



FOR LEASE
15,096 SF
OF CLASS 7 CLEAN ROOM,
TECH AND OFFICE SPACE

6500 WEDGWOOD AVE N
MAPLE GROVE, MN

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DANNY McNAMARA
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PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- EXISTING CLEAN ROOM AND LAB SPACE
- ABUNDANT GLASS LINE
- CLEAN END CAP
- HEAVY PARKING
- ABILITY TO ADD A DRIVE IN DOOR

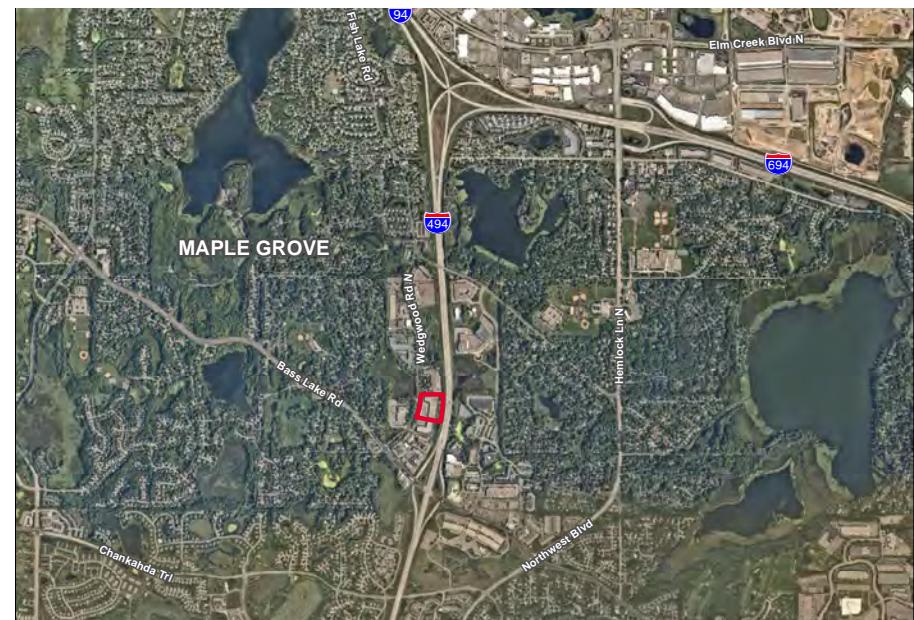
Address	6500 Wedgwood Rd N Maple Grove, MN
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Building Size	61,046 SF
Available SF	7,340 SF Office 7,756 SF Lab 15,096 SF Total

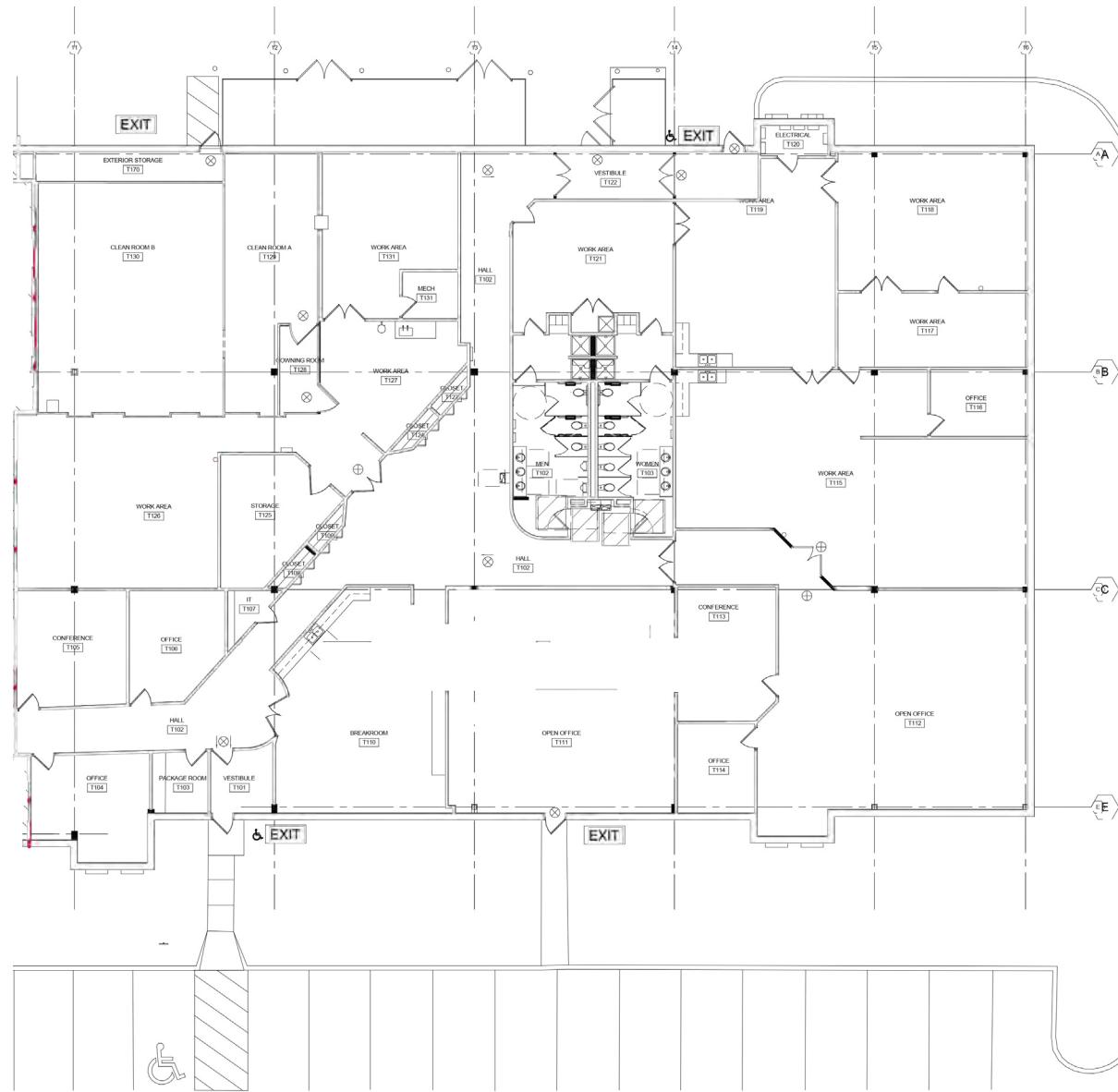
Lease Rates	Negotiable
2026 Tax & CAM	\$8.58 PSF Total (includes gas + water)

