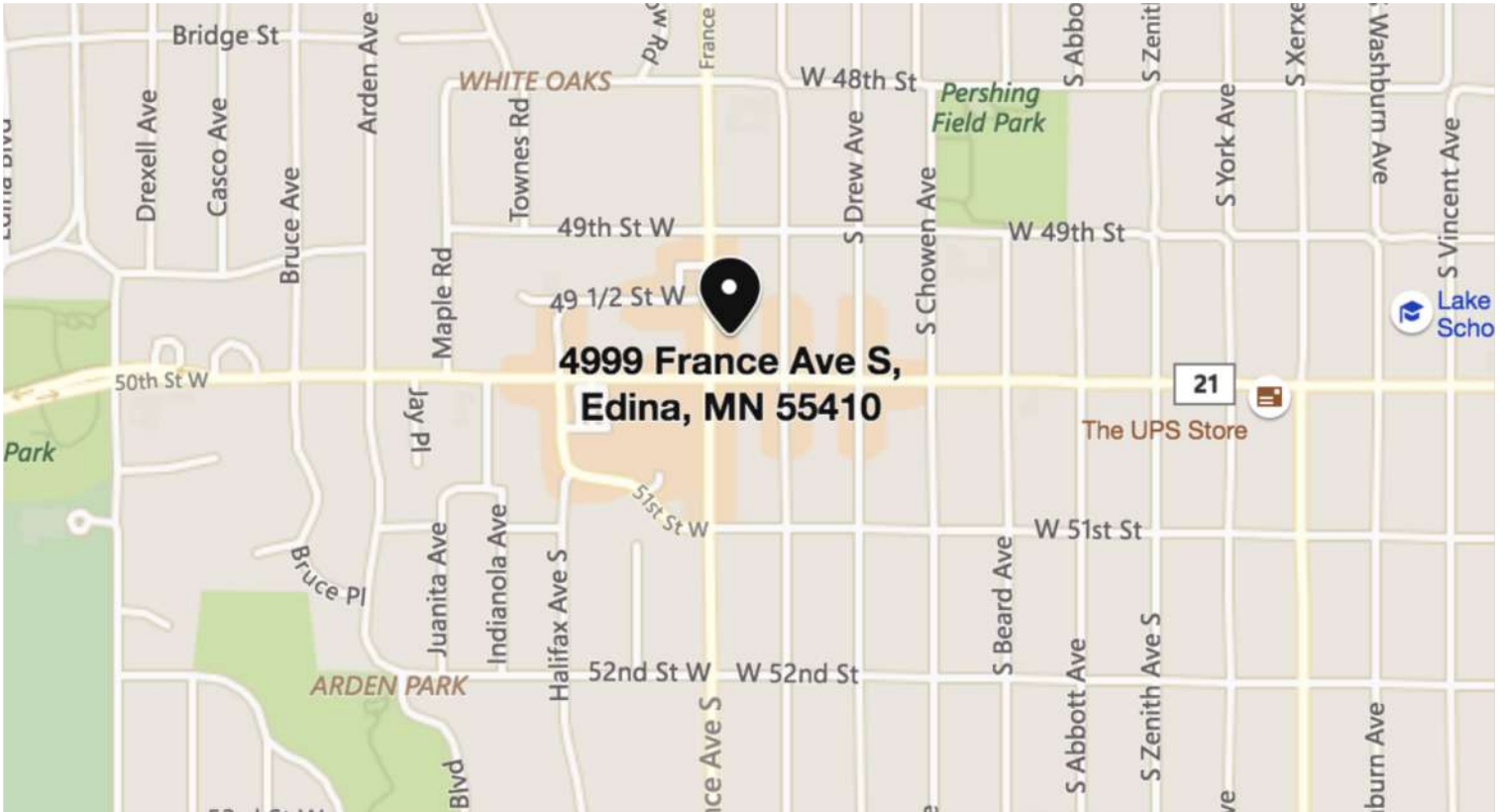


**Interior Photo – Suite 200**



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## Map



## Aerial



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