

6655
WEDGWOOD RD

For Lease
**WEDGWOOD
COMMERCE
CENTRE II**

 **CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES

- Great location just off of I-494 north of Bass Lake Road
- Ample parking
- Extensive glass line
- Great for Med-tech users
- Park-like setting overlooking natural wetlands

// BUILDING SPECS

Building Size

123,854 SF

Available Space

Suite 130

12,897 SF Office

Suite 150

3,613 SF Office

900 SF Tech

4,513 SF Total

Suite 105

19,624 SF Office

4,546 SF Lab

2,050 SF Whse

26,210 SF Total

Clear Height

14'

Parking

Ample

Year Built

1989

Sprinklers

Non ESFR

Rates

Negotiable

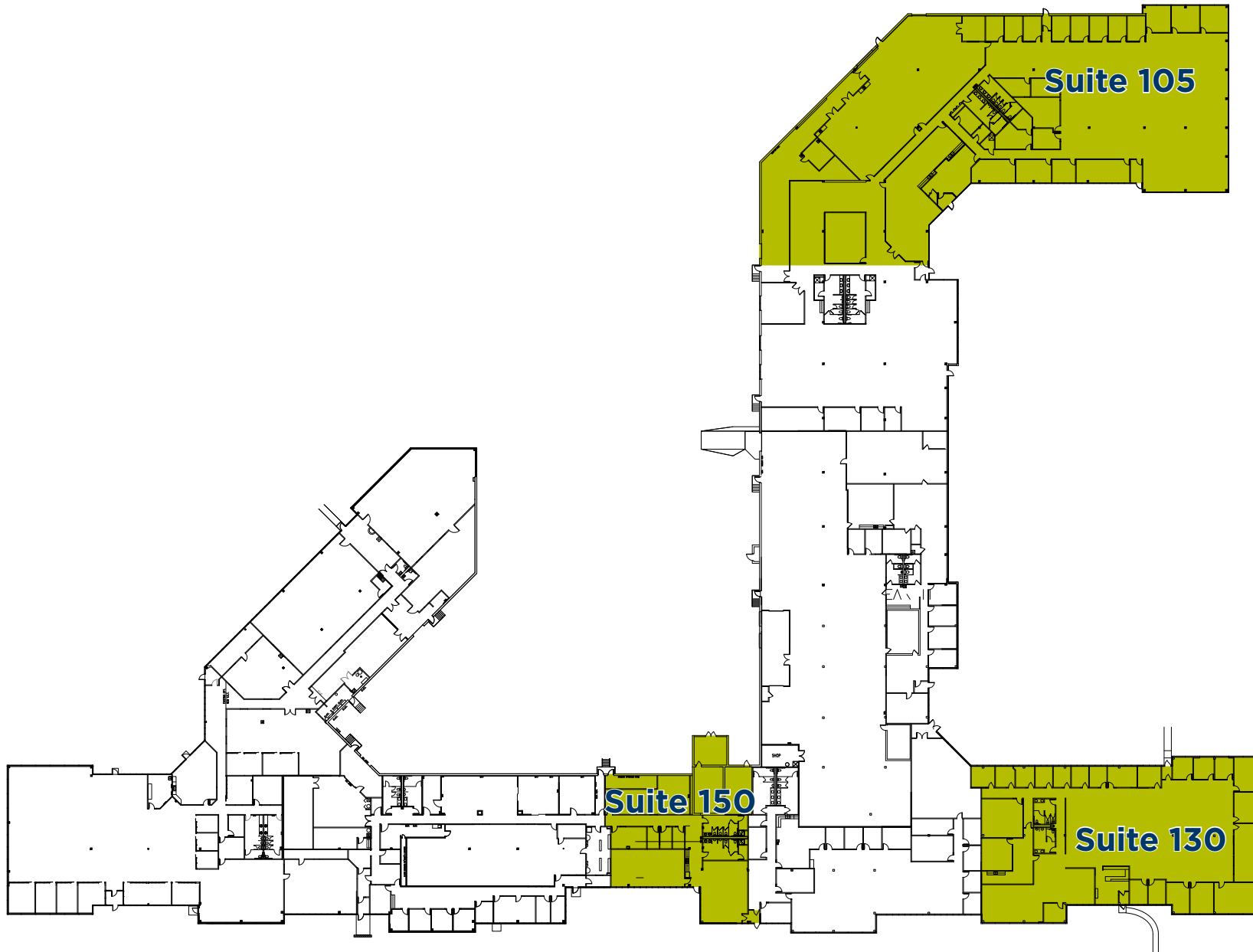
Tax/CAM (2025)