Parking	4/1,000 SF
Clear Height	16' 9"

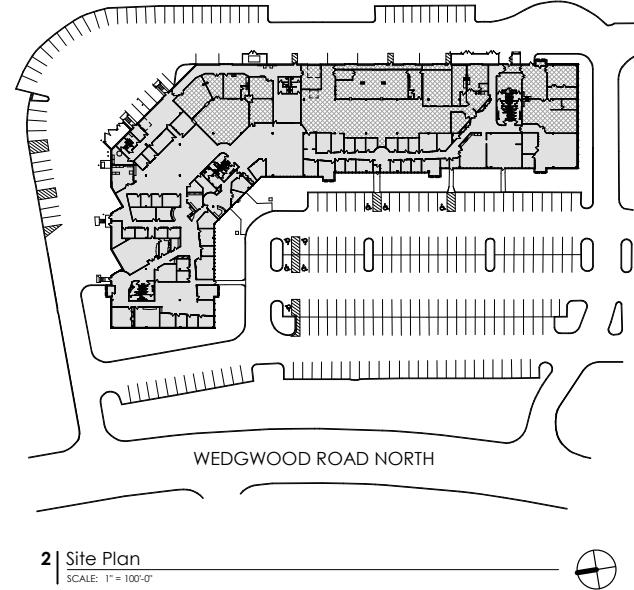
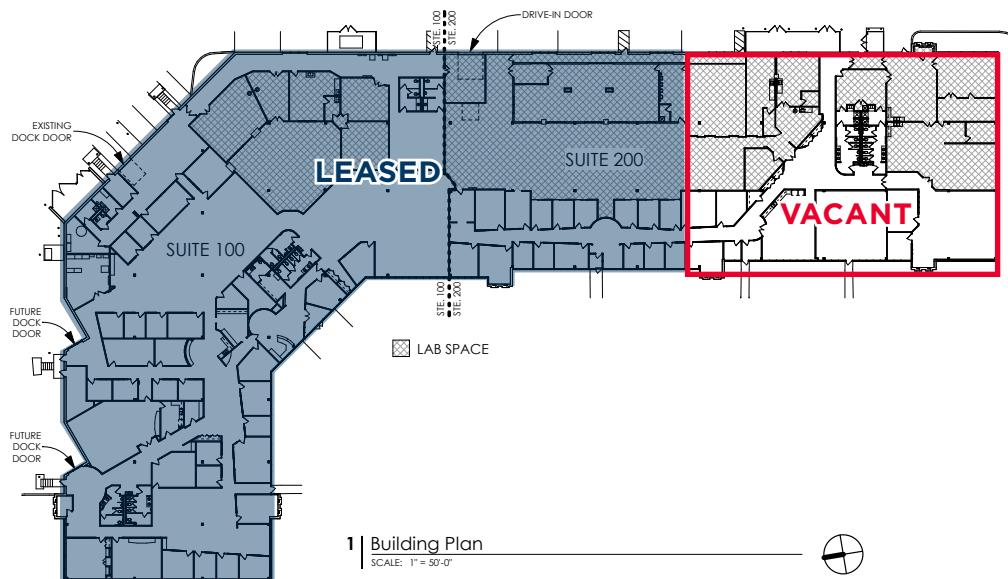
Year Built	1991
Sprinklered	Wet System



