



 **CENTENNIAL LAKES**  
**OFFICE PARK**

[centenniallakes.com](http://centenniallakes.com)



WATCH  THE VIDEO



Centennial Lakes Office Park

7650 Edinborough Way Suite 175  
Edina, MN 55435

Development by



Leasing by



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[bob.revoir@cushwake.com](mailto:bob.revoir@cushwake.com)

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[dan.wicker@cushwake.com](mailto:dan.wicker@cushwake.com)



# FIVE PHASE 834,000 SF

## PREMIER CLASS A OFFICE

### ON-SITE AMENITIES

- Free, fully equipped conference rooms (in each building) with seating for 22-60 people
- Tavern23 Restaurant and patio ([tavern23mn.com](http://tavern23mn.com))
- Mykenna's café serving breakfast and lunch (Phase IV)
- Micro Market & Lounge (Phase V)
- On-site property management
- Security guard service 24/7
- Tenant Experience Coordinator
- Electric car charging stations (Phase III)
- Locker rooms/showers (Phase II, IV, V)
- BOMA 360 Designated Building

### AMENITIES ADJACENT TO THE PARK

- City of Edina's Centennial Lakes Park which consists of 24 acres, 1.5 miles of paved walking paths, amphitheater, paddle boat rental, ice skating, 18-hole bent grass putting course, lawn games, & farmers market
- Complete fitness center (pool, running track, and full gym) at Edinborough Park
- More than 20 dining and fast casual options located within 1 mile of the park
- Adjacent to Nine Mile Regional Bike Trail
- Nearby hotels: The Westin Edina Galleria, Hilton Minneapolis Bloomington, and Doubletree by Hilton

Occupancy	91% Leased
Floor Plates	22,000-26,000
Year Built	1997-2000
Parking Ratio	<ul style="list-style-type: none"> <li>• 4.05 stalls/1,000 sf</li> <li>• Ramp and reserved parking</li> </ul>

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CLICK A SUITE NUMBER TO SEE FLOOR PLAN

**CENTENNIAL LAKES I**

7701 France Avenue South

Suite 250	7,015 sf
Suite 340	1,995 sf

**CENTENNIAL LAKES II**

7601 France Avenue South

Suite 500	9,799 sf
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**CENTENNIAL LAKES III**

3601 West 76th Street

Suite 50	1,985 sf (Avail. 12/1/2026)
Suite 190	4,516 sf
Suite 250	2,245 sf
Suite 275	4,198 sf
Spec Suite	
Suite 400	9,483 sf

**CENTENNIAL LAKES IV**

7650 Edinborough Way

Suite 200	2,573 sf
Suite 245	8,307 sf
Suite 350	4,898 sf
Suite 450	7,655 sf
Suite 750	3,049 sf

**CENTENNIAL LAKES V**

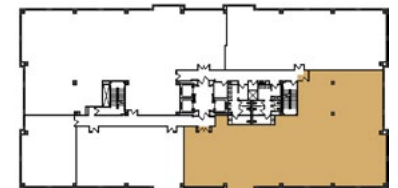
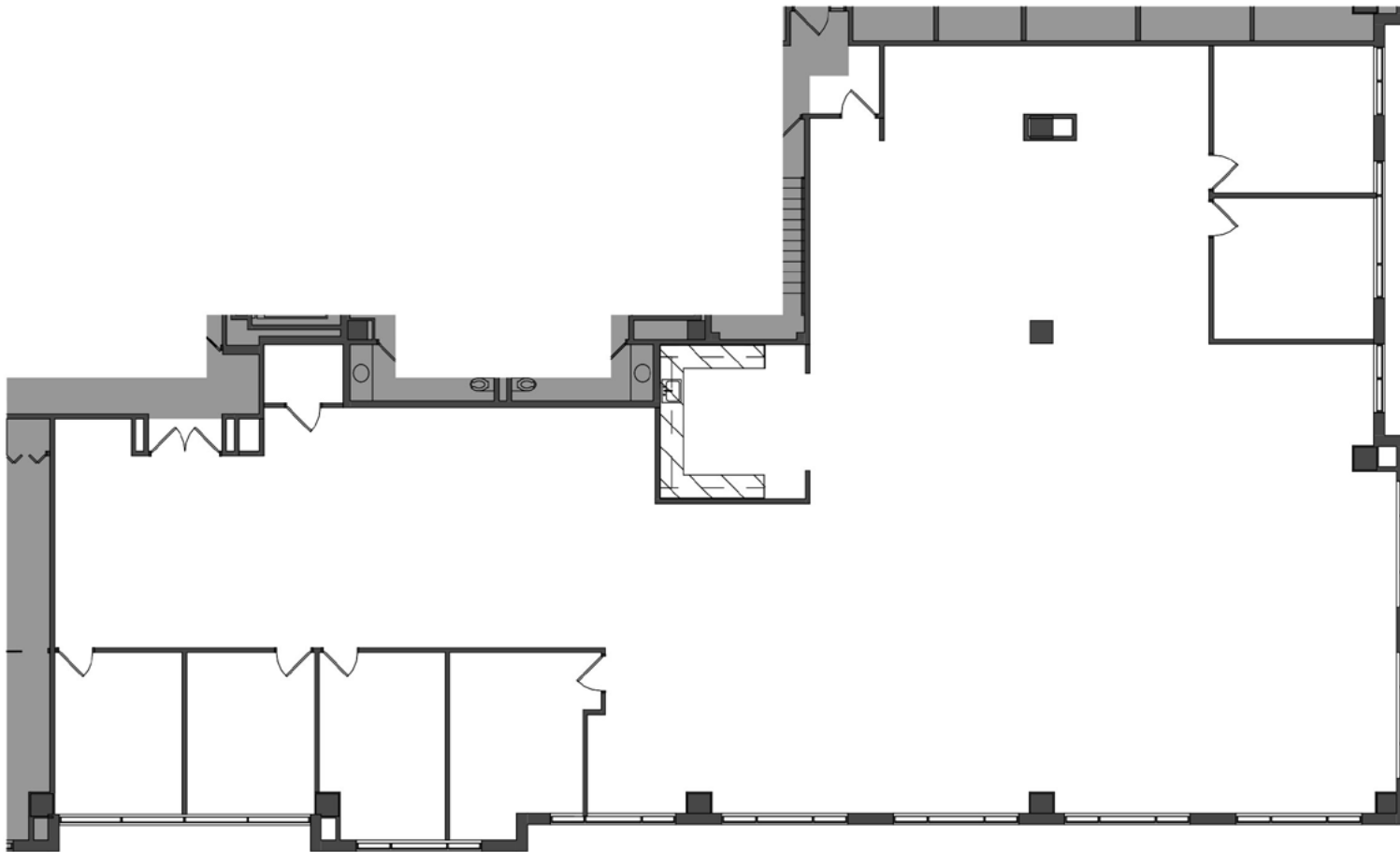
3600 Minnesota Drive

