

FOR LEASE  
20,000 - 61,046 SF

# 6500 WEDGWOOD AVE N MAPLE GROVE, MN

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# PROPERTY INFORMATION

**Address** 6500 Wedgwood Rd N  
Maple Grove, MN

**Building Size** 61,046 SF  
Divisible to 20,000 SF

**Suite 100** 28,135 SF Office  
4,615 SF Lab  
**31,750 SF Total**

**Suite 200** 12,297 SF Office  
15,999 SF Lab  
**28,296 SF Total**

**Lease Rates** Negotiable

**2024 Tax & CAM** \$6.30 psf

**Parking** 250 Stalls  
4.1/1,000 SF

**Loading** 1 Dock (potential for 3)  
1 Drive-In

**Acres** 6.72 Acres

**Clear Height** 16' 9"

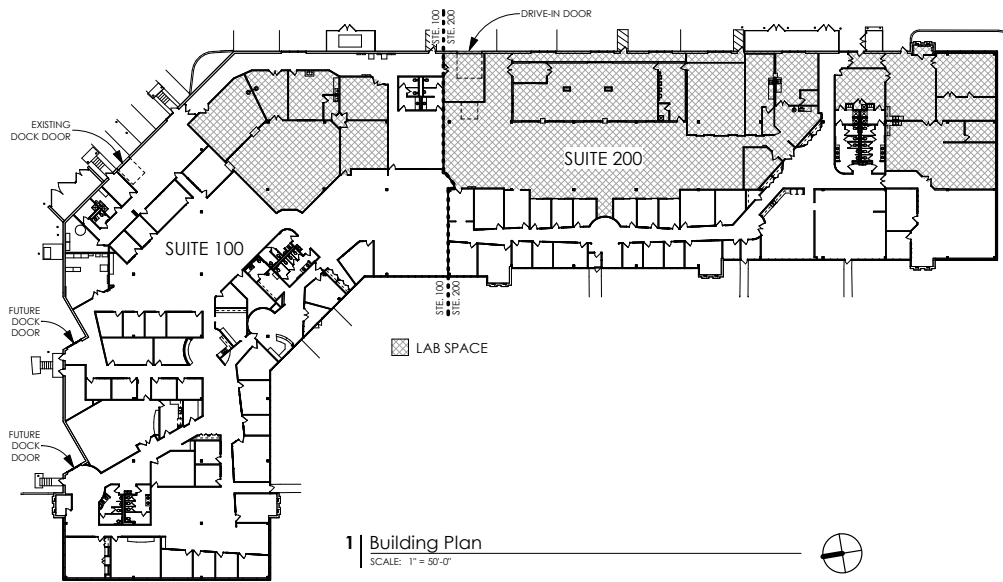
**Year Built** 1991

**Sprinklered** Wet System

## PROPERTY HIGHLIGHTS

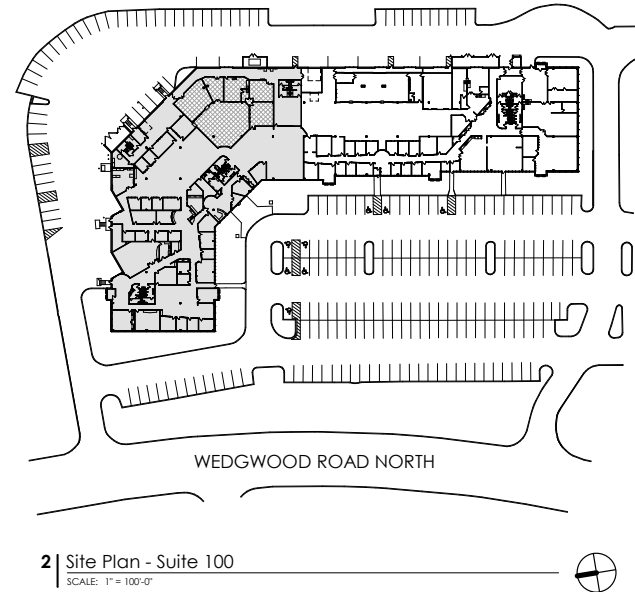
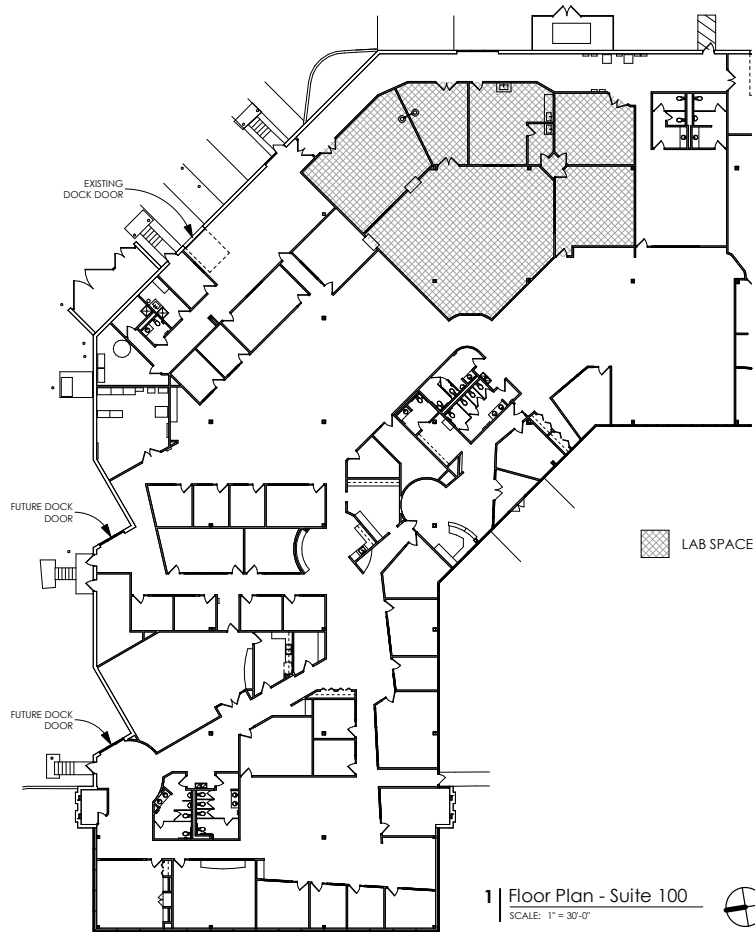
- CLASS A SHOWROOM OPPORTUNITY WITH EXTENSIVE GLASS LINE
- CLEAN ROOM AND LAB SPACE AVAILABLE
- INCREDIBLE ACCESS AND VISIBILITY TO I-494
- MINUTES FROM ARBOR LAKES RETAIL
- HEAVY PARKING

