

FOR LEASE

Mendota Office Center II

1270 Northland Drive Mendota Heights, MN

HOME

HIGHLIGHTS / AVAILABLE

/ LOCATION

For more information, please contact:

Dan Gleason +1 952 893 8884 dan.gleason@cushwake.com Dan Nechanicky +1 952 820 8765 dan.nechanicky@cushwake.com Cushman & Wakefield 3500 American Blvd W Suite 200 Minneapolis, MN 55431 cushmanwakefield.com

©2019 Cushman & Wakefield NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.

1270 Northland Drive, Mendota Heights, MN

HOME

HIGHLIGHTS /

AVAILABLE

LOCATION

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 INFORMATIONBUILDING SIZE90,000 sq. ft.

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



For more information, please contact:

Dan Gleason +1 952 893 8884 dan.gleason@cushwake.com Dan Nechanicky +1 952 820 8765 dan.nechanicky@cushwake.com **Cushman & Wakefield** 3500 American Blvd W Suite 200 Minneapolis, MN 55431 cushmanwakefield.com



AVAILABLE

LOCATION

1270 Northland Drive, Mendota Heights, MN

HIGHLIGHTS

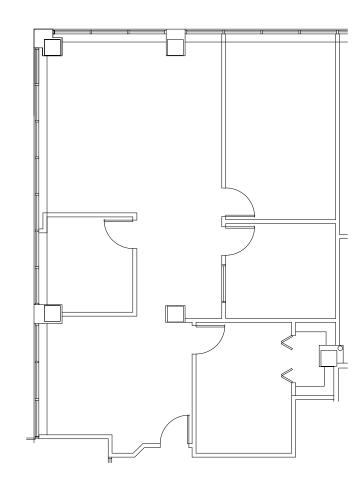


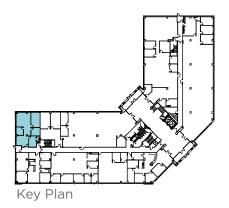
Available Spaces

HOME

Suite 160	1,566 RSF

Suite 130 6,704 RSF





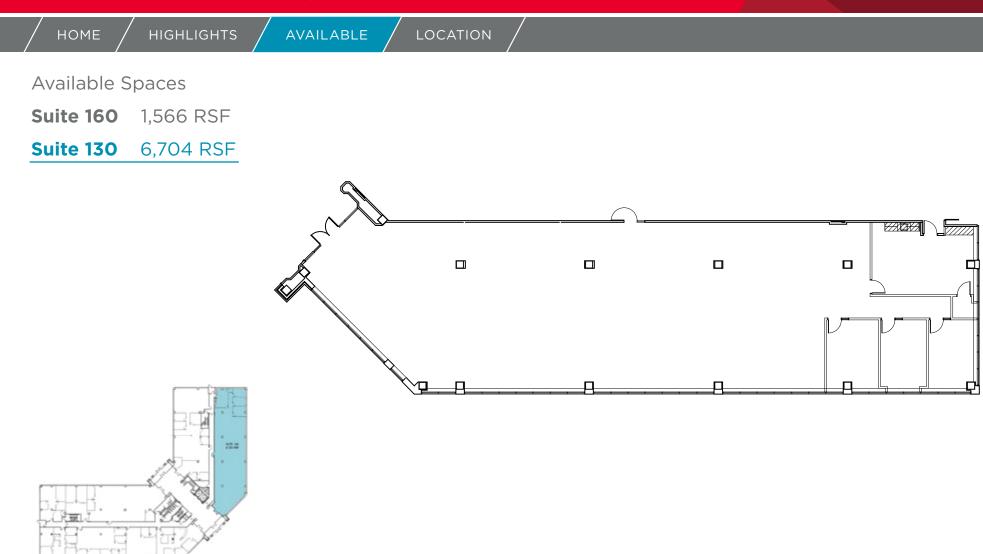
For more information, please contact:

Dan Gleason +1 952 893 8884 dan.gleason@cushwake.com Dan Nechanicky +1 952 820 8765 dan.nechanicky@cushwake.com Cushman & Wakefield

3500 American Blvd W Suite 200 Minneapolis, MN 55431 cushmanwakefield.com

1270 Northland Drive, Mendota Heights, MN





Key Plan

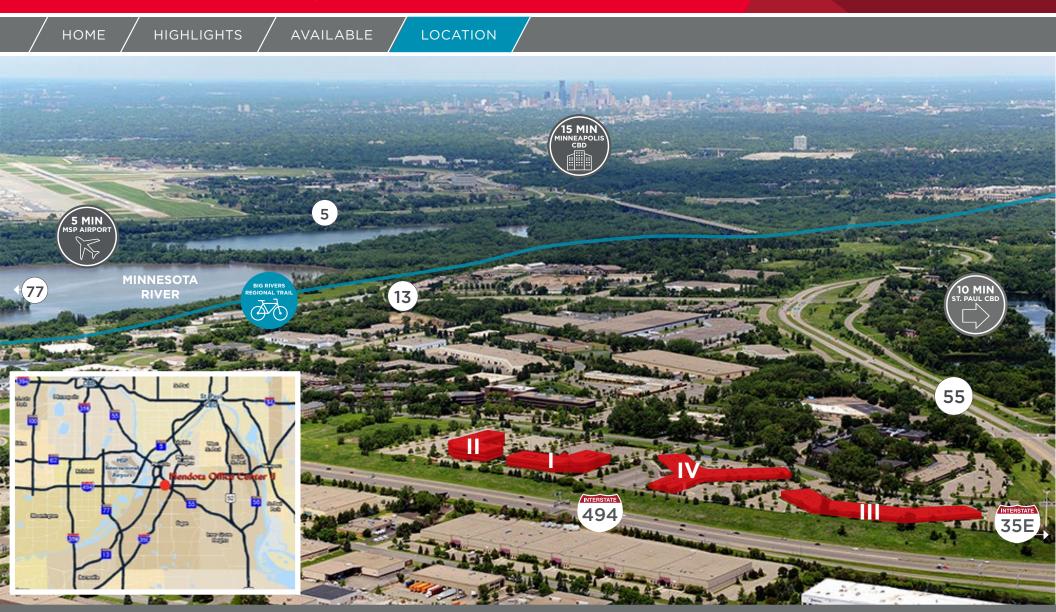
For more information, please contact:

Dan Gleason +1 952 893 8884 dan.gleason@cushwake.com Dan Nechanicky +1 952 820 8765 dan.nechanicky@cushwake.com Cushman & Wakefield 3500 American Blvd W Suite 200 Minneapolis, MN 55431

cushmanwakefield.com

1270 Northland Drive, Mendota Heights, MN





For more information, please contact:

Dan Gleason +1 952 893 8884 dan.gleason@cushwake.com Dan Nechanicky +1 952 820 8765 dan.nechanicky@cushwake.com **Cushman & Wakefield** 3500 American Blvd W Suite 200 Minneapolis, MN 55431 cushmanwakefield.com