Suite 50	4,417 sf (Avail. 10/1/2026)
Suite 175	2,067 sf (Avail. 12/1/2026)

centenniallakes.com

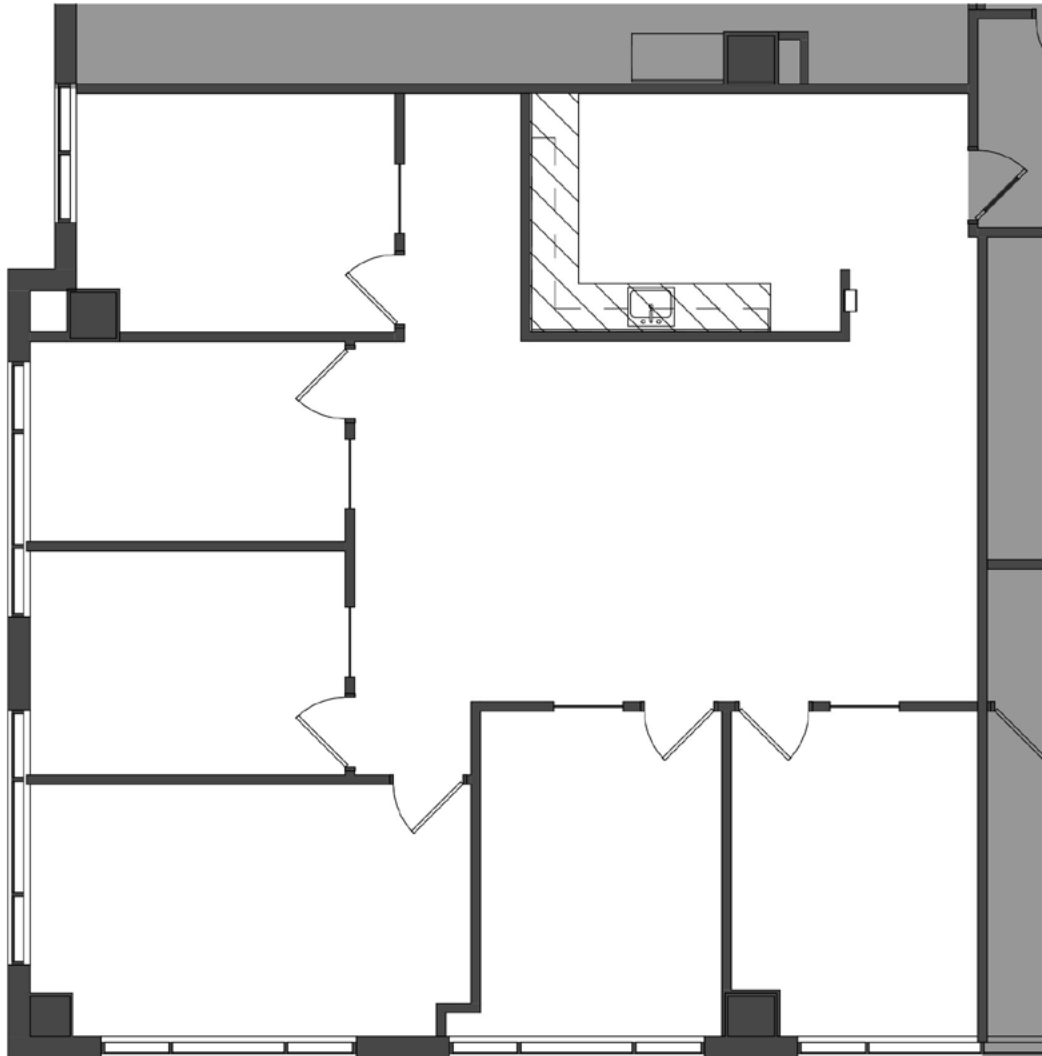
**CENTENNIAL LAKES I**  
7701 France Avenue South