# OVERALL BUILDING PLAN



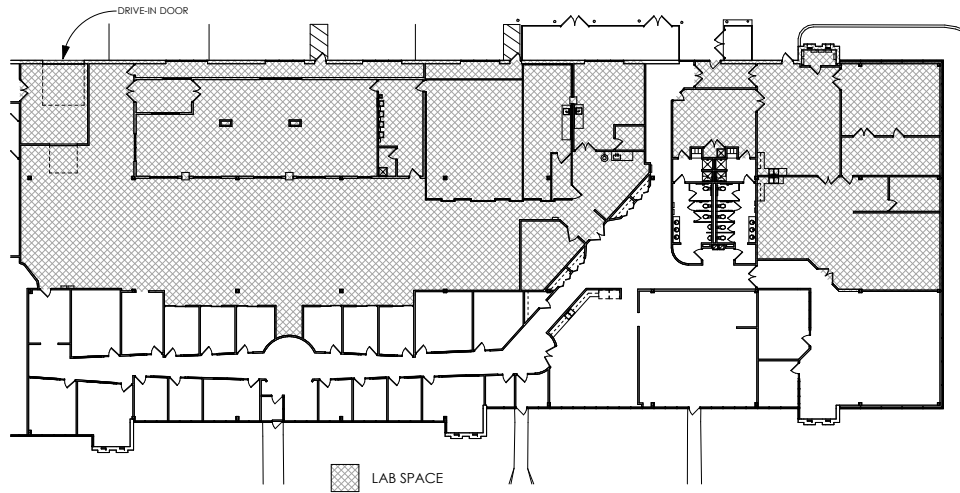
BUILDING DATA	
TOTAL BUILDING AREA . . . . .	.61,046 SF .
BUILDING OFFICE AREA . . . . .	.40,432 SF
BUILDING LAB AREA . . . . .	.20,614 SF
SUITE 100 OVERALL AREA . . . . .	.32,750 SF .
SUITE 100 OFFICE AREA . . . . .	.28,135 SF
SUITE 100 LAB AREA . . . . .	.4,615 SF
SUITE 200 OVERALL AREA . . . . .	.28,296 SF .
SUITE 200 OFFICE AREA . . . . .	.12,297 SF
SUITE 200 LAB AREA . . . . .	.15,999 SF
TOTAL PARKING . . . . .	.233
TYPICAL STRUCTURAL BAY . . . . .	.30' x 32'-8"
CLEAR HEIGHT . . . . .	.16'-9"
EXISTING DOCK DOORS . . . . .	.1
FUTURE DOCK DOOR LOCATIONS . . . . .	.2
DRIVE-IN DOORS . . . . .	.1

# SUITE 100

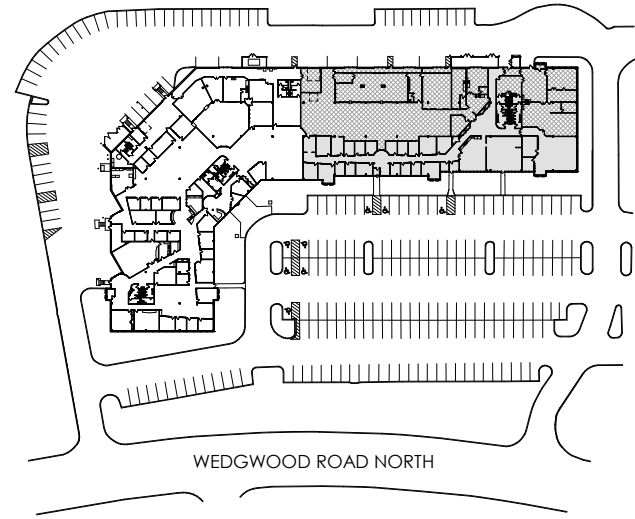


BUILDING DATA - SUITE 100	
TOTAL BUILDING AREA . . . . .	.61,046 SF .
BUILDING OFFICE AREA . . . . .	40,432 SF
BUILDING LAB AREA . . . . .	20,614 SF
SUITE 100 OVERALL AREA . . . . .	.32,750 SF .
SUITE 100 OFFICE AREA . . . . .	28,135 SF
SUITE 100 LAB AREA . . . . .	4,615 SF
TOTAL PARKING . . . . .	.233
TYPICAL STRUCTURAL BAY . . . . .	30' x 32'-8"
CLEAR HEIGHT . . . . .	16'-9"
SUITE 100 EXISTING DOCK DOORS . . . . .	1
SUITE 100 FUTURE DOCK DOOR LOCATIONS . . . . .	2

# SUITE 200



1 | Floor Plan - Suite 200  
SCALE: 1" = 30'-0"

