

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

6500 WEDGWOOD RD N  
MAPLE GROVE, MN

**BRENT MASICA**  
Executive Managing Director  
+1 952 893 8231  
brent.masica@cushwake.com

**DANNY MCNAMARA**  
Managing Director  
+1 952 893 8895  
danny.mcnamara@cushwake.com



# 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

**Building Size** 61,046 SF

**Available SF** 7,340 SF Office  
7,756 SF Lab  
15,096 SF Total

**Lease Rates** Negotiable

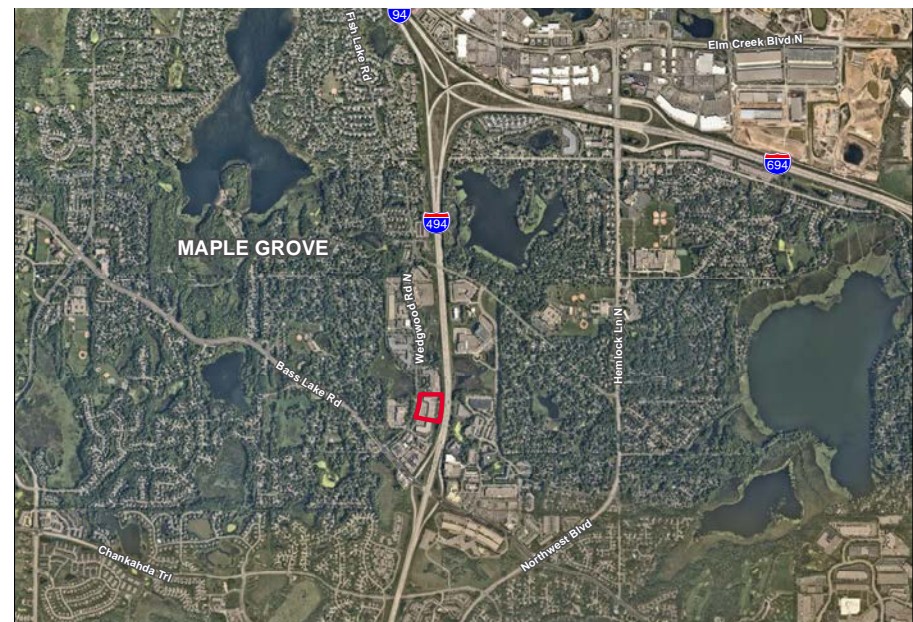
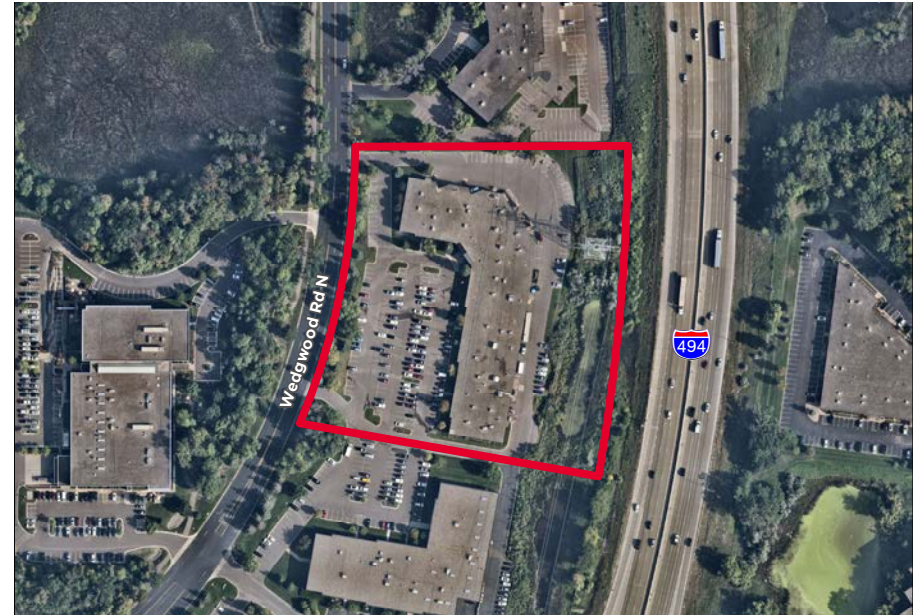
**2026 Tax & CAM** \$8.58 PSF Total (includes gas + water)

