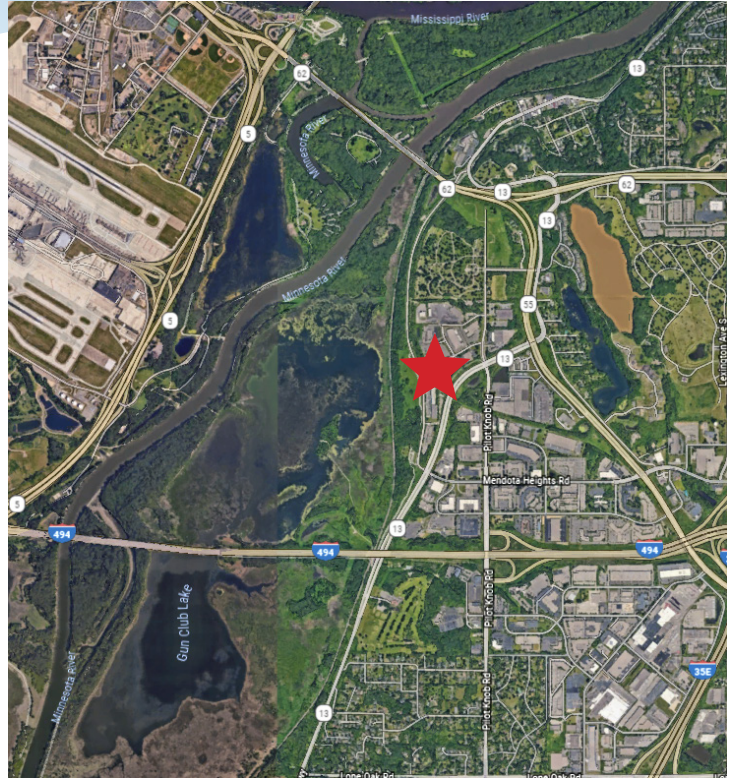


1500 COMMERCE DRIVE

MENDOTA HEIGHTS, MN 55120

65,000 SQUARE FEET OF PRIME OFFICE SPACE AVAILABLE

RARE LARGE BLOCK AVAILABILITY



1500 Commerce Drive is conveniently located in Mendota Heights near the intersection of Pilot Knob Road and Highway 13. The property boasts excellent highway access to several major thoroughfares including I-494, I-35E, Hwy 55 and Hwy 13. Additionally, this property is located within minutes of the Minneapolis-Saint Paul International Airport and is within close proximity to both downtowns. This location offers a variety of neighborhood amenities including ample restaurants, lodging, and shopping alternatives.

RENTAL RATE

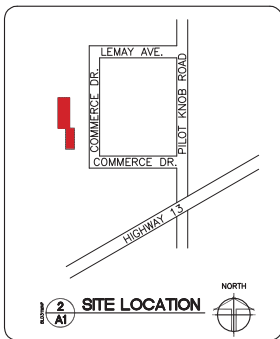
- \$13.00/SF Net
- \$5.23/SF CAM/Tax (2019 est.)

BUILDING HIGHLIGHTS

- Exceptional HQ or single tenant opportunity
- Demisable to 30,000 SF
- Beautiful campus environment overlooking Minnesota River Valley and MSP International Airport
- Unparalleled highway access
- Big Rivers Regional Trail adjacent to property
- Walking distance to Metro Transit bus routes 436 and 446

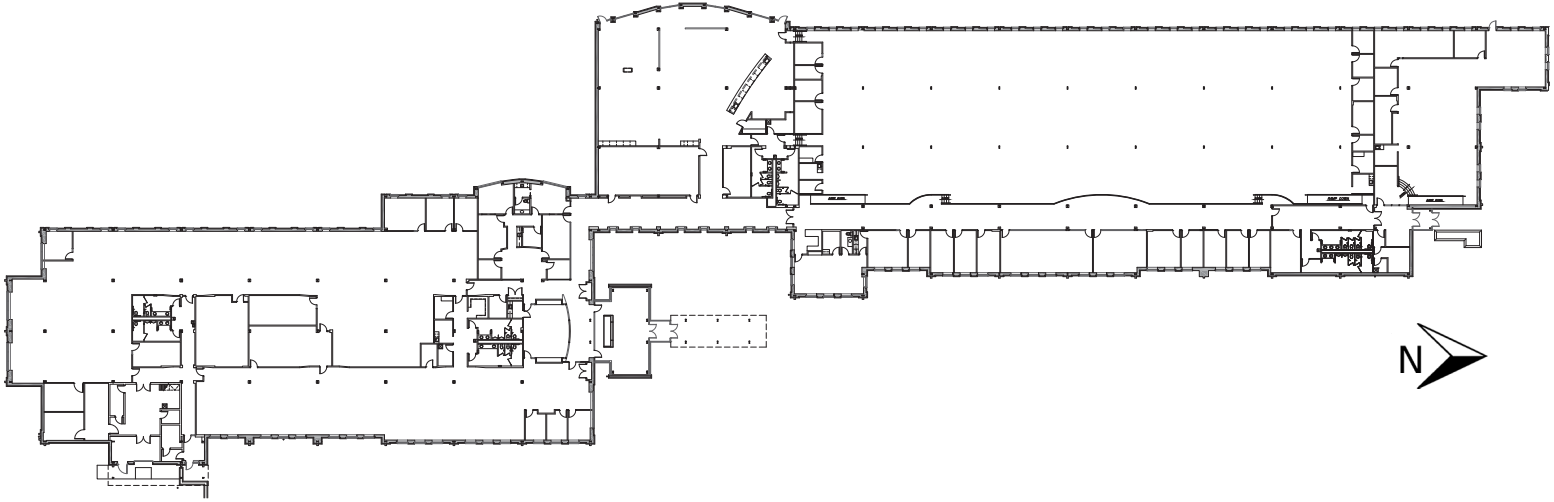
BUILDING SPECS

- 65,000 RSF
- 13.41 acre lot
- 7.5/1,000 RSF parking ratio
- Available February 1, 2020



1500 COMMERCE DRIVE

MENDOTA HEIGHTS, MN 55120



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