\$3.92 PSF Tax

\$2.44 PSF CAM

\$6.36 PSF Total

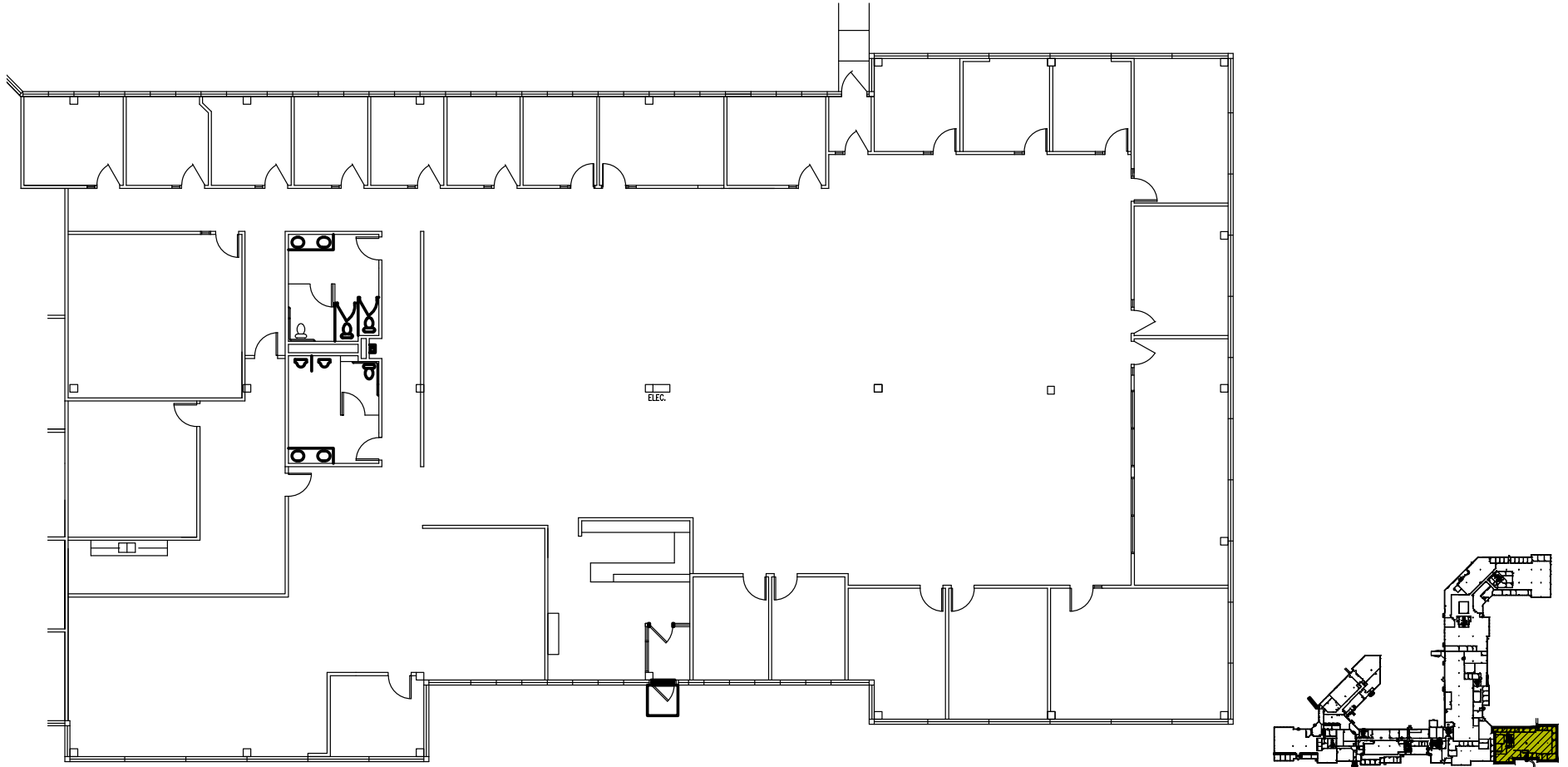
// BUILDING PLAN



// FLOOR PLAN

SUITE 130