**Parking** 4/1,000 SF

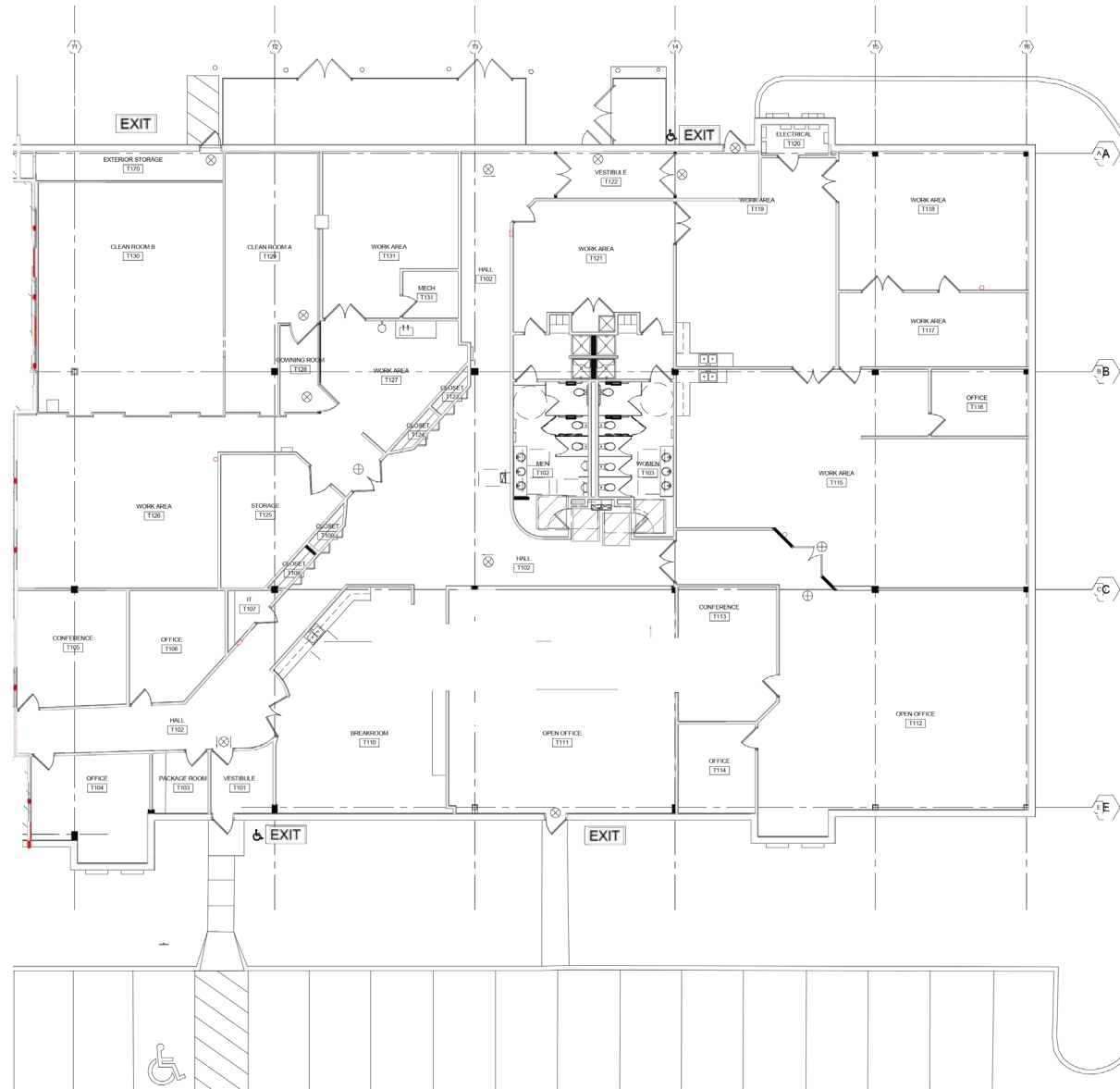
**Clear Height** 16' 9"

