

ARBOR RIDGE

6900 WEDGWOOD ROAD
MAPLE GROVE, MN



VISIBILITY ACCESSIBILITY PROXIMITY

Located at the interchange of I-494 and I-694 with easy access to everywhere

Effortless live-work lifestyle with Arbor Lakes as your neighbor



BUILDING INTRODUCTION



ENVIRONMENT

- Building-wide renovation designed to promote collaborative work experiences and increase productivity
- Northwest submarket's coveted Wedgwood Business Park
- Natural park setting located steps away from unparalleled amenities
- Recipient of 2018 and 2019 Energy Star certification



AMENITIES

- Expansive tenant lounge with WiFi
- Conference/Training center with movable furniture to accommodate meeting needs
- Foodsby delivery service
- Underground, reserved executive parking



SURROUNDINGS

- Over 23,500 households within a three-mile radius
- Direct access to major transportation arteries
- Sits in Arbor Lakes Shopping Center's backyard



FLEXIBILITY

- Efficient floor plans for creative space
- Spaces designed with growth in mind
- Furnished suites available

WALKING DISTANCE

THE SHOPS AT WEDGWOOD

-  7 Restaurants
-  Full service hotel
- Numerous other retailers, medical and personal services

BASS LAKE CENTER

-  Coffee
-  Fast food
-  Fitness Centers
- Numerous other retailers and personal services

ONE EXIT AWAY

ARBOR LAKES SHOPPING

- 3 Shopping areas
- 240+ Retailers, including shopping, dining, fitness, entertainment and hospitality

More details on next page



UNDENIABLE ACCESS

- 3 MINUTES
Arbor Lakes Shopping Center
- 15 MINUTES
Minneapolis CBD
- 10 MINUTES
Ridgedale Center
- 25 MINUTES
Minneapolis-St. Paul Airport

WORK, PLAY AND STAY IN THE NEIGHBORHOOD

Take the time to unwind with an hour sit-down lunch or after work Happy Hour

- | | | |
|--------------------|-------------------------|-------------------------|
| 3 Squares | India House | Punch Pizza |
| Benihana | Malone's | Red Lobster |
| Biaggi's | Mongo's Grill | Redstone American Grill |
| Buca | Mt. Fuji Steakhouse and | Rodizio Grill |
| Claddagh Irish Pub | Sushi Bar | Sawatdee Thai |
| Dave & Busters | Olive Garden | TGI Friday's |
| Dickey's BBQ Pit | PF Chang's | Zushiya |
| Granite City | Pittsburgh Blue | |

In and out or drive through lunch - up to 30 minute lunch break

- Chic-fil-a
Chipotle
Five Guys
Jamba Juice
Jersey Mike's Subs
Leann Chin
Naf Naf
Noodles & Company
Panda Express
Panera Bread
Patrick's Restaurant and Bakery
Pieology Pizzeria
Potbelly
Subway

Hospitality

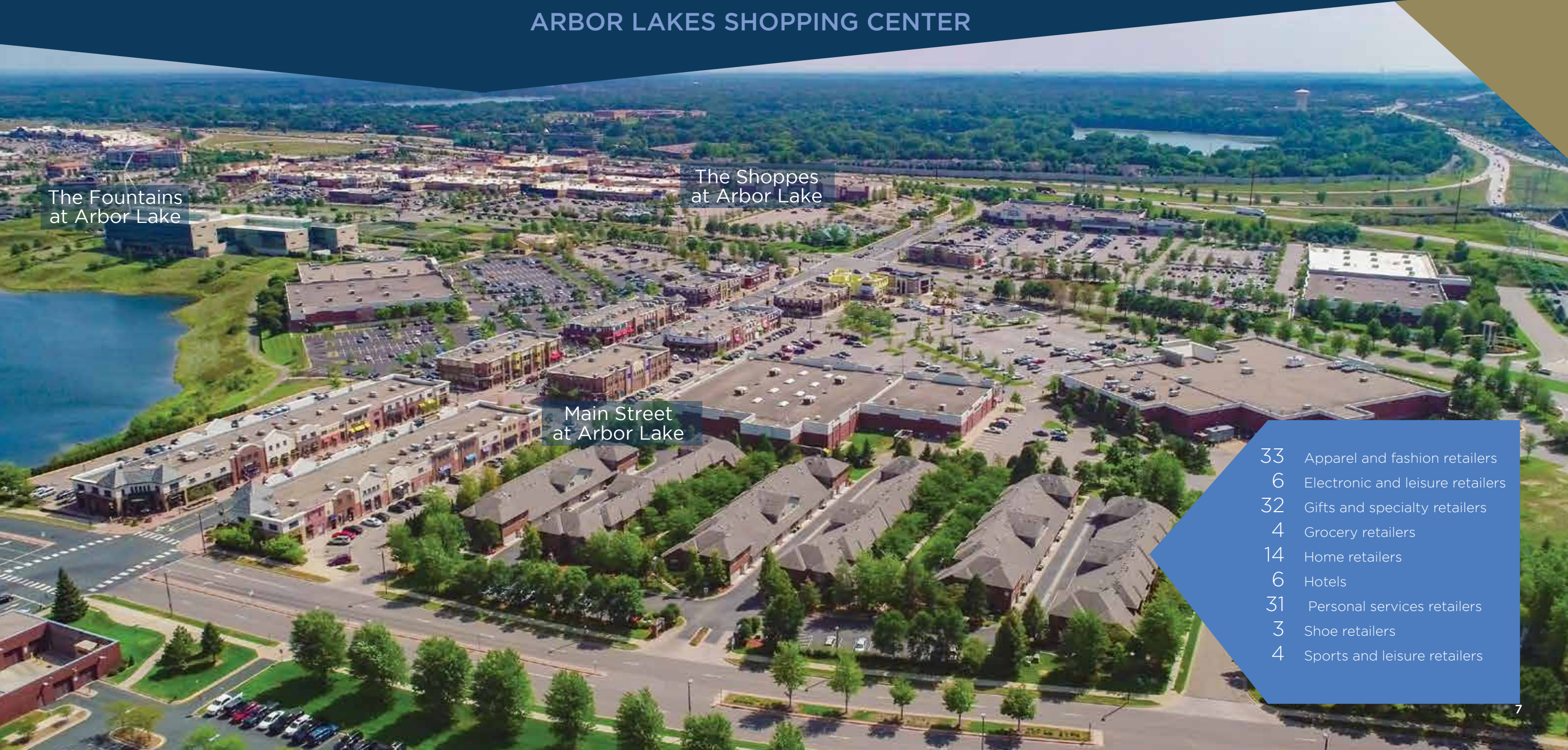
- Courtyard by Marriott
Hampton Inn
Holiday Inn Hotel & Suites
Staybridge Suites

Fitness and Wellness

- Orangetheory Fitness
Lifetime Fitness
Pure Barre

ADJACENT TO ONE OF THE LARGEST RETAIL SHOPPING CENTERS IN MINNESOTA AND IN AMERICA

ARBOR LAKES SHOPPING CENTER



The Fountains
at Arbor Lake

The Shoppes
at Arbor Lake

Main Street
at Arbor Lake

- | | |
|----|----------------------------------|
| 33 | Apparel and fashion retailers |
| 6 | Electronic and leisure retailers |
| 32 | Gifts and specialty retailers |
| 4 | Grocery retailers |
| 14 | Home retailers |
| 6 | Hotels |
| 31 | Personal services retailers |
| 3 | Shoe retailers |
| 4 | Sports and leisure retailers |



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