

# WEDGWOOD COMMERCE CENTRE

6720 WEDGWOOD ROAD, MAPLE GROVE, MINNESOTA

## FOR LEASE/BUILD-TO-SUIT

- Last opportunity in Wedgwood Commerce Centre
- Premier 130-acre business park
- Class A office space
- Exceptional access and visibility from I-494 and Bass Lake Road
- Owned and developed by TOLD Development Company, an industry award winning developer
- Views of an adjacent 8-acre wetland
- Well positioned site that taps multiple labor pools

For information, contact:

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### TOTAL SF:

60,000 - 120,000 SF - 2 to 4 stories

### FLOORS:

Typical floor is 30,000 SF

### PARKING:

Abundant surface and  
below grade climate controlled

### FREEWAY ACCESS:

Immediate access to I-494 at Bass Lake Road;  
highly visible to over 76,000 cars per day

### IN-PARK AMENITIES:

Partial list: CVS Pharmacy, Dunn Bros. Coffee,  
The Original Pancake House, Hilton Garden Inn,  
Fairview Clinic, Metro Dentalcare



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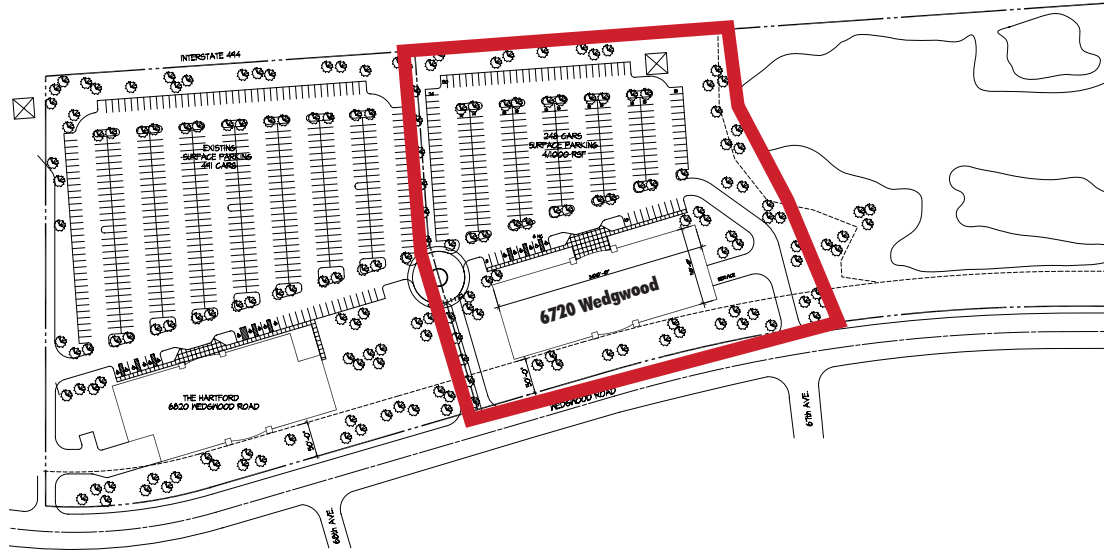
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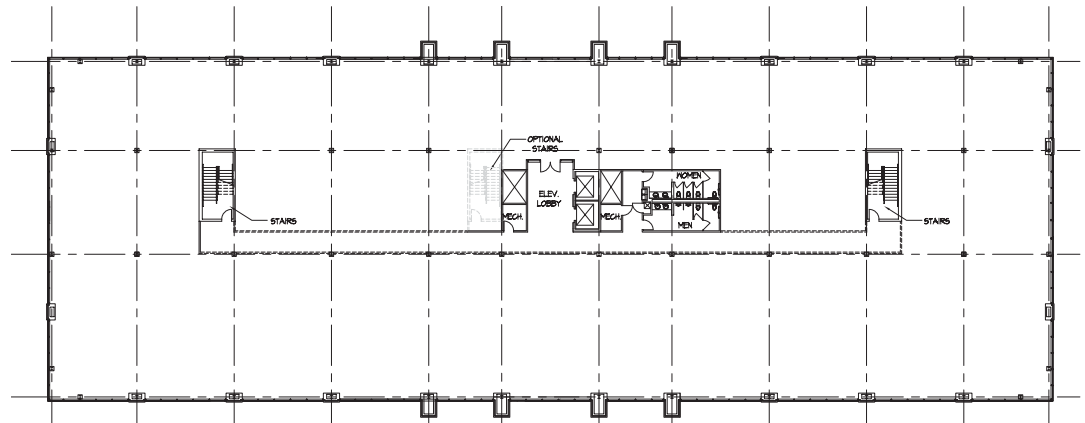
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I-494



## SITE PLAN



## FLOOR PLAN



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