SUITE 160



OVERALL BUILDING PLAN



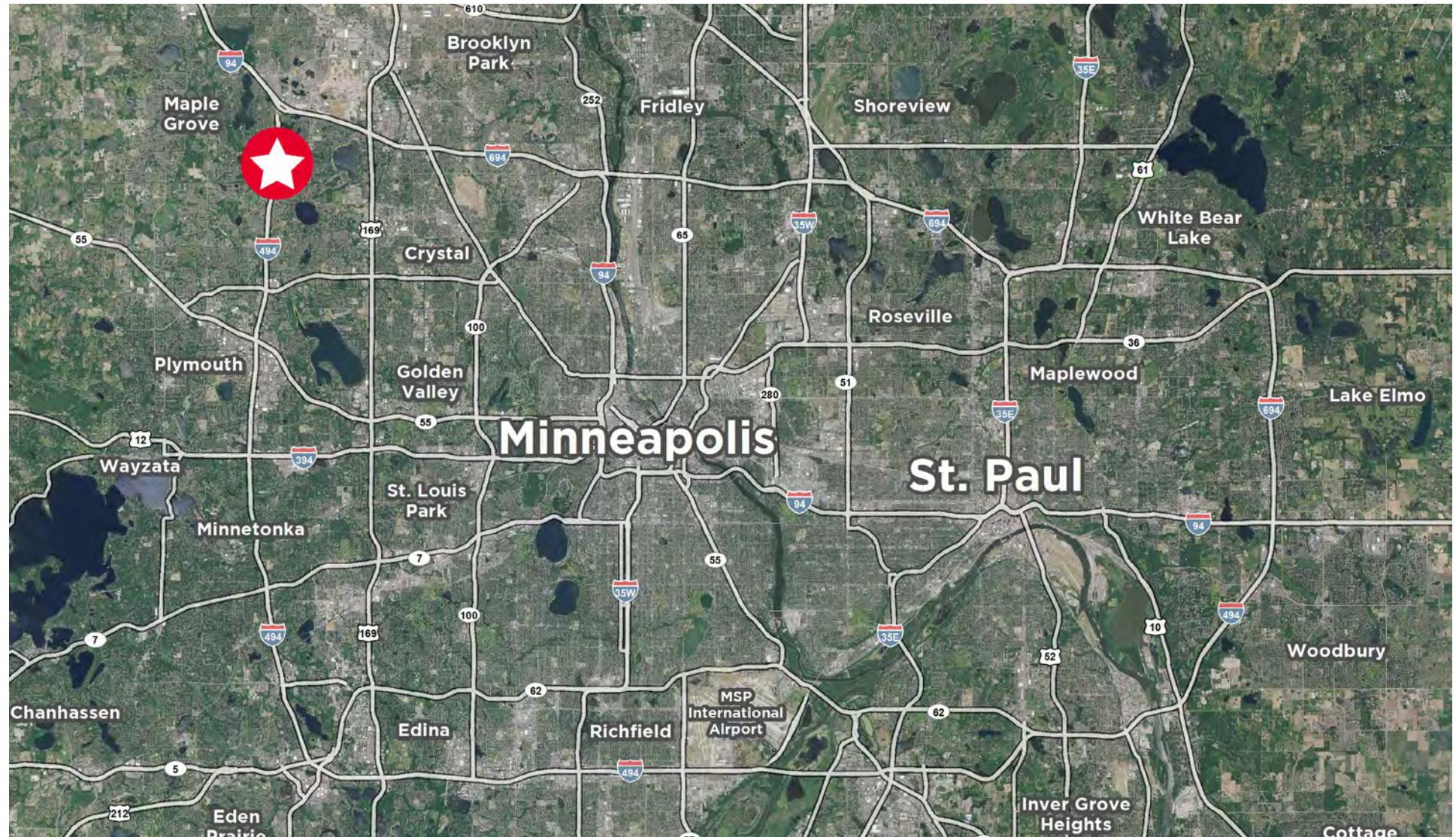
PROPERTY PHOTOS



AERIAL



AERIAL



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