Suite 250 | 7,015 sf



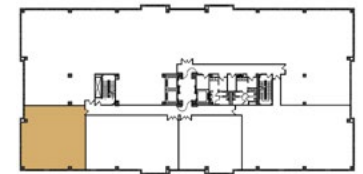
KEY PLAN - 2ND FLOOR





**CENTENNIAL LAKES I**  
7701 France Avenue South

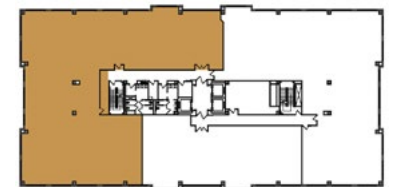
**Suite 340** | 1,995 sf



KEY PLAN - 3RD FLOOR

**CENTENNIAL LAKES II**  
7601 France Avenue South

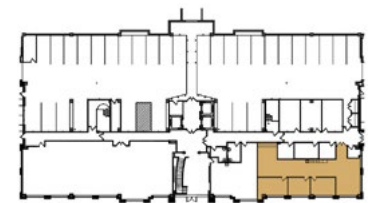
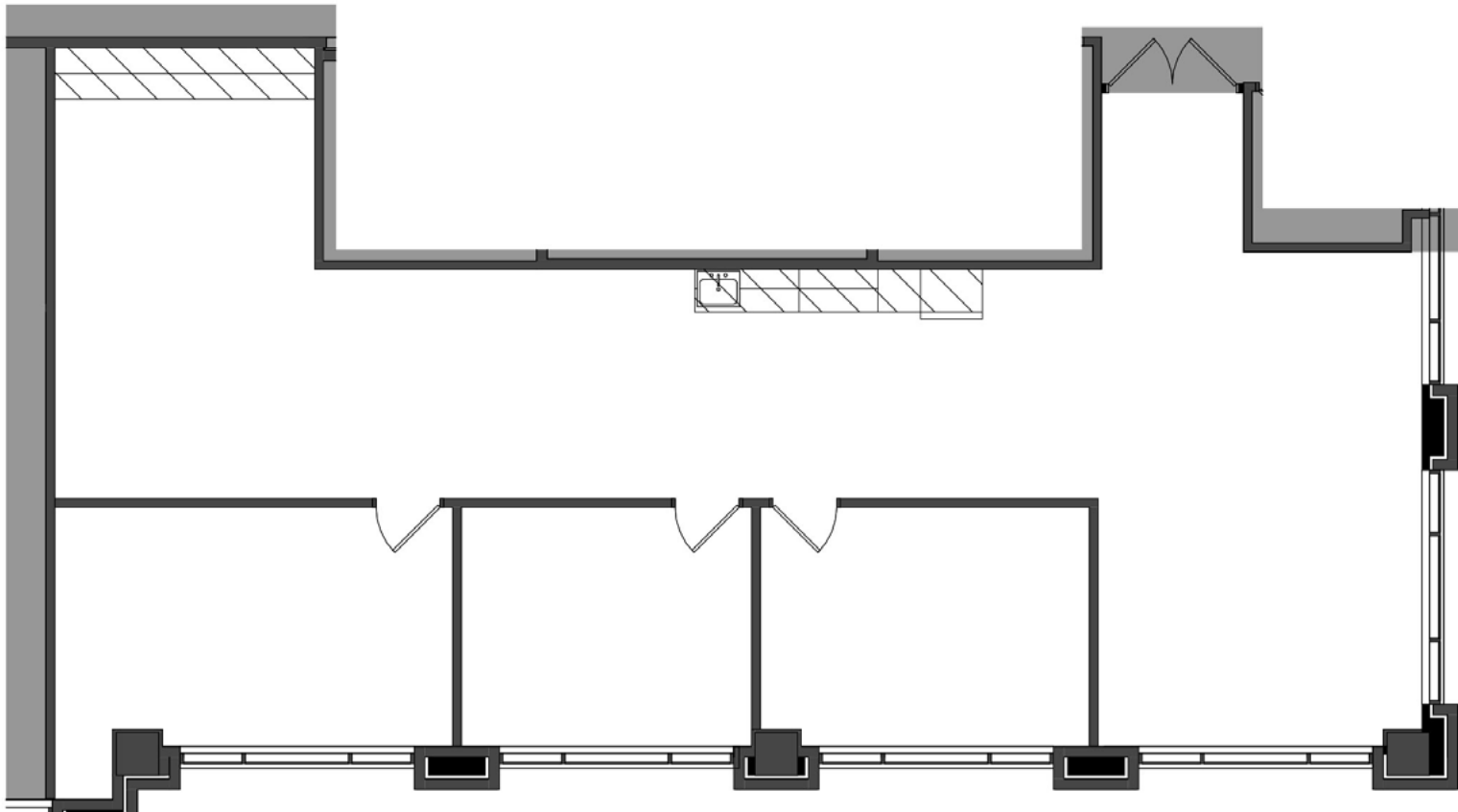
**Suite 500** | 9,799 sf



