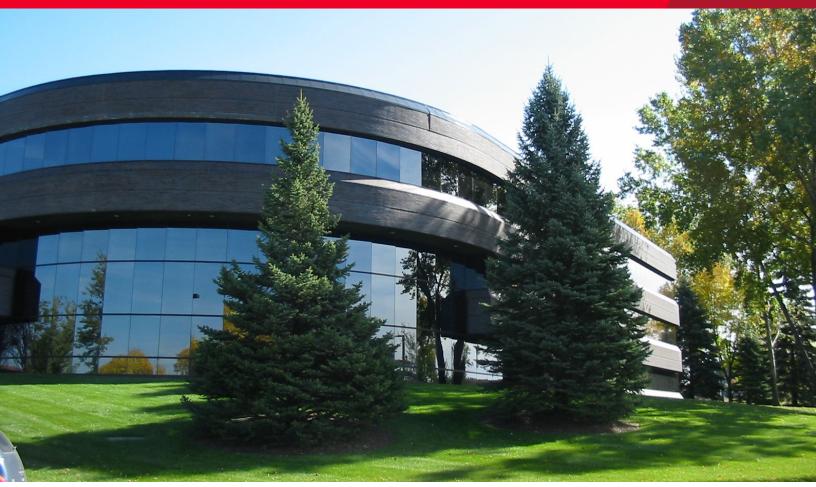
CUSHMAN & WAKEFIELD

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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