



FOR LEASE | SINGLE STORY FLEX

68,303 SF OF FLEX DIVISIBLE INTO MULTIPLE SIZES FROM 8,600 TO FULL BUILDING IN MAPLE GROVE

6550 Wedgwood Road, Maple Grove, MN 55311



LEASE OVERVIEW

AVAILABLE SF:	8,600 - 68,303 SF
LEASE RATE:	\$5.00 - 11.00 SF/Yr (NNN)
LOT SIZE:	0.0 Acres
BUILDING SIZE:	68,303 SF
ZONING:	Freeway Frontage
MARKET:	Twin Cities
SUB MARKET:	Northwest
CROSS STREETS:	494 And Bass Lake Road

PROPERTY DESCRIPTION

68,303 square feet of flex space for lease. Heavy infrastructure in place including a clean room located in southern Maple Grove. End cap space. Great glass and high ceilings.

PROPERTY HIGHLIGHTS

- Office Rate: \$11.00 PSF
- Tech Rate: \$9.00 PSF
- Warehouse Rate: \$5.00 PSF
- Taxes: \$2.33 PSF
- CAM: \$1.18 PSF
- Full building is 68,303 SF
- Suite 300 - 26, 073 SF available February 1, 2017
- Suite 120 - 33,630 SF available April 1, 2017
- Suite 140 - 8,600 SF available April 1, 2017



