



# PINEHURST BUILDING

4999 France Avenue South | Minneapolis, MN 55410

## 800 SF - 4,085 SF of Office Space For Lease On The Corner Of 50<sup>th</sup> & France Avenue!

4999 France Avenue South is a Class A two-story building located in the heart of 50th & France. 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 210: 4,085 sf
- Suite 216: 1,361 sf
- Suite 245: 1,836 sf (divisible to 800 sf)
- Suite 216 and 245 contig to 3,197 sf
- 2020 CAM: \$14.66 psf and Tax: \$9.29 psf
- Lease Rate: Negotiable

### Highlights and Features:

- Year built: 2001
- High income, lifestyle trade area
- Abundant pedestrian traffic year-round
- Parking: 82 covered spaces and 50 surface spaces
- Reserved parking: \$155 per month
- Heavy foot traffic
- Busy corner of West 50th Street and France Avenue
- Co-tenants: Anthropologie, Smiles at France, North American Banking Company, Edina Realty, and Van Guilder's Goldsmith
- Area tenants: Coalition Restaurant, Evereve, Pacifier, Cos Bar, Paper Source, Athleta, Lush, Crisp & Green, Barrio, Title Nine, D'Amico & Sons, RF Moller Jeweler, Athleta, Red Cow, Agra Culture Kitchen, Starbucks, Salut Bar Americain, Edina Grill, Arezzo Ristorante, oh baby and Ispiri!



### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 18,431, 3 miles - 140,672 and 5 miles - 394,658
- Average Household Income: 1 mile - \$202,965, 3 miles - \$138,302 and 5 miles - \$109,192
- Traffic Counts: 11,300 vpd on France Avenue and 11,400 vpd on W 50th St



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES

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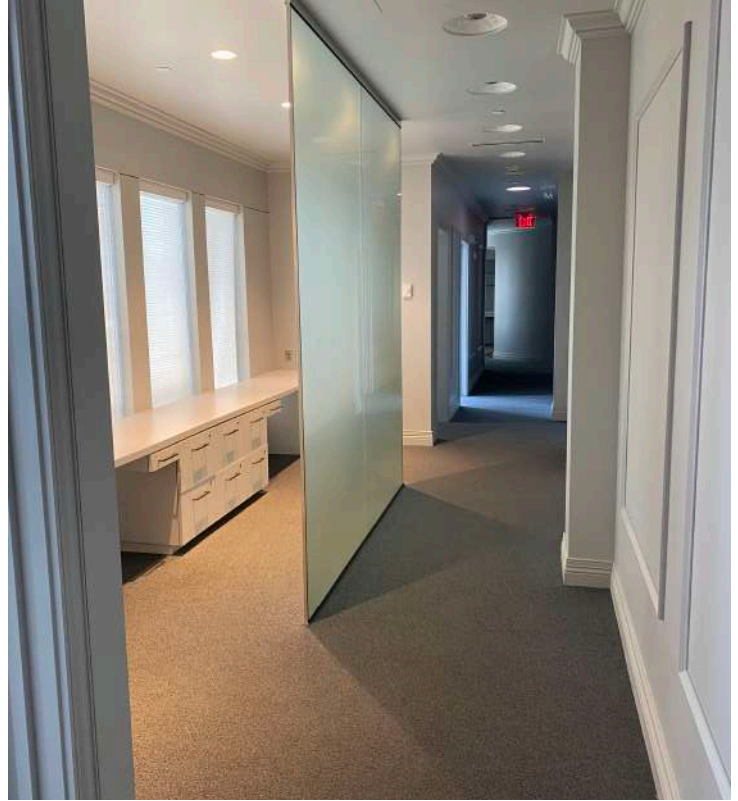
[marilyn@christiansonandco.com](mailto:marilyn@christiansonandco.com)