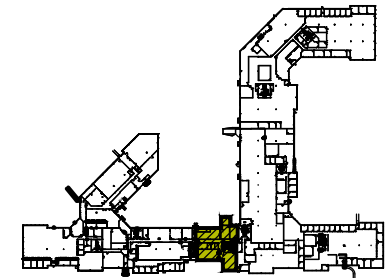
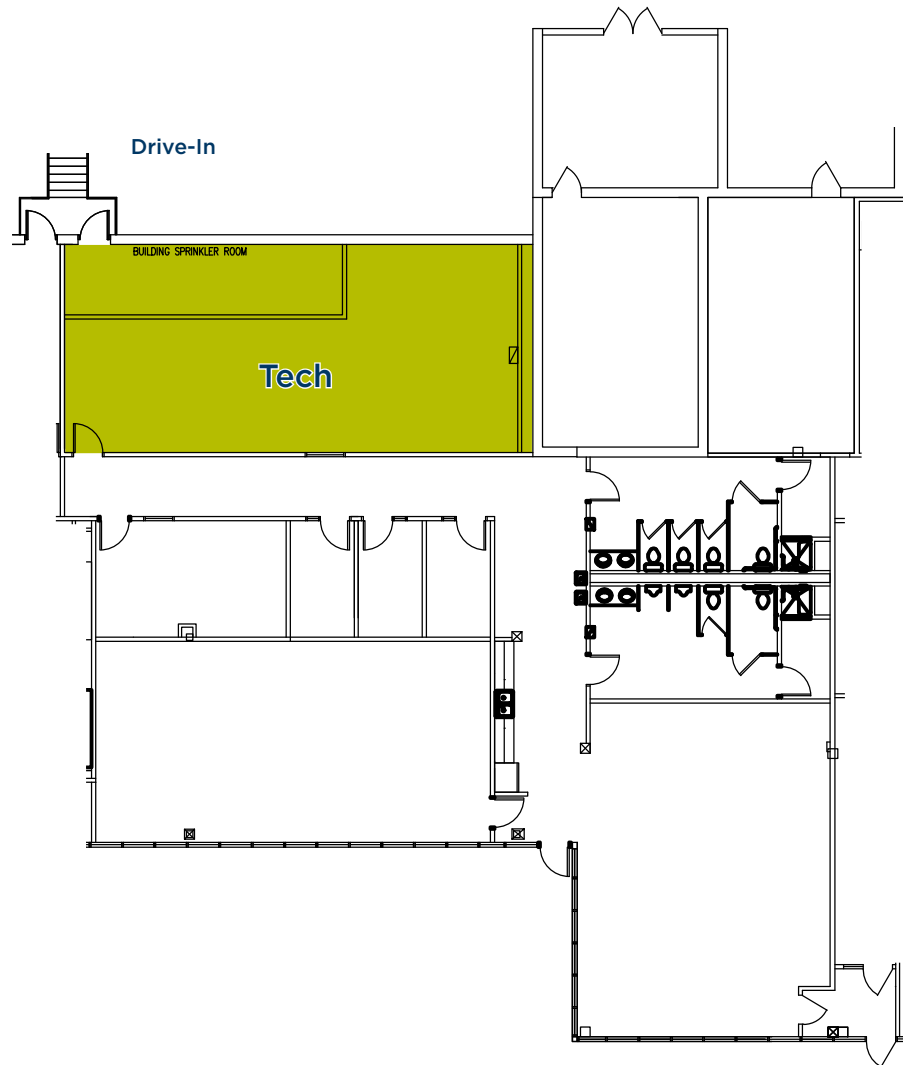
OFFICE AREA	TECH AREA	TOTAL SF
12,897 SF	0 SF	12,897 SF



