

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

3500 American Blvd W Suite 200

Minneapolis, MN 55431

Main +1 952 831 1000

cushmanwakefield.com



FOR LEASE

American Corporate Center

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



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



Dan Gleason
Executive Director
+1 952 893 8884
dan.gleason@cushwake.com

Dan Nechanicky
Senior Director
+1 952 820 8765
dan.nechanicky@cushwake.com

3500 American Blvd W Suite 200
Minneapolis, MN 55431
Main +1 952 831 1000
cushmanwakefield.com