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

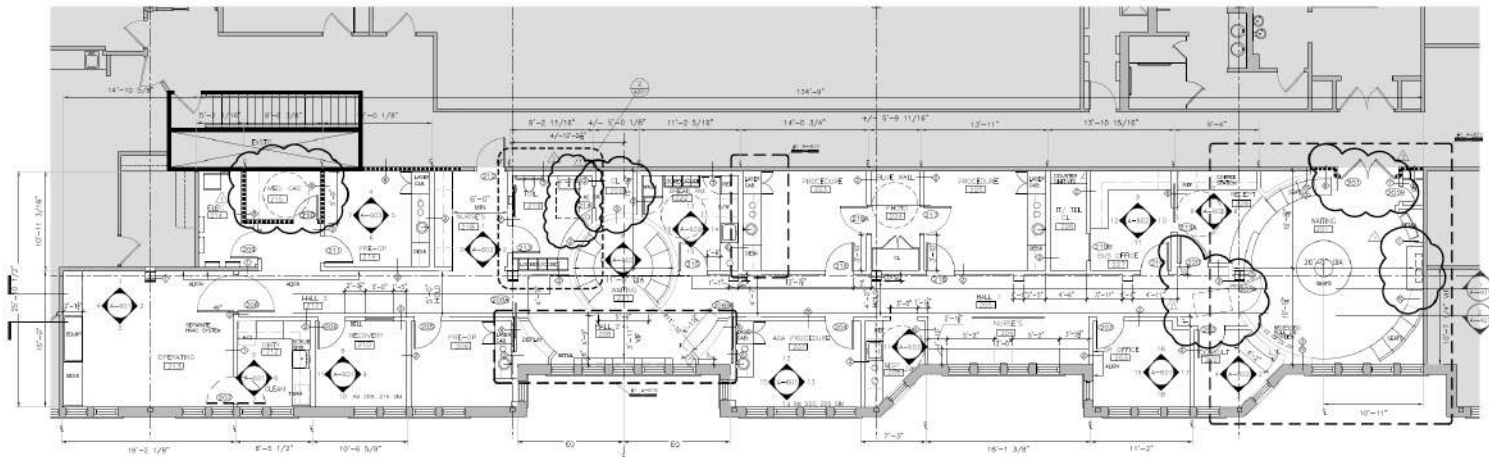
### Suite 210 Interior Photos



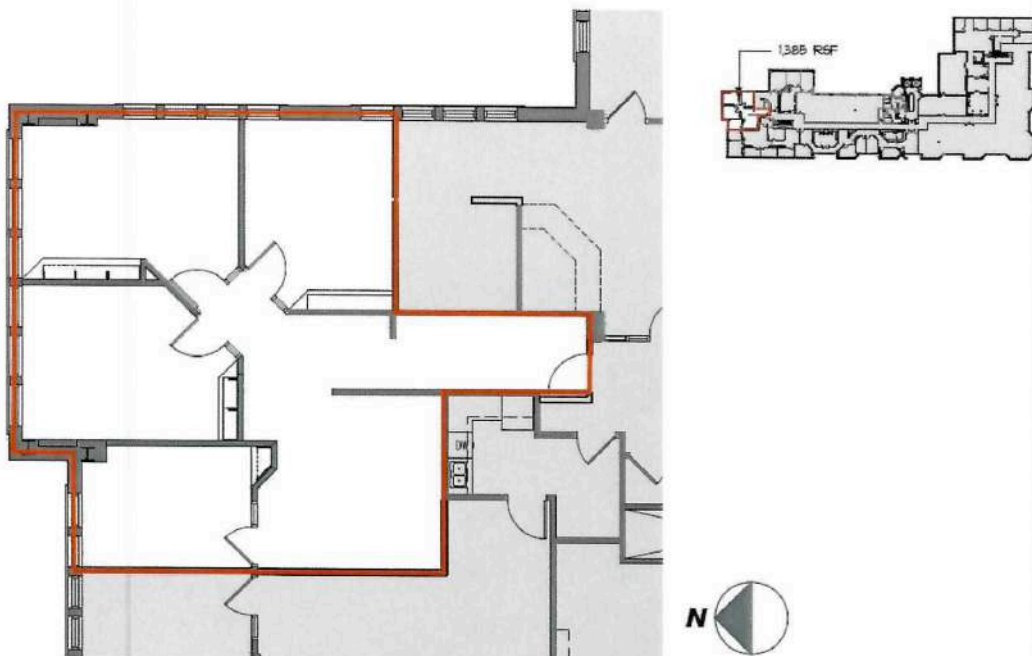
### Suite 216 Interior Photos



## Space Plan - Suite 210



## Space Plan - Suite 216



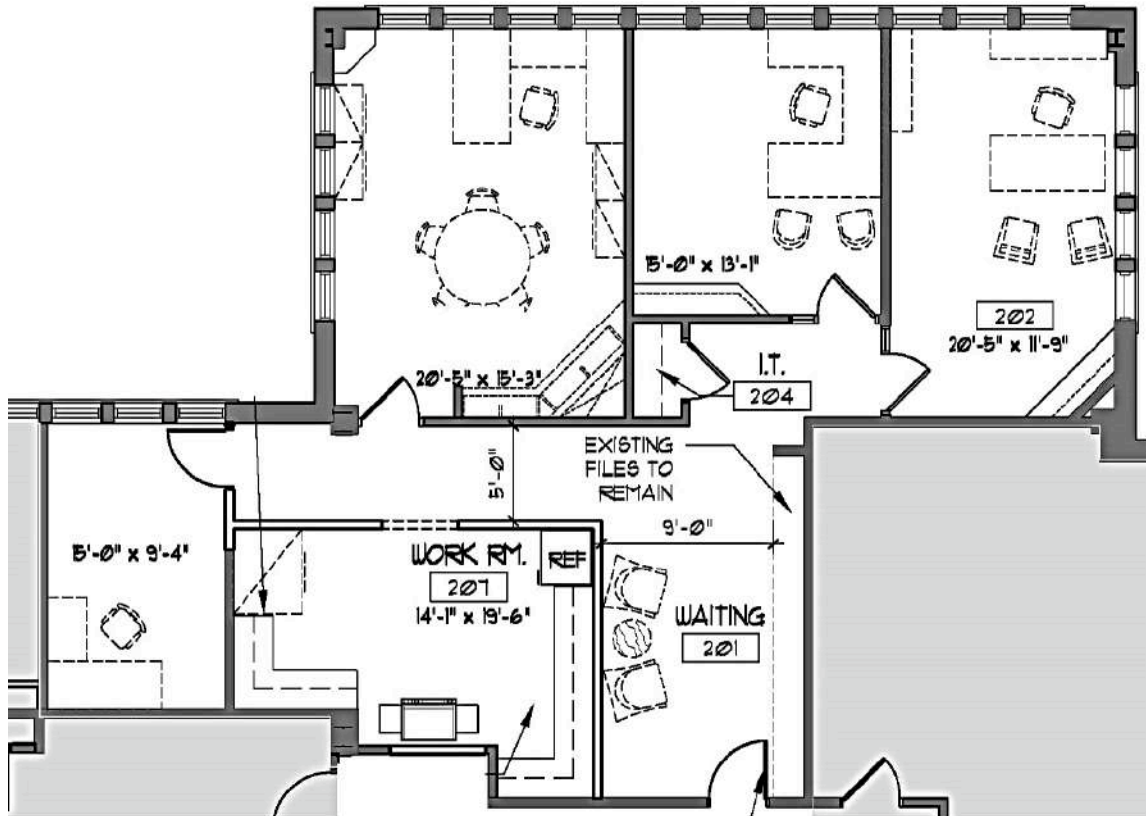

**AVAILABLE, SECOND FLOOR - 1,385 RSF**  
 4999 FRANCE AVE S  
 Scale 1/16" = 1'-0"  
 Job Code 4999FRANCE Date 6-29-11  
 Drawn By DP/AN Reviewed By KD  
 Filename 4999-2ND-12

**BDH&YOUNG**  
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Drawing File: E:\11111\Projects\4999\4999-2ND-12.dwg  
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## Space Plan - Suite 245



Aerial



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