// FLOOR PLAN

SUITE 150

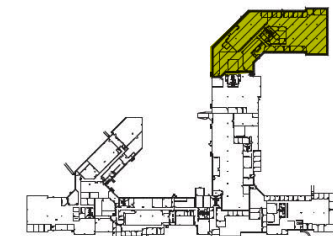
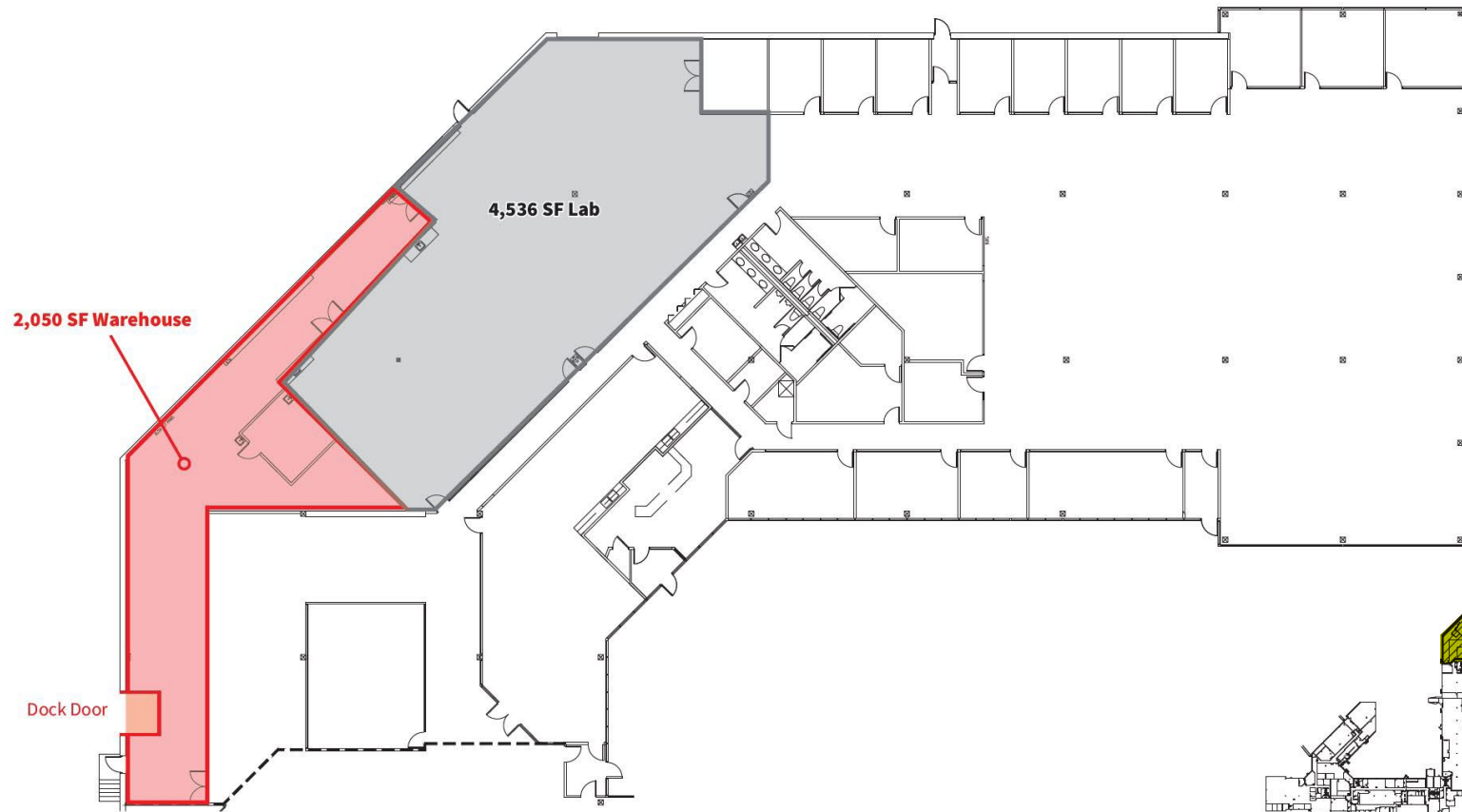
OFFICE AREA	TECH AREA	TOTAL SF	LOADING
3,613 SF	900 SF	4,513 SF	1 drive-in



