

FOR LEASE
4,000 SF – OFFICE SPACE

Suite 105
6450 Wedgwood Road North
Maple Grove, MN 55311



FEATURES

- 4,000 SF of office space
- 13 Cubicle working areas (10 with built-in desks) and ethernet
- Large open common space/2 conference rooms
- Kitchen access with exclusive fridge
- Men's and women's bathrooms
- Large parking lot
- Exclusive fob-access entrance with electronic locks
- Building signage available
- Ground level

LEASE RATE

\$14.00/PSF NET

TAX: \$4.08/PSF + CAM: \$3.21/PSF

Utilities are included: electricity, gas, and garbage.

Contact

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Floor Plan Suite – 105 Highlighted

Prime Employee Parking

North



Main Entrance

Prime Employee Parking

Employee Entrance

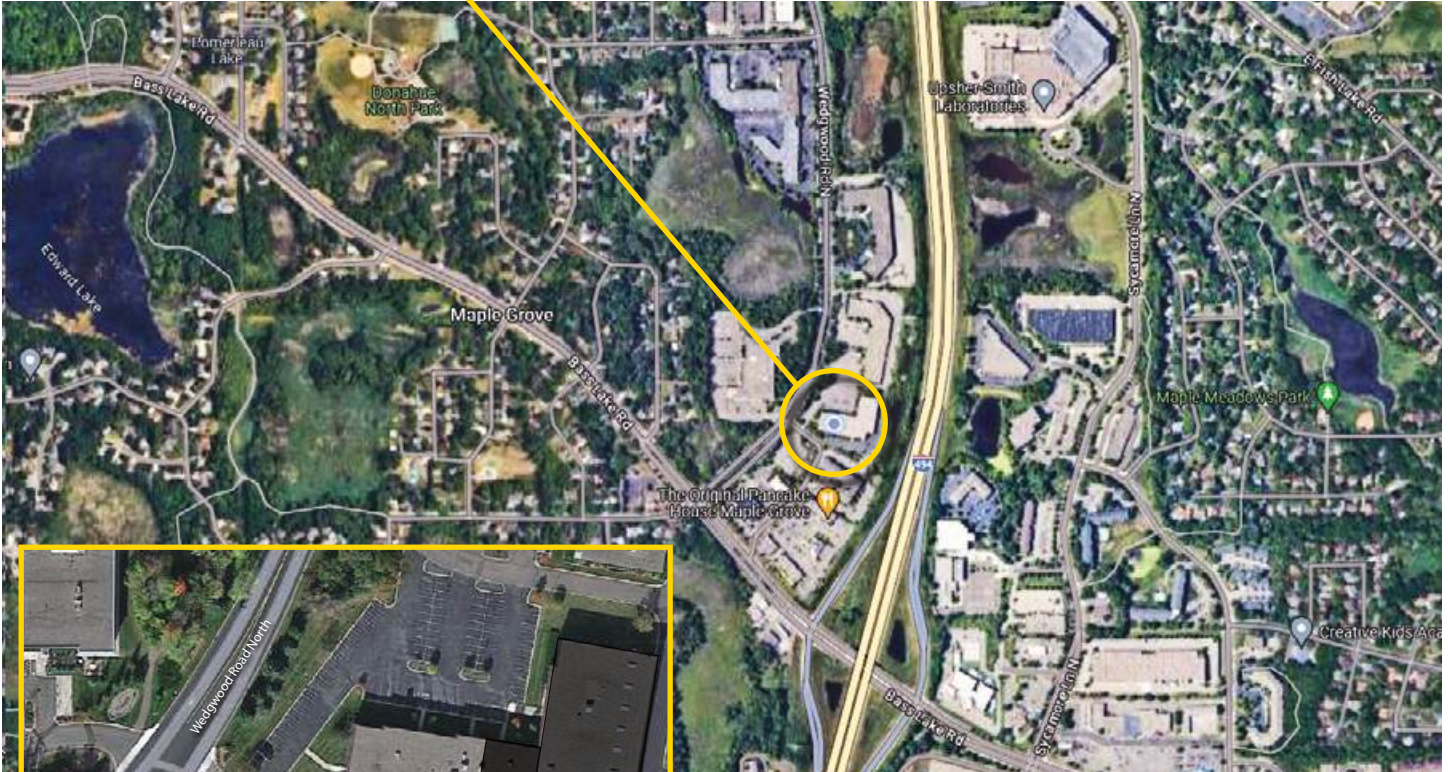


MORE INFO

- 13 cubicles with ethernet setup. 10 with desks.
- Large communal space.
- 2 conference rooms with ethernet access.
- Access to 2 Men's bathrooms and 1 Women's bathroom.
- Access to full use of kitchen with exclusive use of 1 refrigerator. Includes sink with garbage disposal, filtered water dispenser, and dishwasher.
- Access to Server room with internet access for router setup.
- Negotiable use of large Lake Superior conference room.
- All exterior doors are electrically locked with security sign in and access fobs.
- Exterior door can be set to any access schedule required.



Aerial and Map



AMENITIES

- Well situated in Maple Grove's flourishing commercial areas
- Direct access to East Fish Lake Road for easy commute to downtown Maple Grove.
- Just minutes from downtown Plymouth
- Immediate highway access
- Easy Access to 494 and Bass Lake Road
- Security access with personal fobs
- Access to local eateries

3 Squares Restaurant	Biaggi's Nautica Bowls
Original Pancake House	Grill Hall Brazilian Steakhouse
Rusty Taco	Riviera Maya Cantina
Brick & Bourbon	Cafe Zupas
Granite City	Pittsburgh Blue
Redstone American Grill	Perkins
Great Greek	Bruegers Bagels
Mediterranean Grill	Sawatdee
Yu Fong	Rodizio Grill
Buca di Peppo	and more...
Malone's	