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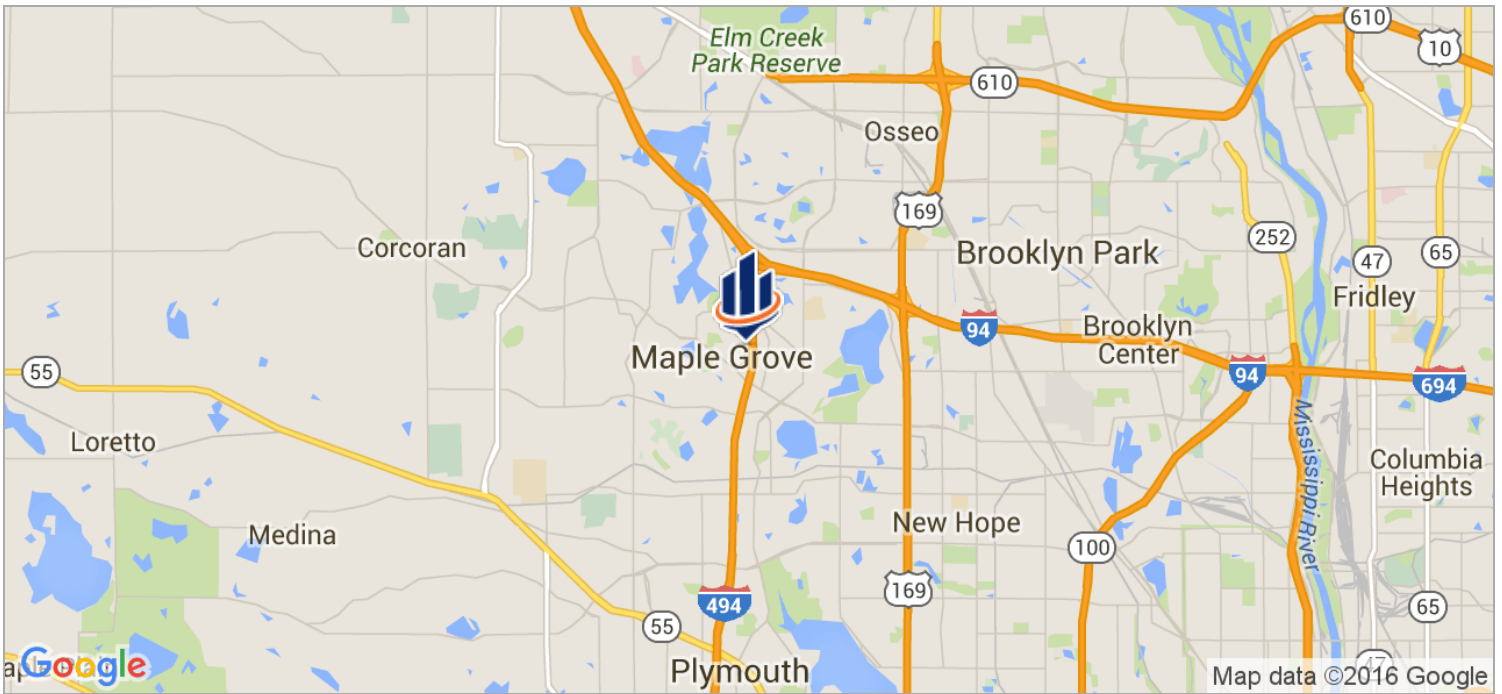
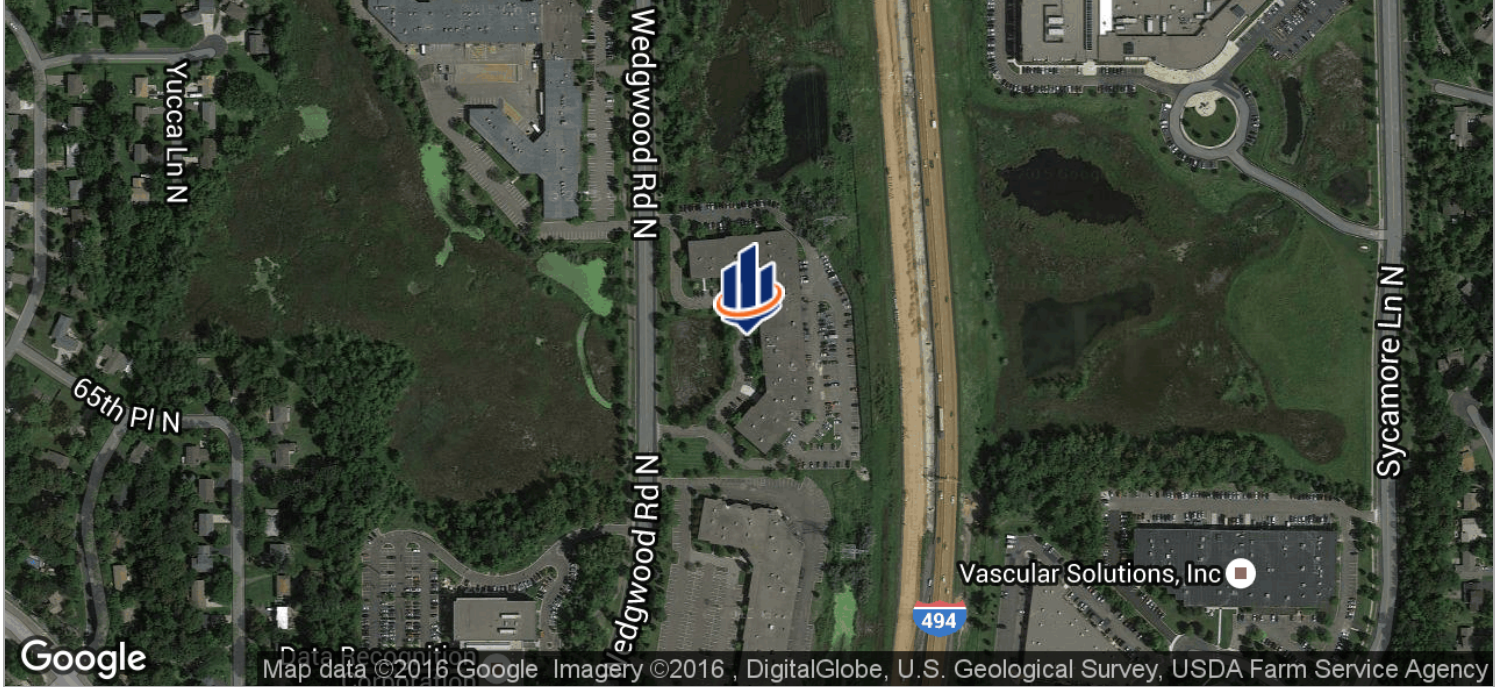
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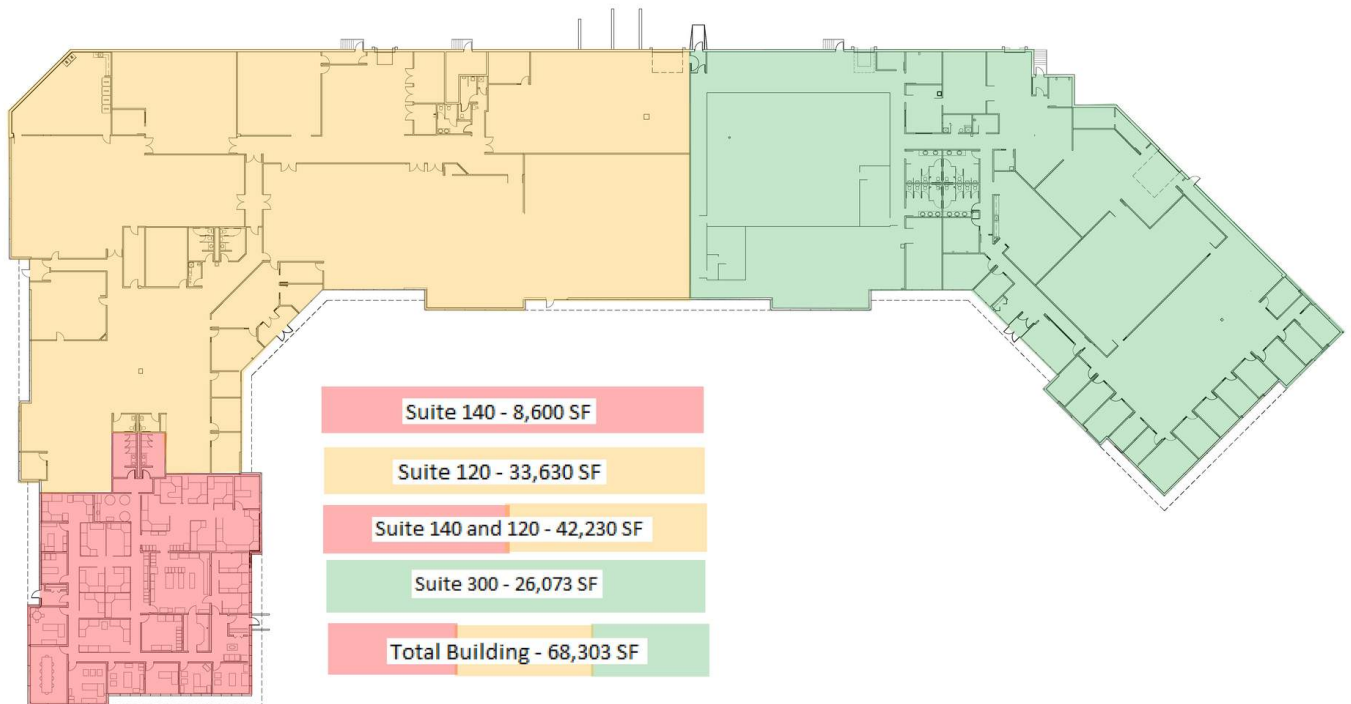