// FLOOR PLAN

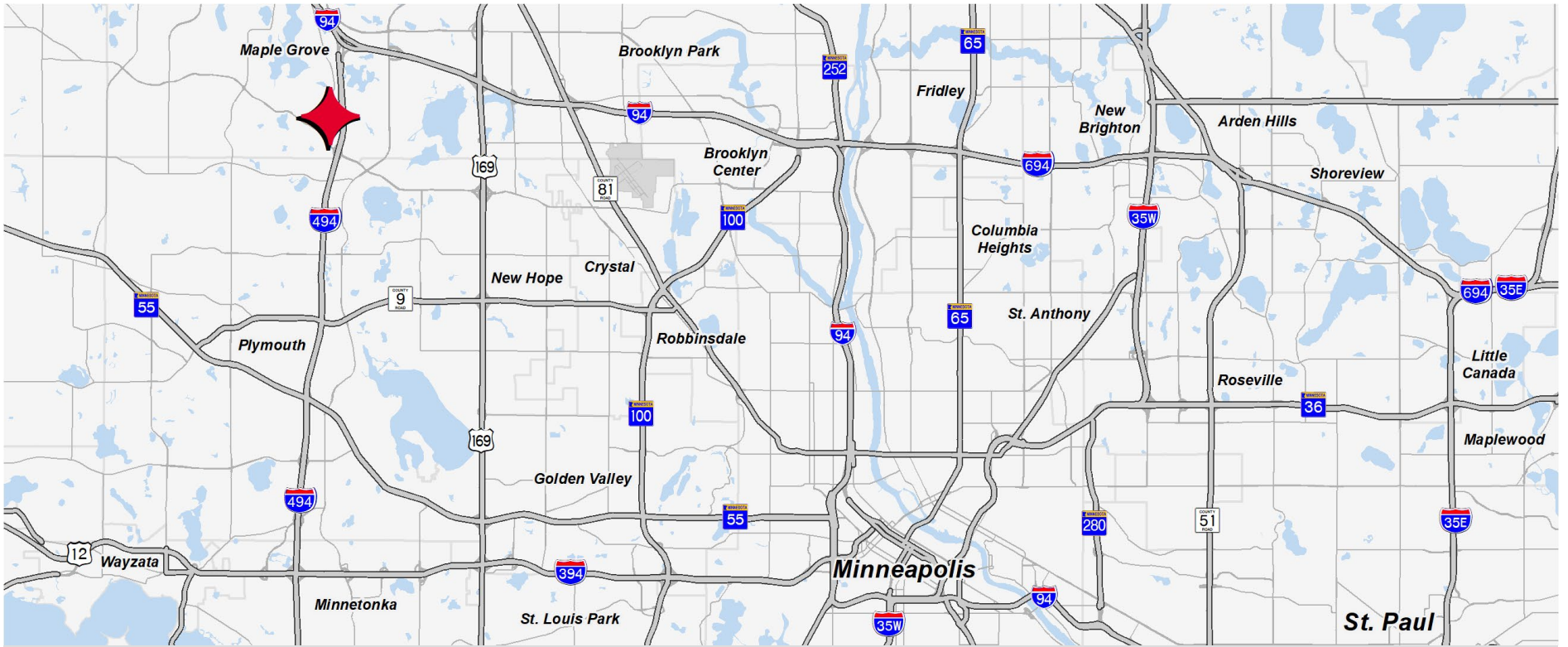
SUITE 105

OFFICE AREA	LAB AREA	WAREHOUSE AREA	TOTAL SF	LOADING
19,624 SF	4,536 SF	2,050 SF	26,210 SF	1 dock



Site Plan

// GALLERY



WEDGWOOD COMMERCE CTR II
6655 Wedgwood Rd, Maple Grove

6655

WEDGWOOD RD



CONTACT

DANNY MCNAMARA
Director
+1 952 893 8895
danny.mcnamara@cushwake.com

JASON MEYER
Executive Director
+1 952 820 8735
jason.j.meyer@cushwake.com

BRENT MASICA
Executive Director
+1 952 893 8231
brent.masica@cushwake.com

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