

ARBOR RIDGE

6900 WEDGWOOD ROAD
MAPLE GROVE, MN



VISIBILITY ACCESSIBILITY PROXIMITY

Located at the interchange of I-494 and I-694 with easy access to everywhere

Effortless live-work lifestyle with Arbor Lakes as your neighbor



BUILDING INTRODUCTION



ENVIRONMENT

- Building-wide renovation designed to promote collaborative work experiences and increase productivity
- Northwest submarket's coveted Wedgwood Business Park
- Natural park setting located steps away from unparalleled amenities
- Recipient of 2018 and 2019 Energy Star certification



AMENITIES

- Expansive tenant lounge with WiFi
- Conference/Training center with movable furniture to accommodate meeting needs
- Foodsby delivery service
- Underground, reserved executive parking



SURROUNDINGS

- Over 23,500 households within a three-mile radius
- Direct access to major transportation arteries
- Sits in Arbor Lakes Shopping Center's backyard



FLEXIBILITY

- Efficient floor plans for creative space
- Spaces designed with growth in mind
- Furnished suites available

WALKING DISTANCE

THE SHOPS AT WEDGWOOD

 7 Restaurants

 Full service hotel

Numerous other retailers, medical and personal services

BASS LAKE CENTER

 Coffee

 Fast food

 Fitness Centers

Numerous other retailers and personal services

ONE EXIT AWAY

ARBOR LAKES SHOPPING

 3 Shopping areas

240+ Retailers, including shopping, dining, fitness, entertainment and hospitality

More details on next page



UNDENIABLE ACCESS

3 MINUTES
Arbor Lakes Shopping Center

15 MINUTES
Minneapolis CBD

10 MINUTES
Ridgedale Center

25 MINUTES
Minneapolis-St. Paul Airport

WORK, PLAY AND STAY IN THE NEIGHBORHOOD

ADJACENT TO ONE OF THE LARGEST RETAIL SHOPPING CENTERS IN MINNESOTA AND IN AMERICA

ARBOR LAKES SHOPPING CENTER

Take the time to unwind with an hour sit-down lunch or after work Happy Hour

- | | | |
|--------------------|-----------------------------------|-------------------------|
| 3 Squares | India House | Punch Pizza |
| Benihana | Malone's | Red Lobster |
| Biaggi's | Mongo's Grill | Redstone American Grill |
| Buca | Mt. Fuji Steakhouse and Sushi Bar | Rodizio Grill |
| Claddagh Irish Pub | Olive Garden | Sawatdee Thai |
| Dave & Busters | PF Chang's | TGI Friday's |
| Dickey's BBQ Pit | Pittsburgh Blue | Zushiya |
| Granite City | | |

In and out or drive through lunch - up to 30 minute lunch break

- Chic-fil-a
- Chipotle
- Five Guys
- Jamba Juice
- Jersey Mike's Subs
- Leann Chin
- Naf Naf
- Noodles & Company
- Panda Express
- Panera Bread
- Patrick's Restaurant and Bakery
- Pieology Pizzeria
- Potbelly
- Subway

Hospitality

- Courtyard by Marriott
- Hampton Inn
- Holiday Inn Hotel & Suites
- Staybridge Suites

Fitness and Wellness

- Orangetheory Fitness
- Lifetime Fitness
- Pure Barre

The Fountains at Arbor Lake

The Shoppes at Arbor Lake

Main Street at Arbor Lake

- 33 Apparel and fashion retailers
- 6 Electronic and leisure retailers
- 32 Gifts and specialty retailers
- 4 Grocery retailers
- 14 Home retailers
- 6 Hotels
- 31 Personal services retailers
- 3 Shoe retailers
- 4 Sports and leisure retailers



Leasing contacts:

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