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Building Plans



EXISTING FLOOR PLAN
MAPLE GROVE, MN
MARCH 2016

WEDGWOOD III 



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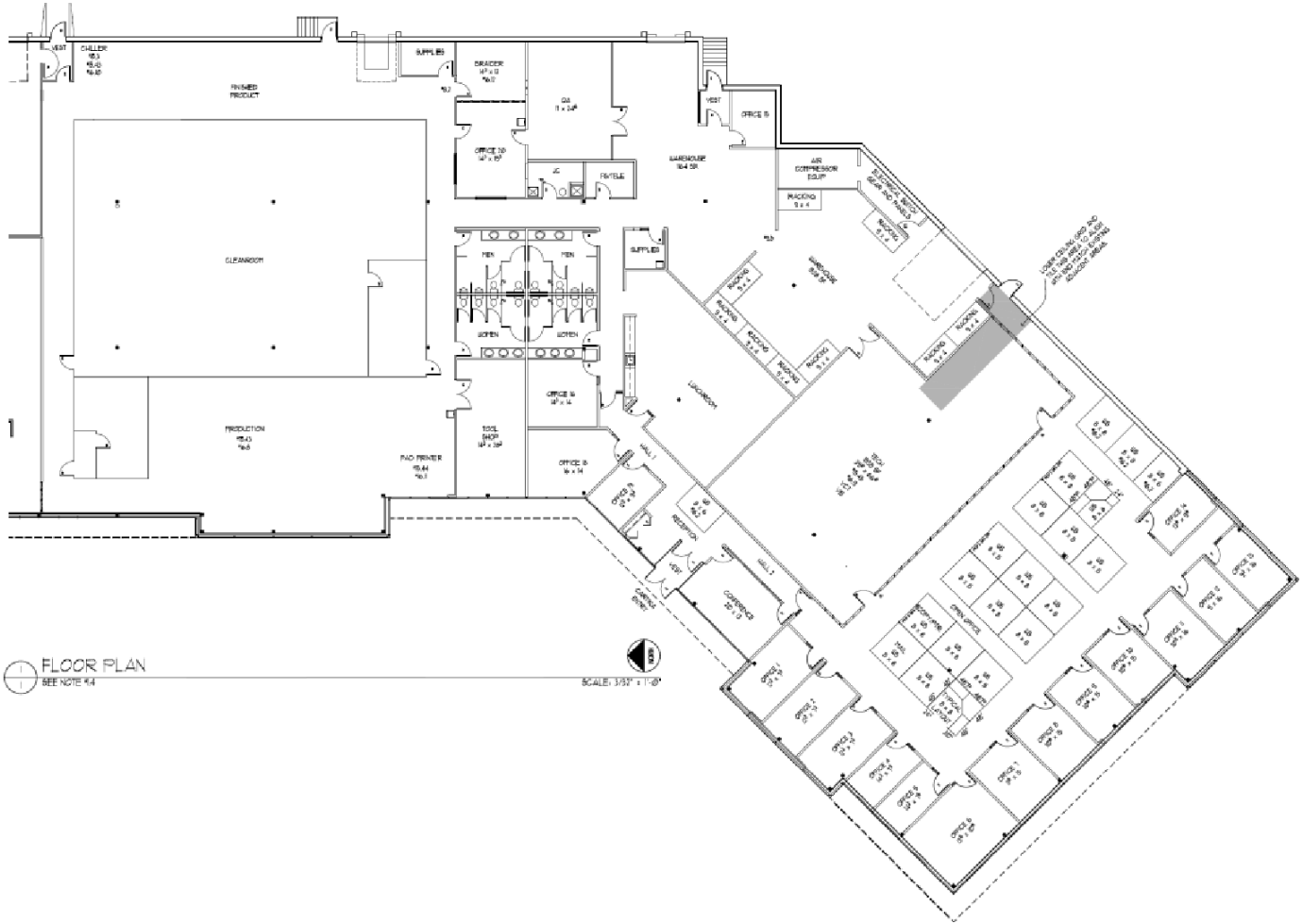