**Year Built** 1991

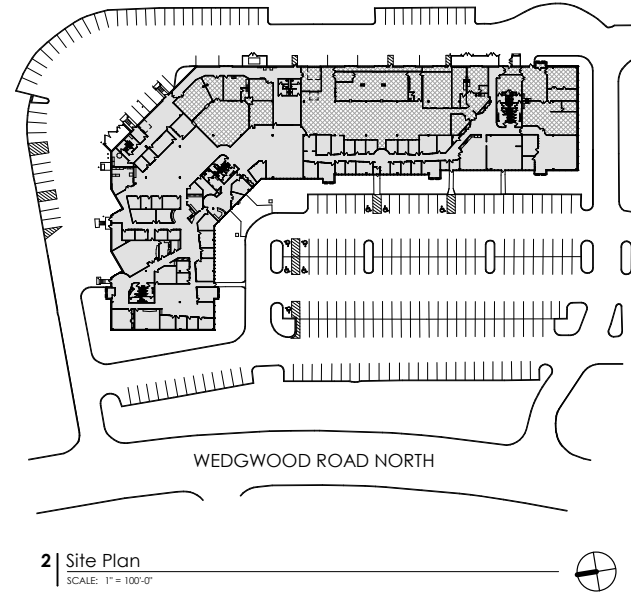
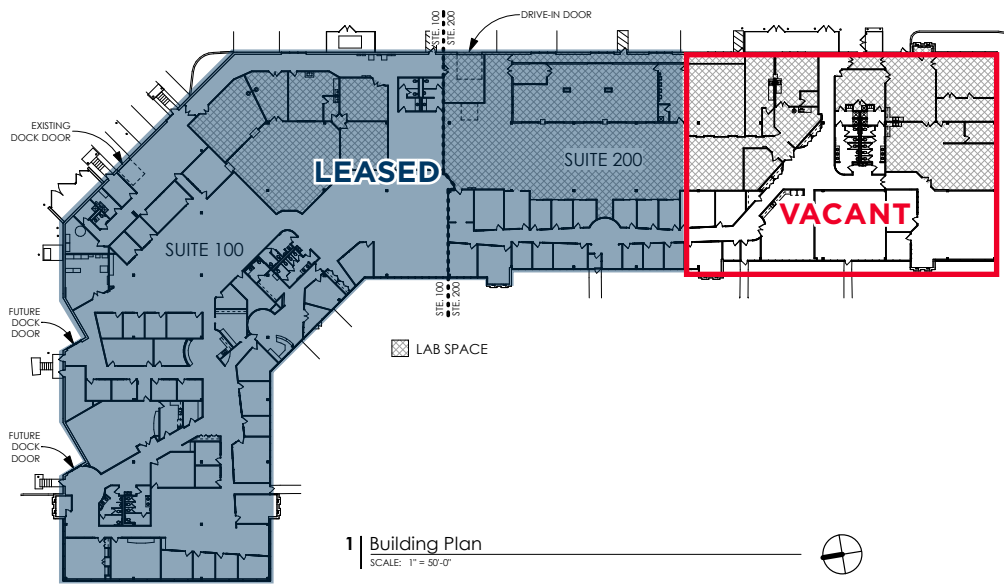
**Sprinklered** Wet System



