

## FOR LEASE

# Mendota Heights Business Center

2520 Pilot Knob Road Mendota Heights, MN

HOME

HIGHLIGHTS

AVAILABLE /

LOCATION

For more information, please contact:

Dan Gleason Executive Director +1 952 893 8884 dan.gleason@cushwake.com Dan Nechanicky Senior Director +1 952 820 8675 dan.nechanicky@cushwake.com **Cushman & Wakefield** 3500 American Blvd W Suite 200 Bloomington, MN 55431 cushmanwakefield.com

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HIGHLIGHTS AVAILABLE LOCATION

## **Property Highlights**

- Attractive 72,000 square foot, single-story office project
- Extensive windows and end-cap spaces
- Custom design space using Class A finishes
- Located 5 minutes from the Minneapolis/ St. Paul International Airport
- Immediate access to I-494, I-35E. Highway 55 and Highway 13
- Close, convenient parking

### **BUILDING INFORMATION**

BUILDING SIZE	72,000 sq. ft.
YEAR BUILT	1981
CLEAR HEIGHT	12 Feet
AVAILABLE SQ. FT.	3,575
PARKING RATIO	4.5/1,000
LEASE RATE	\$12.00 Net psf
2019 CAM & Tax	\$4.74 per sq. ft.



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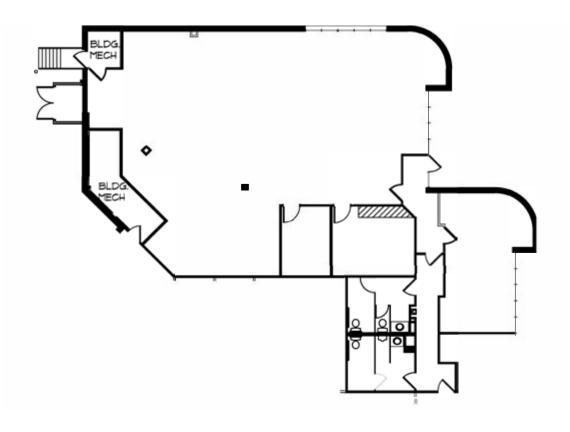


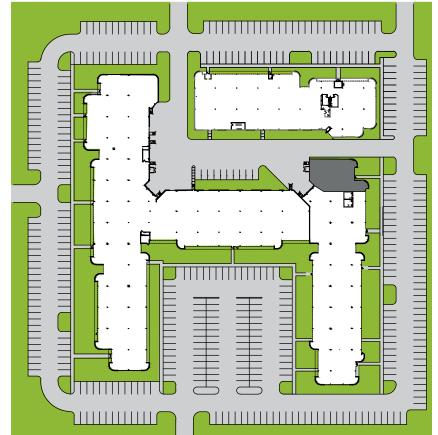
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HOME HIGHLIGHTS AVAILABLE LOCATION

Suite 300 - 3,575 RSF





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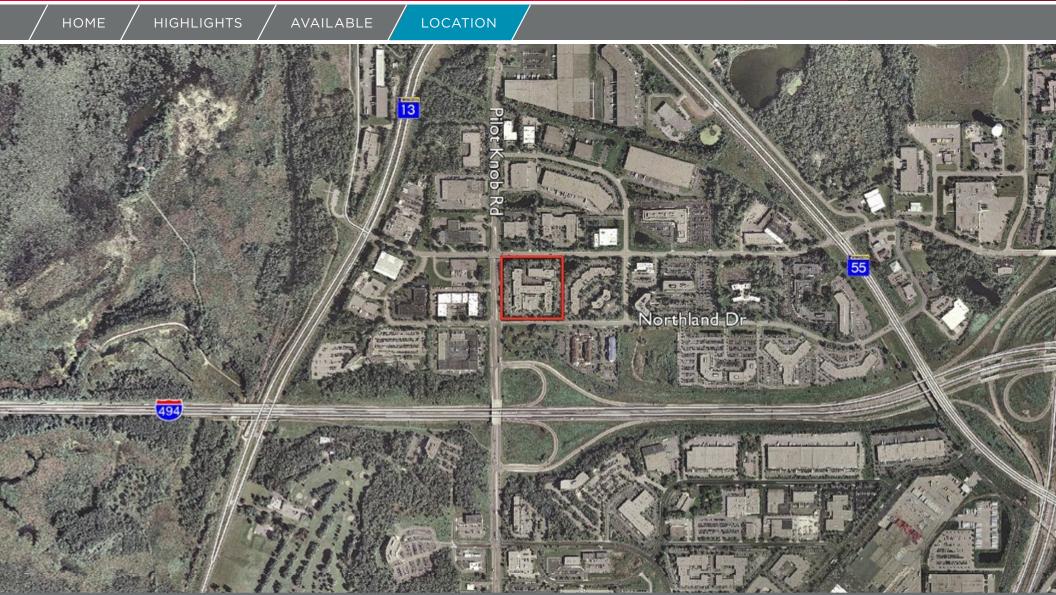
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CUSHMAN & WAKEFIELD

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