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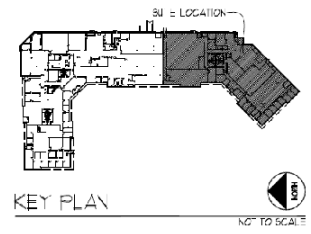
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Suite 300 - 26,073 SF



FLOOR PLAN
SEE NOTE #4

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE



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Photos Of Suite 300



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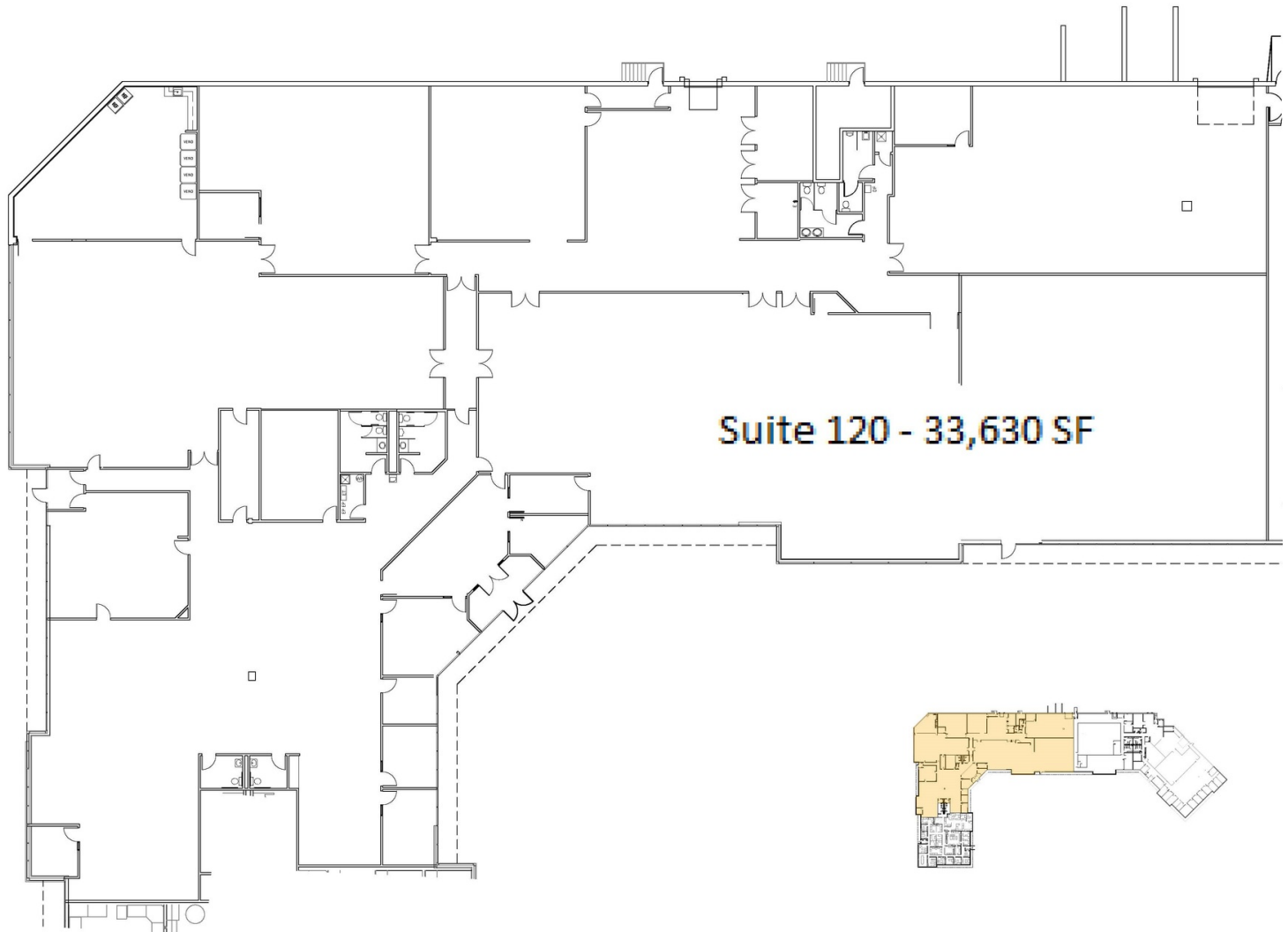