# SUITE 160



# OVERALL BUILDING PLAN

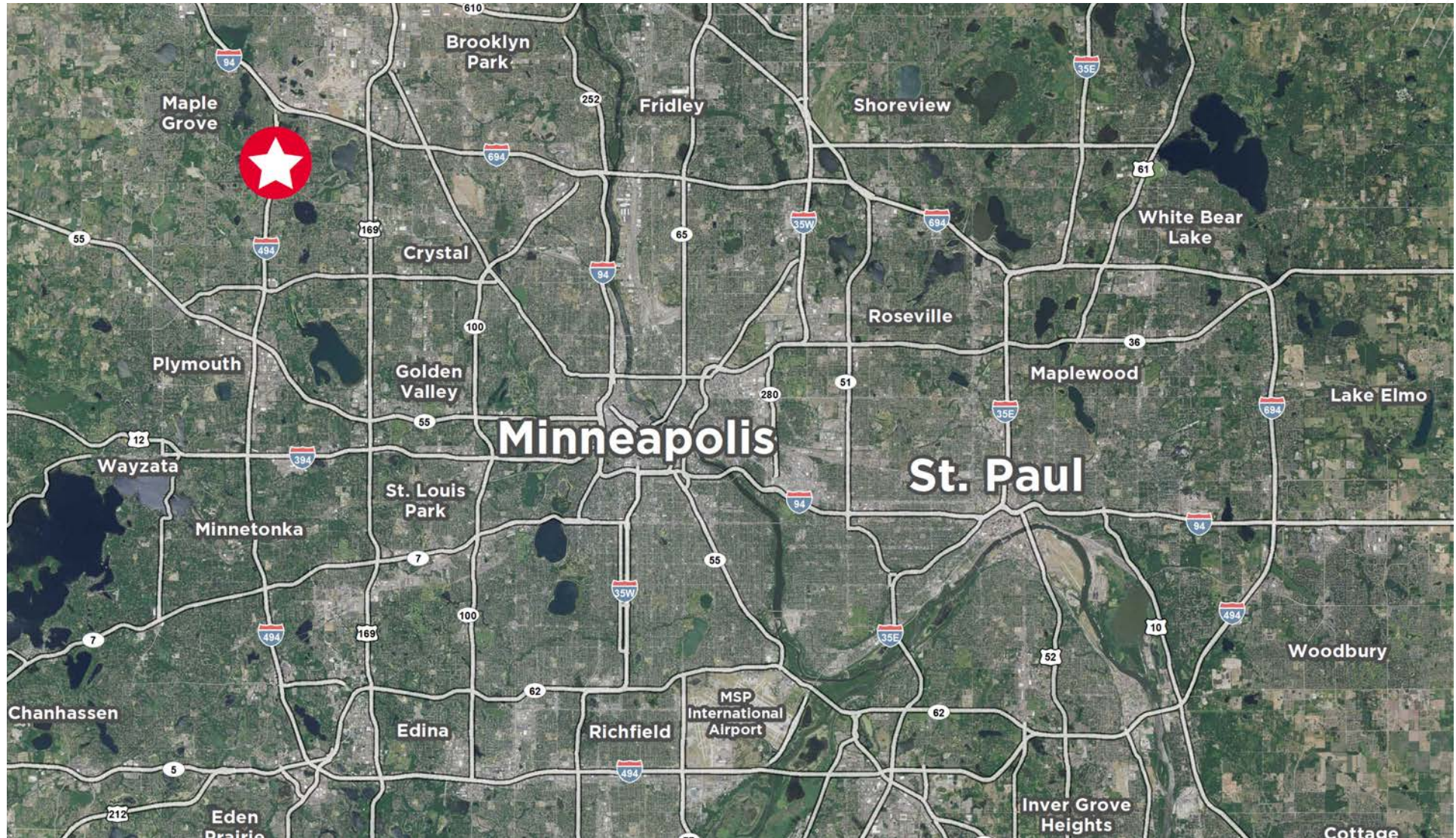


# PROPERTY PHOTOS



# AERIAL





**BRENT MASICA**  
Executive Managing Director  
+1 952 893 8231  
brent.masica@cushwake.com

**DANNY MCNAMARA**  
Managing Director  
+1 952 893 8895  
danny.mcnamara@cushwake.com

3500 American Blvd W, Suite 200  
Minneapolis, MN 55431  
952 831 1000  
industrialmn.com