



FOR LEASE

# Mendota Office Center II

1270 Northland Drive  
Mendota Heights, MN



HOME

HIGHLIGHTS

AVAILABLE

LOCATION

For more information, please contact:

**Dan Gleason**  
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**Dan Nechanicky**  
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3500 American Blvd W Suite 200  
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cushmanwakefield.com

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## Property Highlights

- Extensive amenity package including underground parking, storage space, vending area, fitness center and showers with lockers
- Abundant parking with 6 stalls per 1,000 square feet
- Established business park environment near high-growth professional and technical labor force base
- Excellent access and visibility off I-494 and Pilot Knob Road

### BUILDING INFORMATION

BUILDING SIZE	90,000 sq. ft.
YEAR BUILT	1999
CLASS	B
FLOORS	3
PARKING RATIO	6/1,000
LEASE RATE	\$13.00 per sq. ft.
2019 ESTIMATED TAX & OPER. EXP.	\$10.35 per sq. ft.



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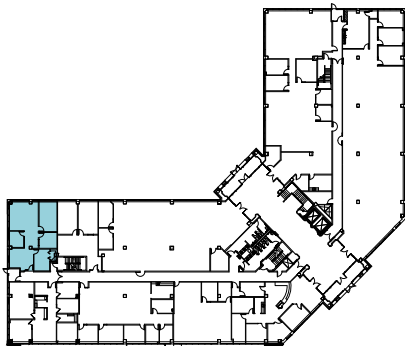
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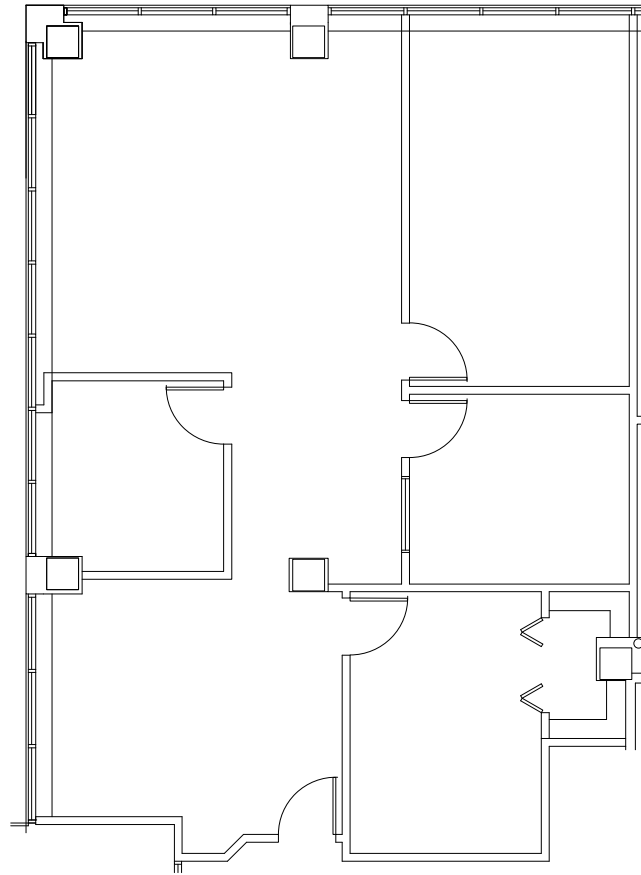
## Available Spaces

**Suite 160** 1,566 RSF

**Suite 130** 6,704 RSF



Key Plan



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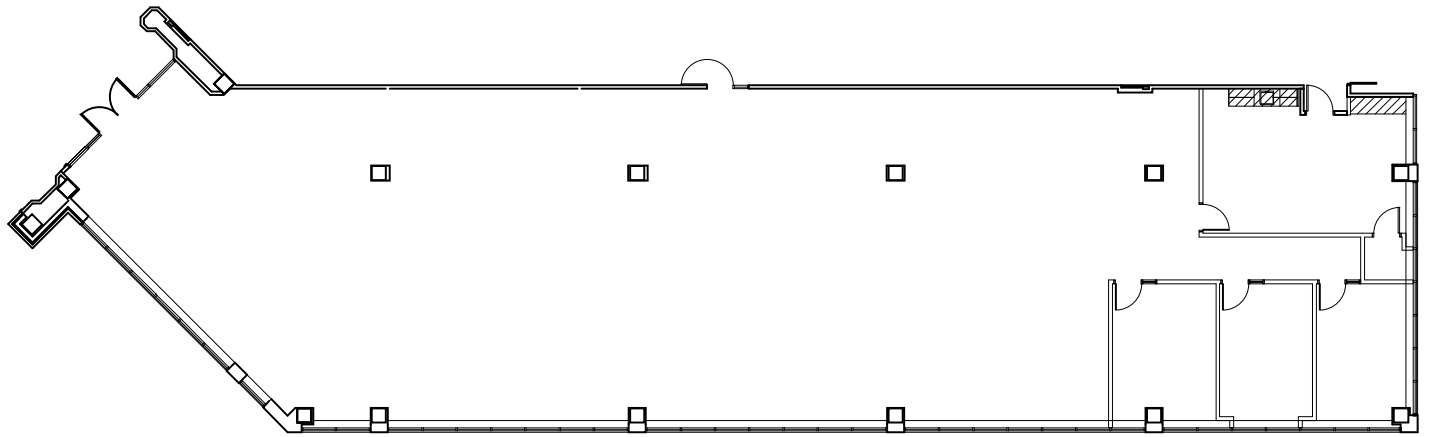
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