KEY PLAN - 5TH FLOOR

**CENTENNIAL LAKES III**  
3601 West 76th Street

**Suite 50** | 1,985 sf  
(Available 12/1/2026)

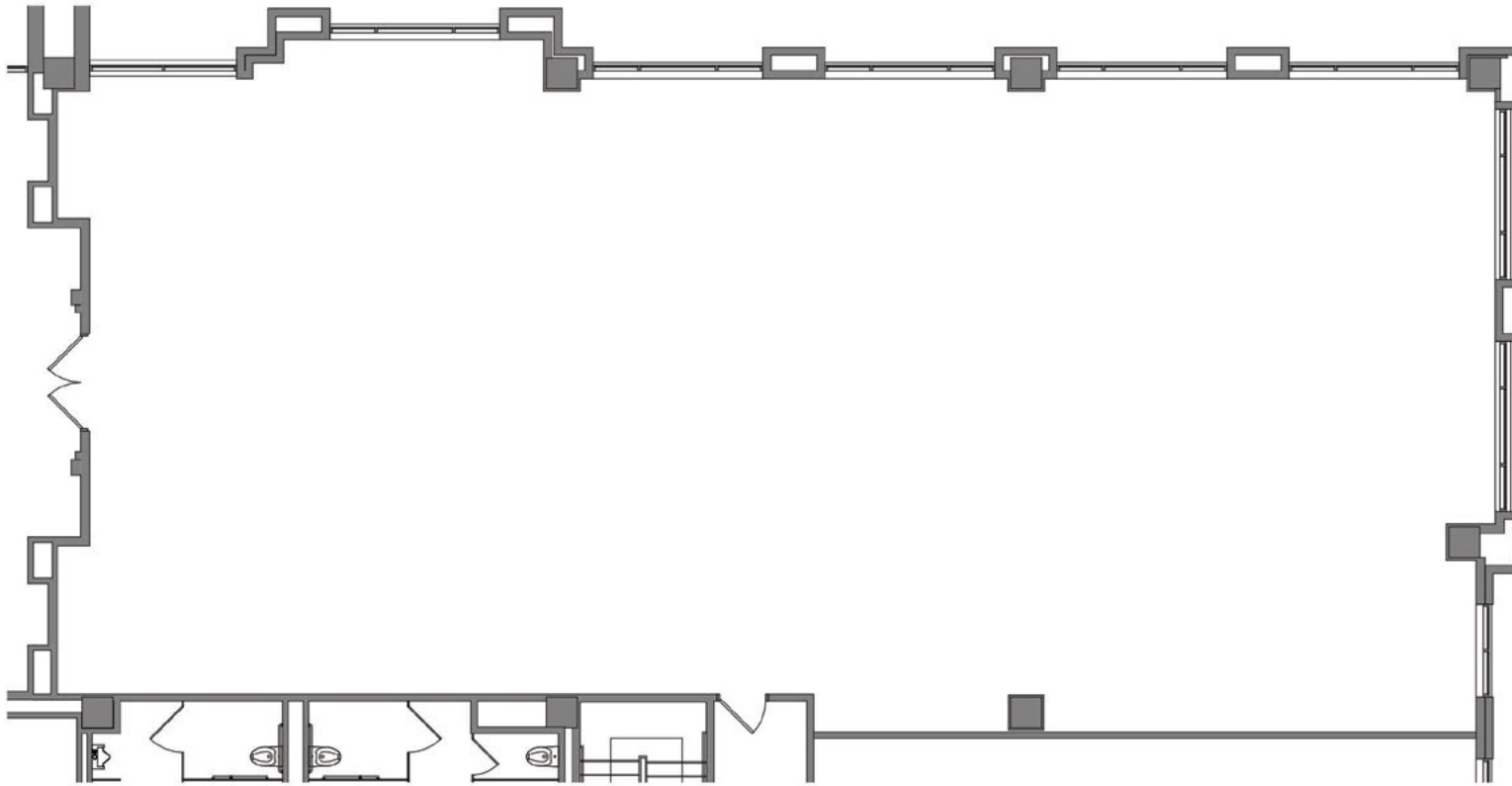


KEY PLAN - LOWER LEVEL

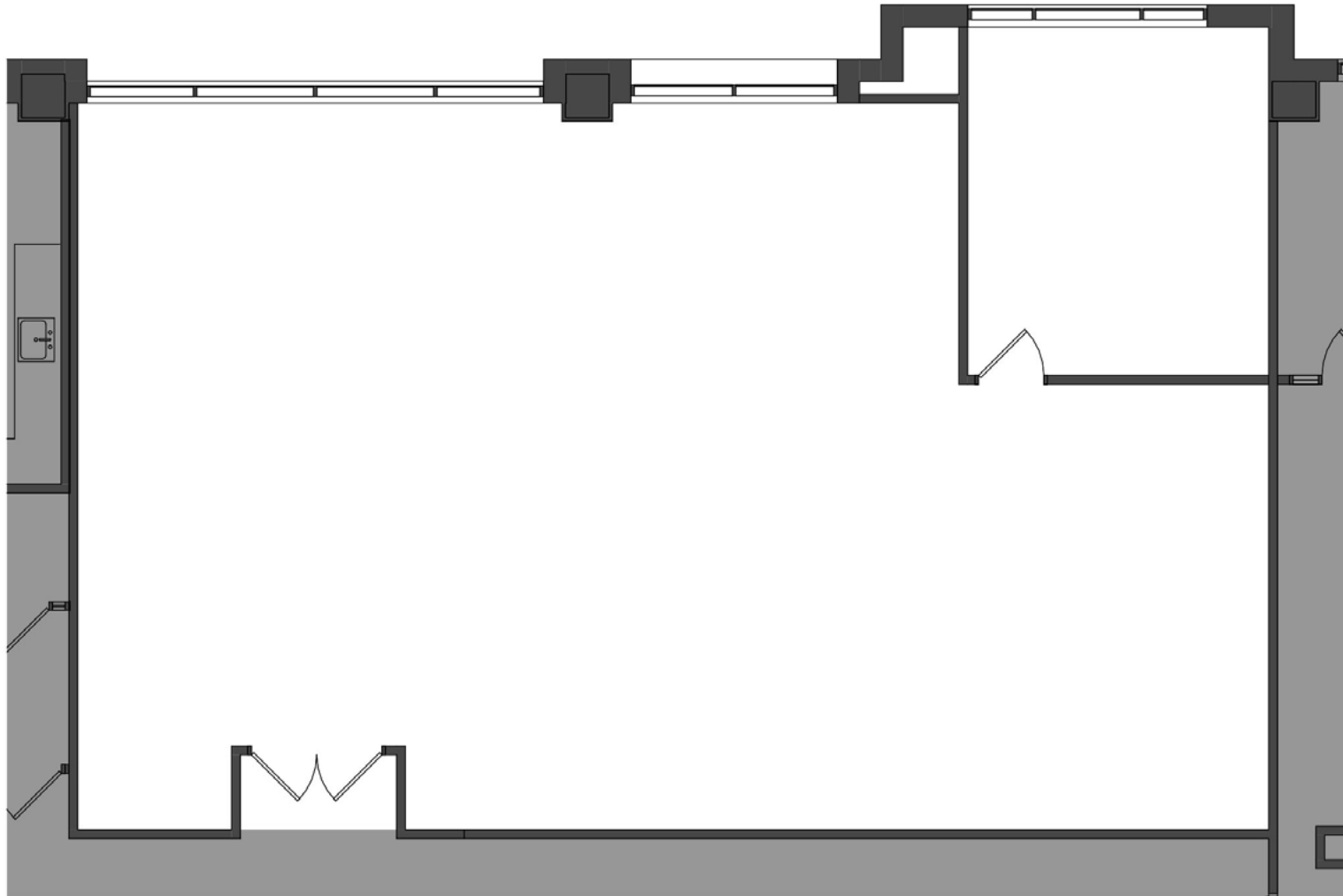
**CENTENNIAL LAKES III**

3601 West 76th Street

**Suite 190** | 4,516 sf

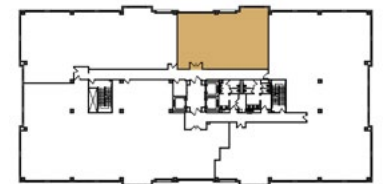


