



Southdale Place

3400 West 66th Street, Edina, MN 55435

Building Size: 68,385 sq. ft. **Space Available:** 1,000 – 10,000 sq. ft.

- Newly renovated common areas
- Medical space available on the Fairview Southdale Hospital Campus
- Building and monument signage may be available
- Adjacent to Southdale Regional Shopping Mall
- Strong area demographics
- Ample surface parking for patients, staff, and physicians
- Competitive rates and improvement allowances
- Built-out or build to suit space available
- 5/1000 parking ratio

Net Rental Rate: \$21.00/sq. ft.
 Operating Expenses: \$11.63/sq. ft.
 Real Estate Taxes: \$6.65/sq. ft.

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BUILDING TENANTS:

M Health Fairview
 Minneapolis Clinic of Neurology
 John A. Haugen Associates
 Chiropractic Health & Wellness
 Christine M. Swanson, DDS
 DuLac Dental, LTD



TRAFFIC COUNT

23,500 vehicles on France Ave A.A.D.T.
 (average annual daily traffic)
 91,000 vehicles on Highway 62
 15,200 vehicles on West 66th Street



2019 ESTIMATED POPULATION

1 mile: 14,820
 3 miles: 119,938
 5 miles: 312,368

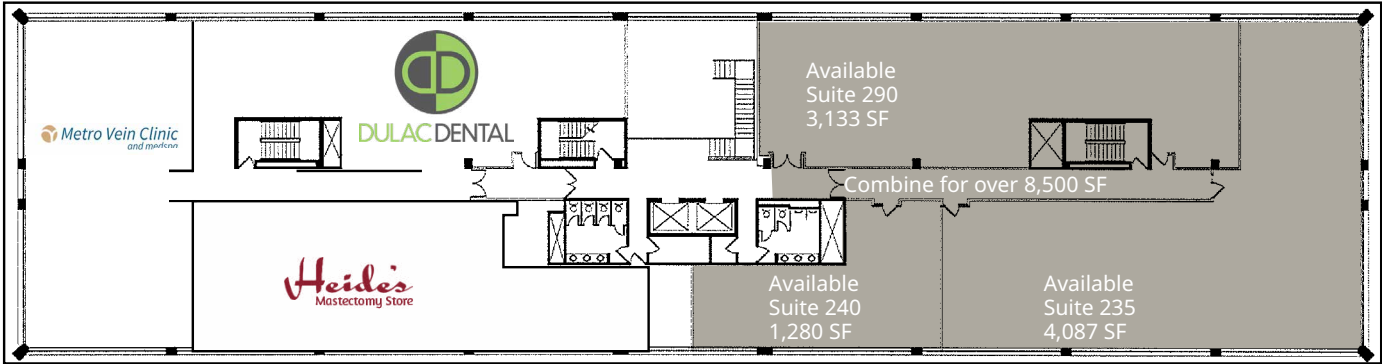


2019 ESTIMATED AVERAGE HOUSEHOLD INCOME

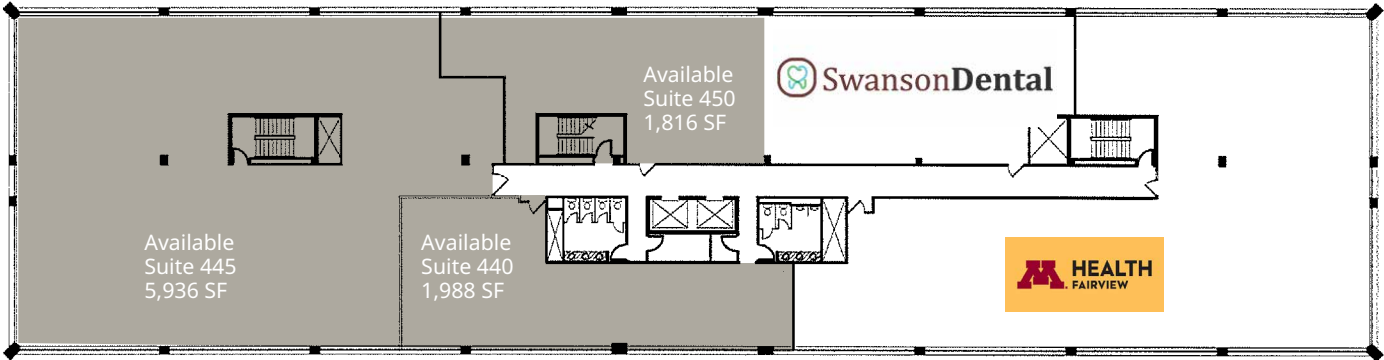
1 mile: \$107,695
 3 miles: \$131,730
 5 miles: \$115,544



FLOOR PLAN
(2ND FLOOR)



FLOOR PLAN
(4TH FLOOR)



Can combine for up to 10,000 sq. ft.



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