



FOR SALE OR LEASE

# 1315 Mendota Heights Road

Mendota Heights, MN 55120

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[SITE PLAN](#)

[FLOOR PLAN](#)

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For more information, please contact:

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## Property Highlights

- Newly constructed building developed in 2005
- Functional, efficient floor plan with extensive glass
- Custom designed space using Class A finishes
- Exceptional parking ratio of 7/1,000 sq. ft.
- Established business park environment near high-growth professional and technical labor force base
- Excellent access and visibility off I-494 and Pilot Knob Road located minutes from MSP International Airport

## ATTRACT AND RETAIN TALENT



### BUILDING INFORMATION

Zoning	Commercial
Floors	Single story
Land	10.12 Acres (440,000 SF)
Building Size	70,000 SF
SF Available	70,000 SF
Lease Rate (Net)	\$14.00 PSF
CAM/Taxes	\$5.85 PSF
Sale Price	Negotiable



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## HASSLE-FREE COMMUTES

Enjoy quick access to 6 major roads



**6 MAJOR ROADS**  
I-494/35E, HWY-5/13/55/77



**2 TERMINALS**  
INTERNATIONAL & HUMPHREY



**ON BUS LINE**  
MULTIPLE ROUTES



**18 COFFEE STOPS**  
LOCAL & CHAIN FAVORITES



**1 TRAIL SYSTEM**  
ON MINNESOTA RIVER



**11 GOLF COURSES**  
PAR 3 AND STANDARD COURSES



**6 CONFERENCE CENTERS**  
31 MAJOR HOTELS & 1 CASINO



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**ABOVE-MARKET PARKING RATIO**

with 7 stalls per 1,000 square feet



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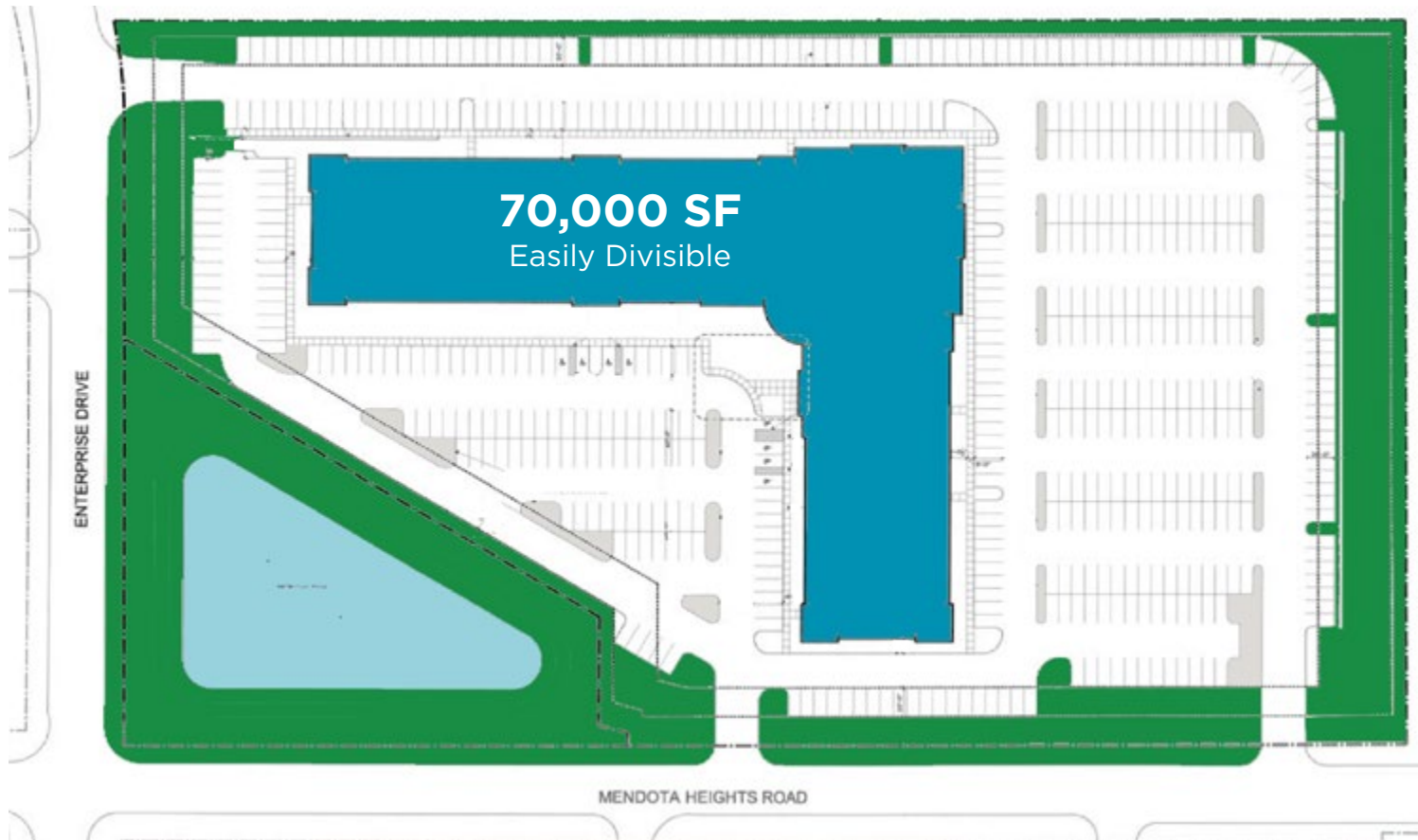
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## EXCEPTIONAL NATURAL LIGHT

With an efficient and productive floorplan



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**CUSTOMIZE YOUR WORKPLACE**



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