KEY PLAN - 1ST FLOOR



**CENTENNIAL LAKES III**  
3601 West 76th Street

Suite 250 | 2,245 sf

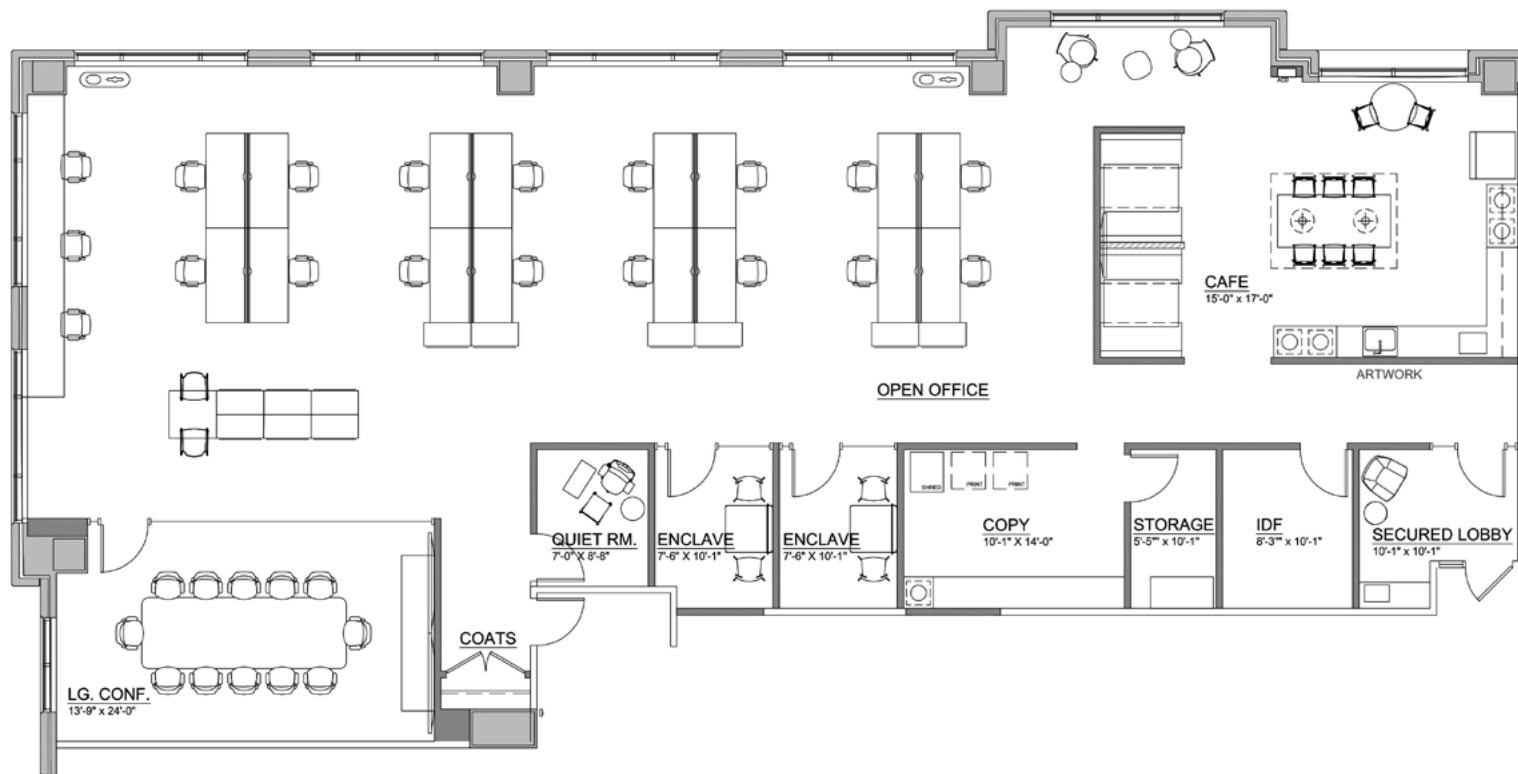


KEY PLAN - 2ND FLOOR

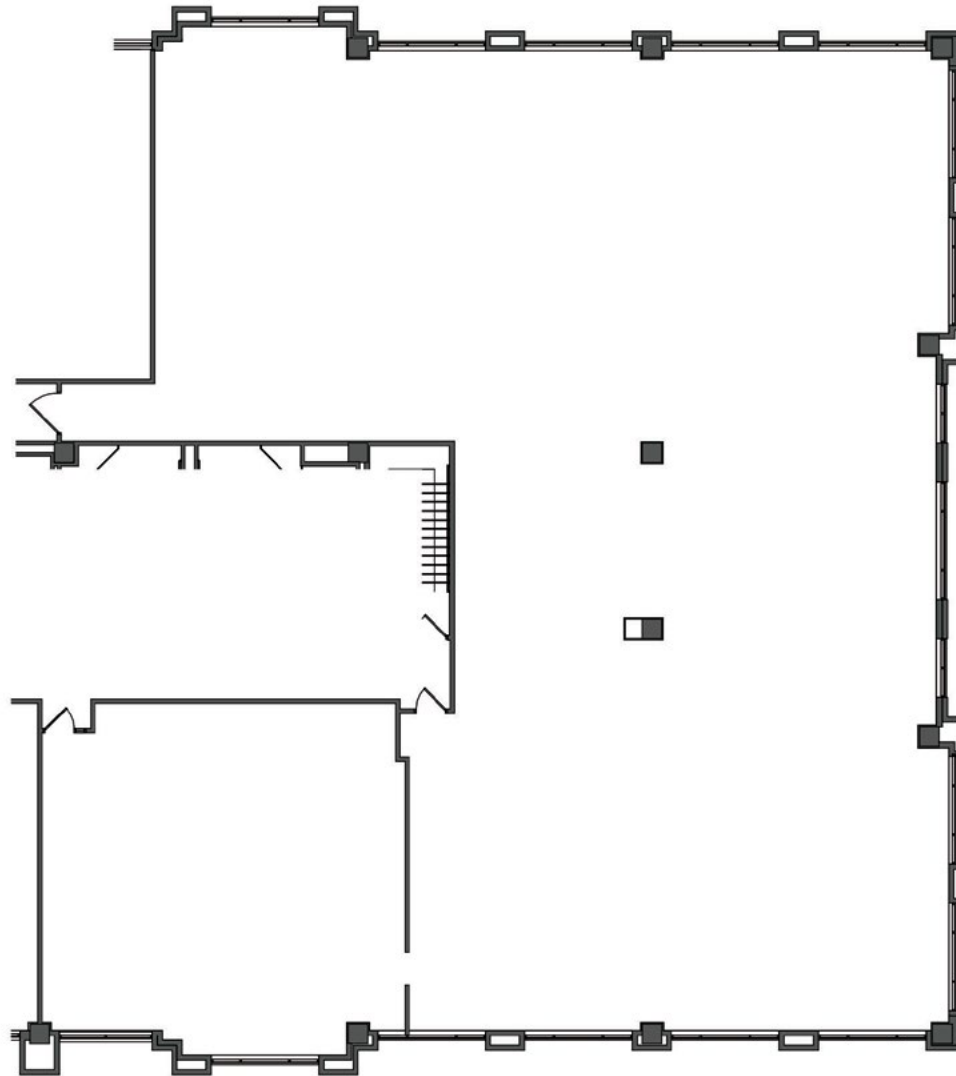


**CENTENNIAL LAKES III**  
3601 West 76th Street

**Suite 275** 4,198 sf  
**Spec Suite**



KEY PLAN - 2ND FLOOR