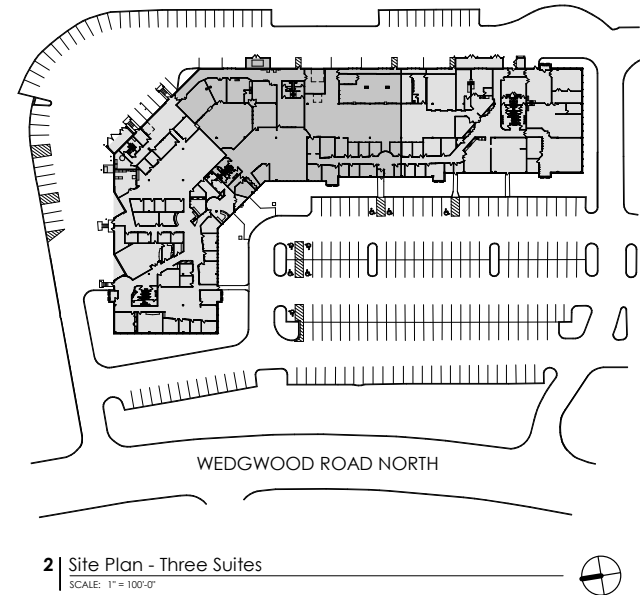
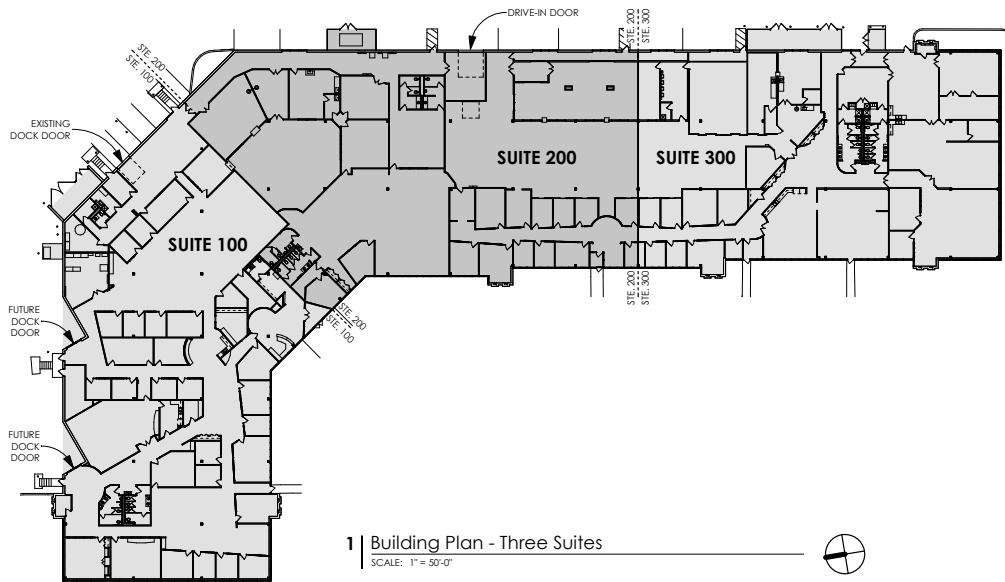


2 | Site Plan - Suite 200  
SCALE: 1" = 100'-0"

BUILDING DATA - SUITE 200	
TOTAL BUILDING AREA . . . . .	.61,046 SF .
BUILDING OFFICE AREA . . . . .	40,432 SF
BUILDING LAB AREA . . . . .	20,614 SF
SUITE 200 OVERALL AREA . . . . .	.28,296 SF .
SUITE 200 OFFICE AREA . . . . .	12,297 SF
SUITE 200 LAB AREA . . . . .	15,999 SF
TOTAL PARKING . . . . .	.233
TYPICAL STRUCTURAL BAY . . . . .	30' x 32'-8"
CLEAR HEIGHT . . . . .	16'-9"
SUITE 200 DRIVE-IN DOORS . . . . .	1



# DIVISIBLE PLAN



BUILDING DATA	
TOTAL BUILDING AREA . . . . .	61,046 SF
SUITE 100 OVERALL AREA . . . . .	21,242 SF
SUITE 200 OVERALL AREA . . . . .	21,449 SF
SUITE 300 OVERALL AREA . . . . .	18,355 SF
TOTAL PARKING . . . . .	.233
TYPICAL STRUCTURAL BAY . . . . .	30' x 32'-8"
CLEAR HEIGHT . . . . .	16'-9"
EXISTING DOCK DOORS . . . . .	1
FUTURE DOCK DOOR LOCATIONS . . . . .	2
DRIVE-IN DOORS . . . . .	1

# PROPERTY PHOTOS





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