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Suite 120 - 33,630 SF



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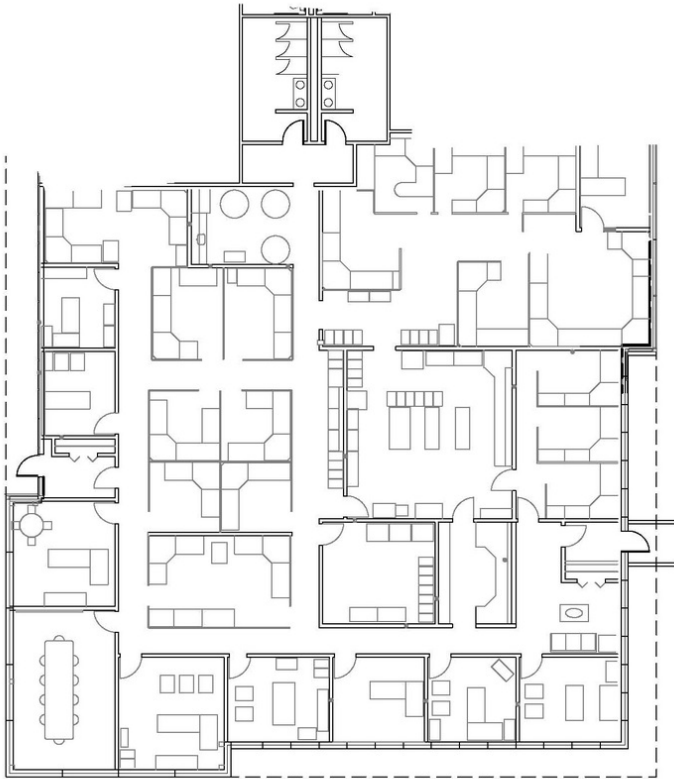


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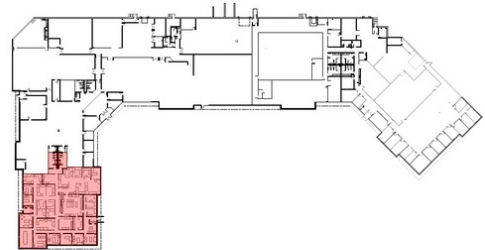
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Suite 140 - 8,600 SF



Suite 140 - 8,600 SF



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,408	54,861	150,103
MEDIAN AGE	36.3	38.3	37.8
MEDIAN AGE (MALE)	35.9	37.4	37.0
MEDIAN AGE (FEMALE)	36.7	39.0	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,969	21,163	58,789
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$89,665	\$117,766	\$103,812
AVERAGE HOUSE VALUE	\$253,043	\$300,911	\$303,648



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