**CENTENNIAL LAKES III**  
3601 West 76th Street

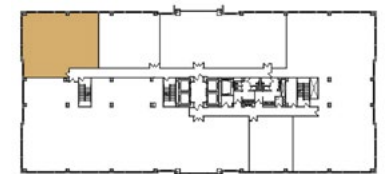
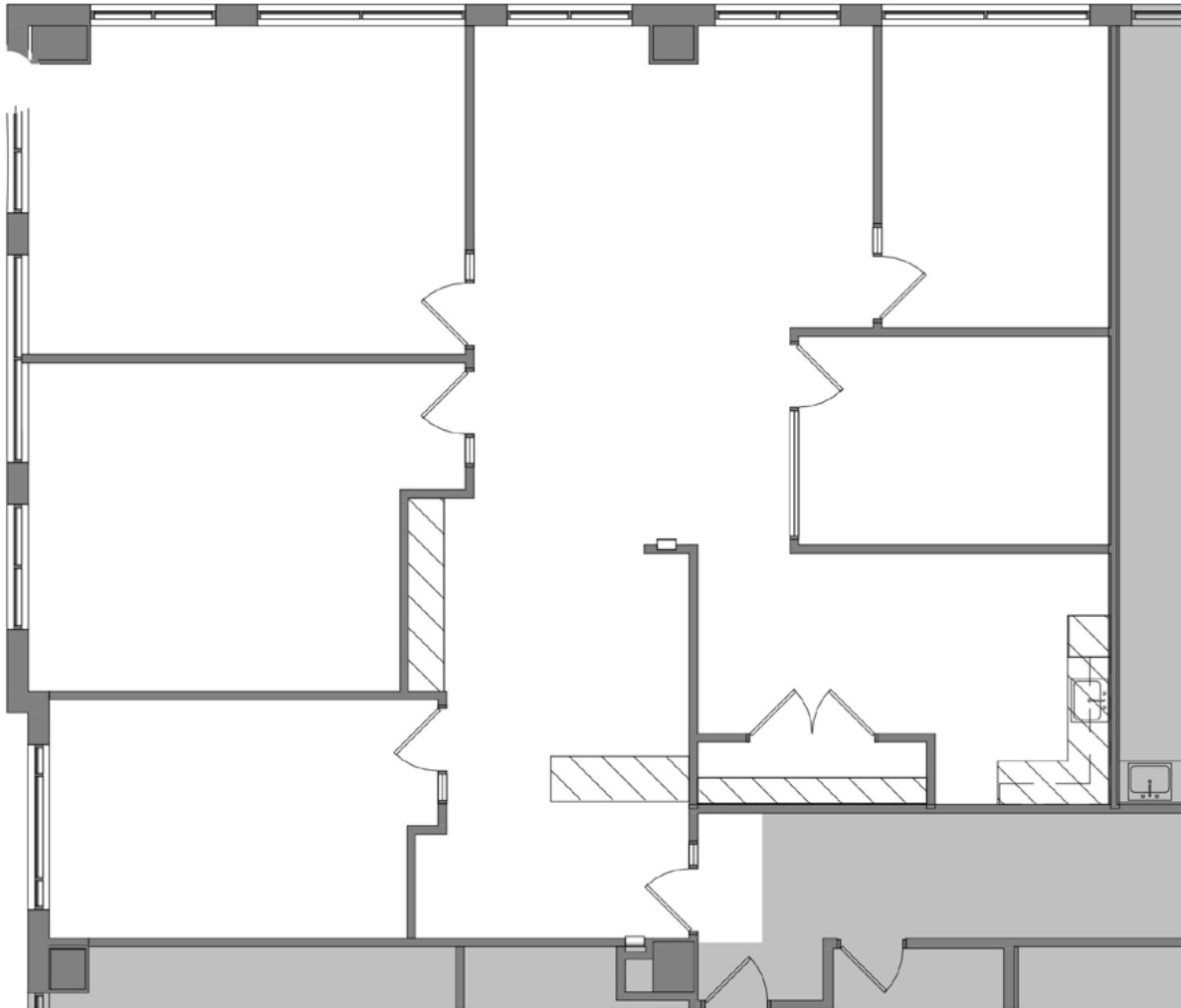
**Suite 400** | 9,483 sf



KEY PLAN - 4TH FLOOR

**CENTENNIAL LAKES IV**  
7650 Edinborough Way

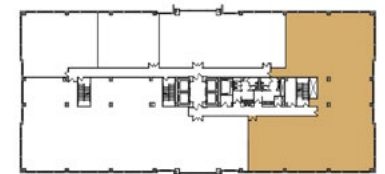
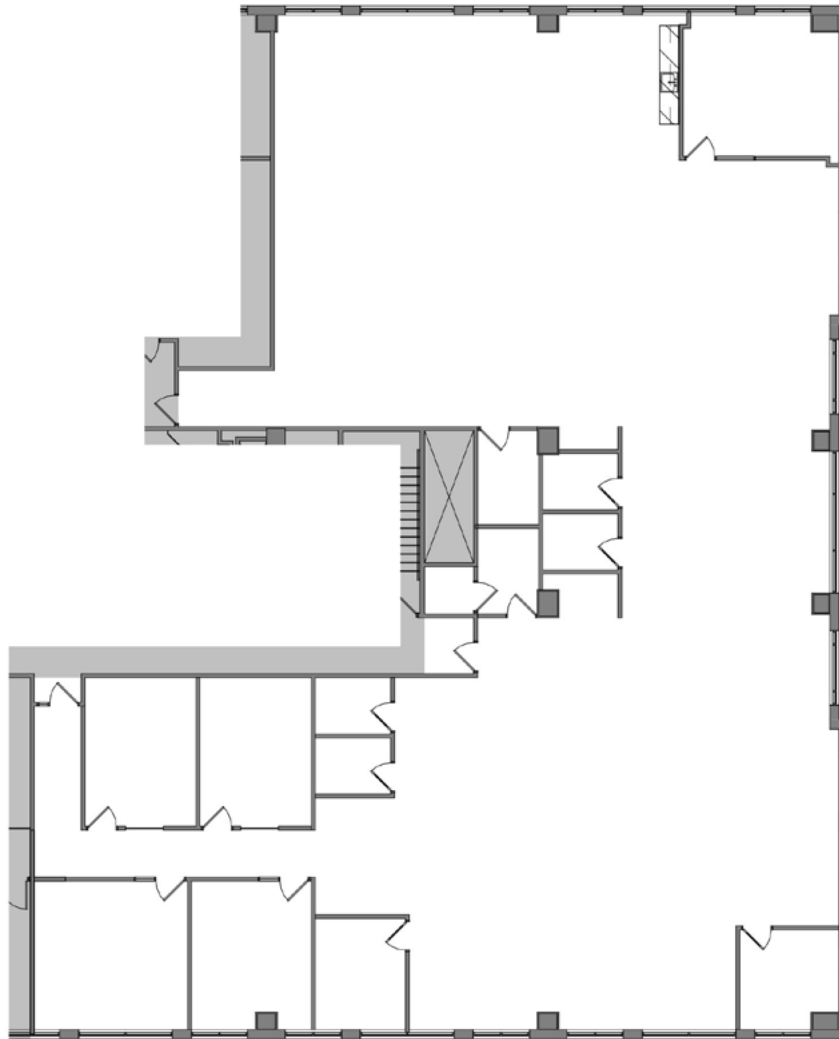
**Suite 200** | 2,573 sf



