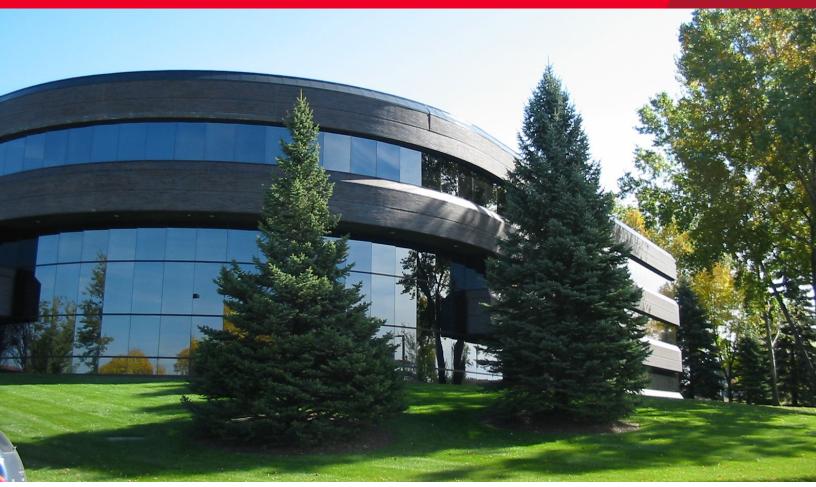
CUSHMAN & WAKEFIELD

FOR LEASE

American Corporate Center

1285-1295 Northland Dr., Mendota Heights, MN 55120



Property Highlights

- Attractive Class A two-building campus consisting of 140,000 square feet
- Convenient surface and underground parking
- Extensive amenity package including full-service deli, fitness center and storage
- High-growth professional and technical labor force
- Within minutes of the Minneapolis/St. Paul International Airport, restaurants, hotels and retail services
- Easy access to numerous freeways including I-494, I-35E, Highway 55 and Highway 13

Dan Gleason Executive Director +1 952 893 8884 dan.gleason@cushwake.com Dan Nechanicky Senior Director +1 952 820 8765 dan.nechanicky@cushwake.com



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BUILDING INFORMATION	
PROPERTY MANAGEMENT	Cushman & Wakefield NorthMarq
BUILDING SIZE	140,000 sq. ft. / 3 stories
YEAR BUILT	1994
PARKING RATIO	4/1,000 surface and under- ground
NET RENTAL RATE	\$14.00 per rentable sq. ft.
2018 TAX/OP EXP	\$11.54 per rentable sq. ft.
TYPICAL FLOOR PLATE	21,400 sq. ft.
BUILDING HOURS	7:00 am - 6:00 pm Mon-Fri 8:00 am - 2:00 pm Sat Closed Sunday & Holidays
AMENITIES	Full service deli, under- ground parking, beautifully landscaped, campus setting and fitness center
EXECUTIVE PARKING	\$125 per stall per month



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