

# available for lease! MODERN OFFICE SPACE

## 3,200 SF in MAPLE GROVE

6450 Wedgwood Road North, Suite 105\*

Take your business to the next level with this beautifully remodeled 3,200 SF office suite in the heart of Maple Grove. With an open, flexible layout, this space is perfect for growing teams, collaborative workspaces, or training environments.

\* AVAILABLE OFFICE SPACE IS ADJACENT TO PRIME ADVERTISING + DESIGN



### KEY FEATURES

- Open floor plan – customize the layout to suit your needs
- Two large private conference rooms with abundant natural light and Ethernet access
- Shared access to remodeled kitchen featuring refrigerator, sink with disposal, dishwasher, and filtered water dispenser
- Access to the Lake Superior conference room – seats up to 40, ideal for large meetings or trainings
- Server room access with internet capability for router setup
- Secure entry with electronic locks, guest sign-in, and access fobs
- Customizable access schedule for exterior door
- Restrooms: Two men's and two women's

### \$19.00/PSF NET

Additional costs: \$4.08/PSF (property tax)  
+ \$3.21/PSF (CAM) **TOTAL: \$7,010.67 per month**  
Utilities are included: electricity, gas, and garbage.

Contact

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952-820-1673

**Schedule Your  
Tour Today!**

# Floor Plan Suite – 105 Highlighted

Prime Employee Parking



Prime Employee Parking

Employee Entrance



**MORE INFO**

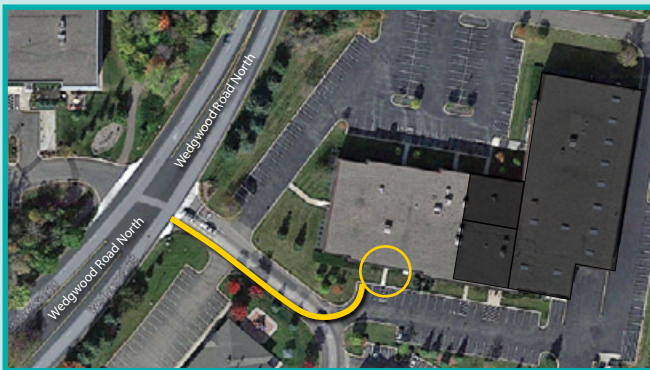
- Large communal space.
- 2 conference rooms with ethernet access. Large room includes big screen and conference table with electricity and ethernet ports.
- Access to 2 Men's bathrooms and 2 Women's bathrooms.
- Access to full use of kitchen with exclusive use of 1 refrigerator. Includes sink with garbage disposal, filtered water dispenser, and dishwasher.
- Access to Server room with internet access for router setup.
- 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.



Newly remodeled suite at 6450 Wedgwood Road N with open layout, 2 private conference rooms, kitchen access, and shared use of a large 40-seat training room. Secure entry, ample parking, and prime location near major routes.

**\$19.00/PSF NET** - Additional costs: \$4.08/PSF (property tax) + \$3.21/PSF (CAM)  
**TOTAL: \$7,010.67 per month**

Utilities are included: electricity, gas, and garbage.



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**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   |
| Rusty Taco              | Steakhouse             |
| Brick & Bourbon         | Riviera Maya Cantina   |
| Granite City            | Cafe Zupas             |
| Redstone American Grill | Pittsburgh Blue        |
| Great Greek             | Perkins                |
| Mediterranean Grill     | Bruegers Bagels        |
| Yu Fong                 | Sawatdee               |
| Buca di Peppo           | Rodizio Grill          |
| Malone's                | and more...            |



**BONUS! GREATEST NEIGHBORS EVER!** Office Space is adjacent to PRIME Advertising

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness. **This is a sublease.**