KEY PLAN - 2ND FLOOR

**CENTENNIAL LAKES IV**  
7650 Edinborough Way

**Suite 245** | 8,307 sf

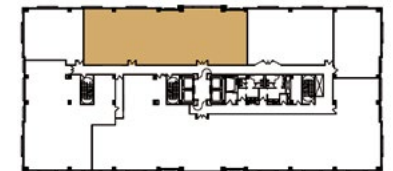
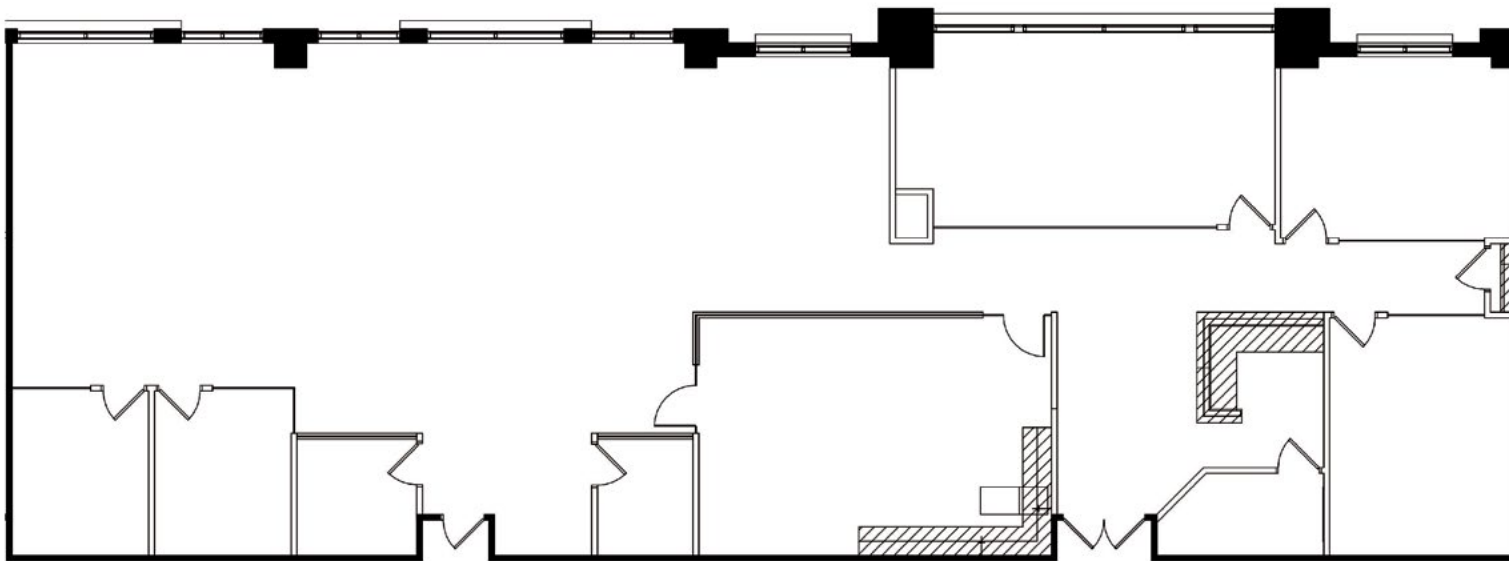


KEY PLAN - 2ND FLOOR

CENTENNIAL LAKES IV

7650 Edinborough Way

Suite 350 | 4,898 sf

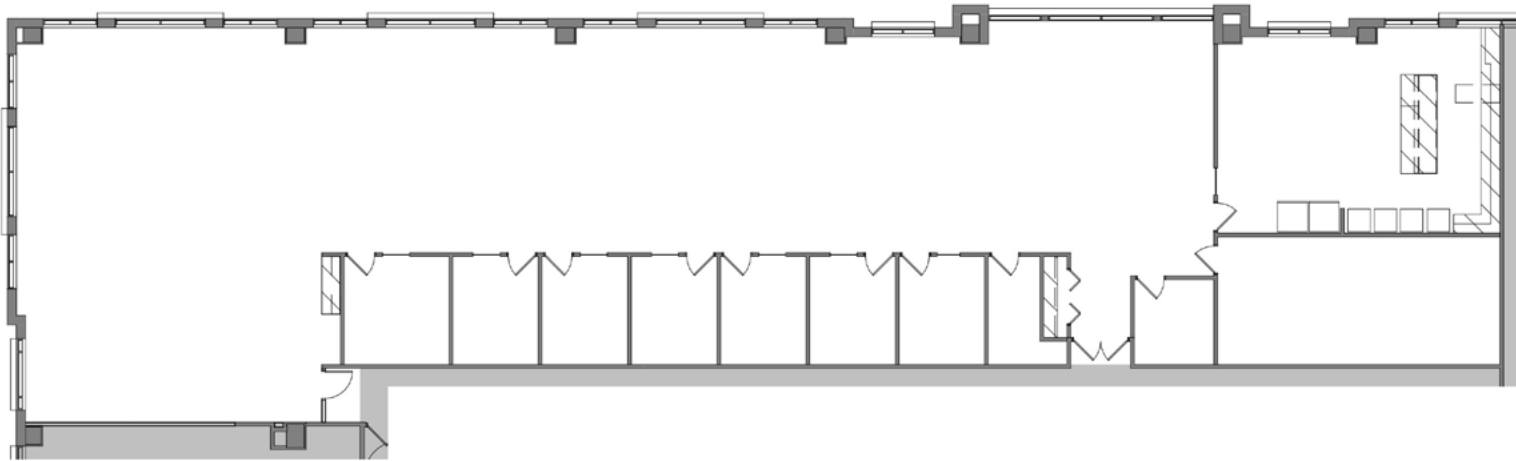


KEY PLAN - 3RD FLOOR

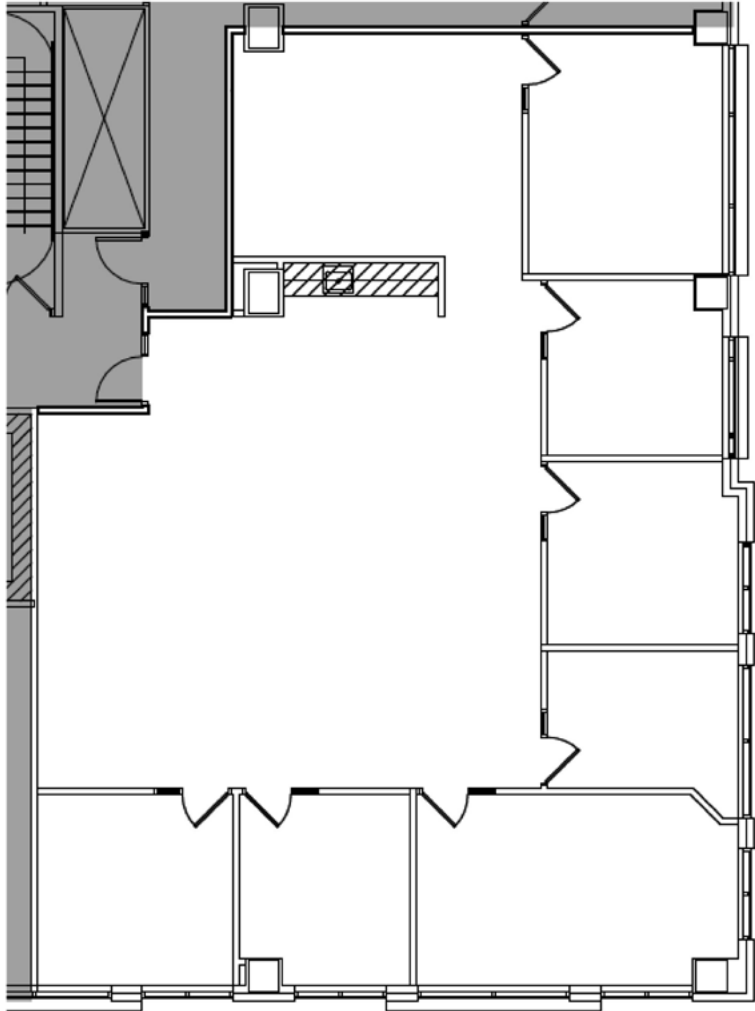
**CENTENNIAL LAKES IV**

7650 Edinborough Way

**Suite 450** | 7,655 sf



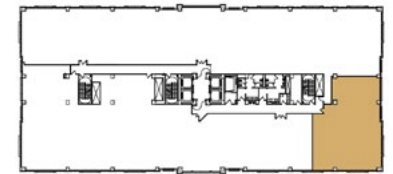
KEY PLAN - 4TH FLOOR



**CENTENNIAL LAKES IV**

7650 Edinborough Way

**Suite 750** | 3,049 sf

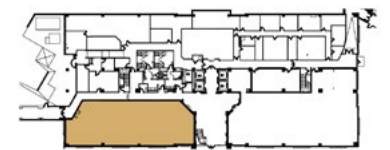


KEY PLAN - 7TH FLOOR



**CENTENNIAL LAKES V**  
3600 Minnesota Drive

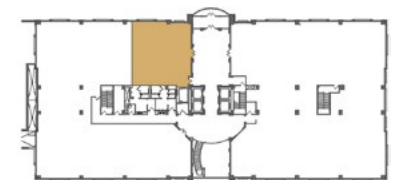
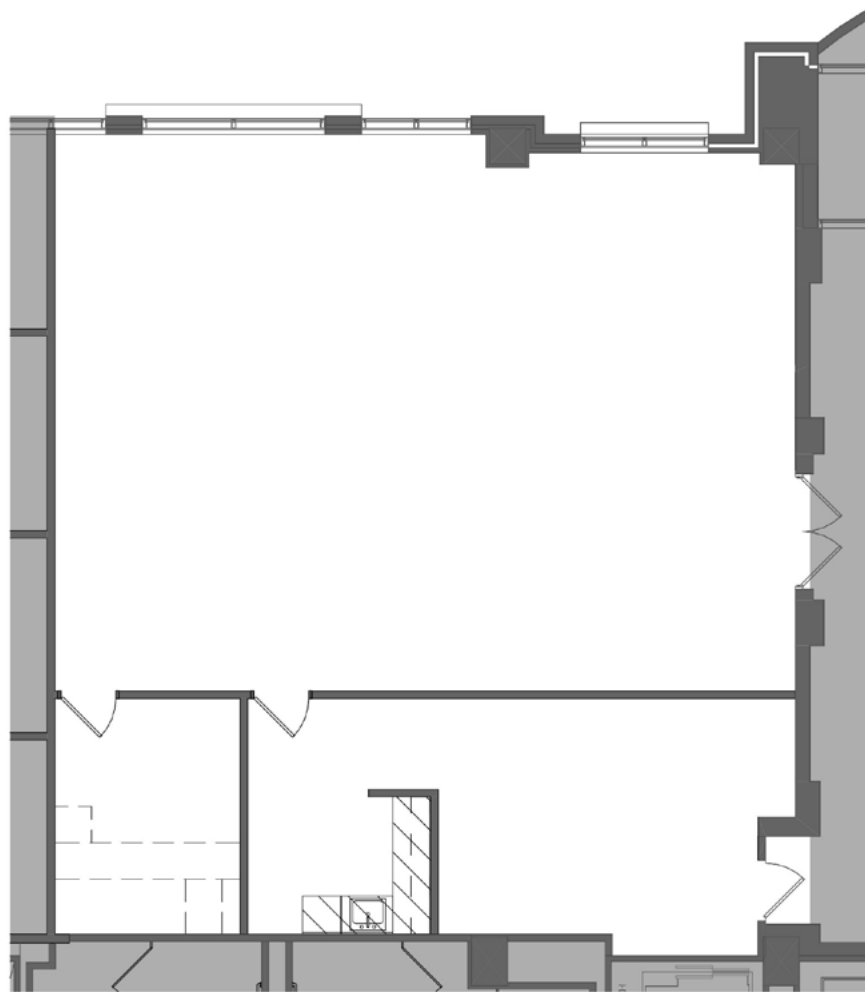
**Suite 50** | 4,417 sf  
(Available 10/1/2026)



KEY PLAN - LOWER LEVEL

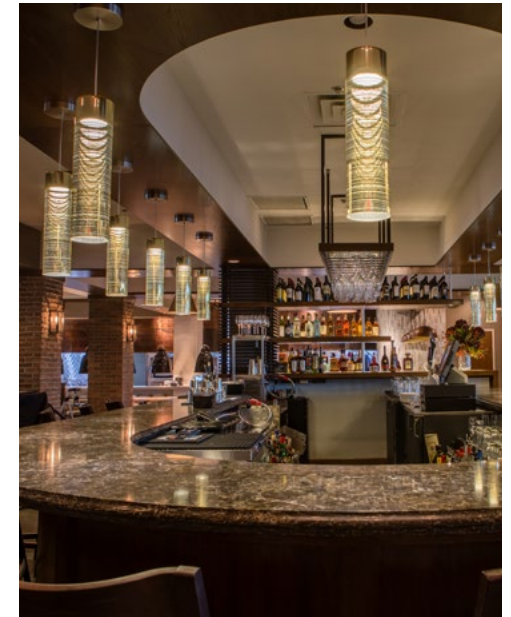
**CENTENNIAL LAKES V**  
3600 Minnesota Drive

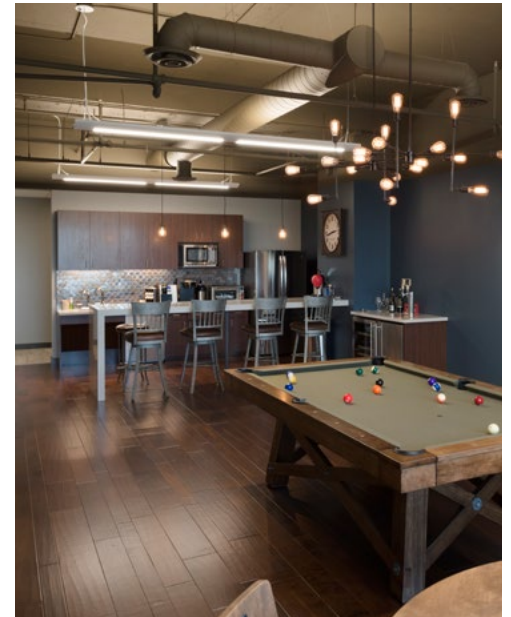
**Suite 175** | 2,067 sf  
(Available 12/1/2026)



KEY PLAN - 1ST FLOOR









EDINA, MINNESOTA - 494 AND FRANCE AVENUE

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