

FOR LEASE

UP TO 8,500 SF AVAILABLE



MENDOTA TECH CENTER

1345 MENDOTA HEIGHTS RD, MENDOTA HEIGHTS, MN 55120

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PROPERTY HIGHLIGHTS

- Attractive single story Class B office building
- Easily customizable to accommodate office, warehouse, tech, and lab
- Abundant natural light with ability for high or open ceilings
- Above market parking ratio with 5 stalls per 1,000 SF
- Unmatched access to I-494, 35E, Hwy 55, Hwy 77, Hwy 13, and Hwy 5

BUILDING INFORMATION

Building Size: 55,000 SF

Available: 8,500 SF

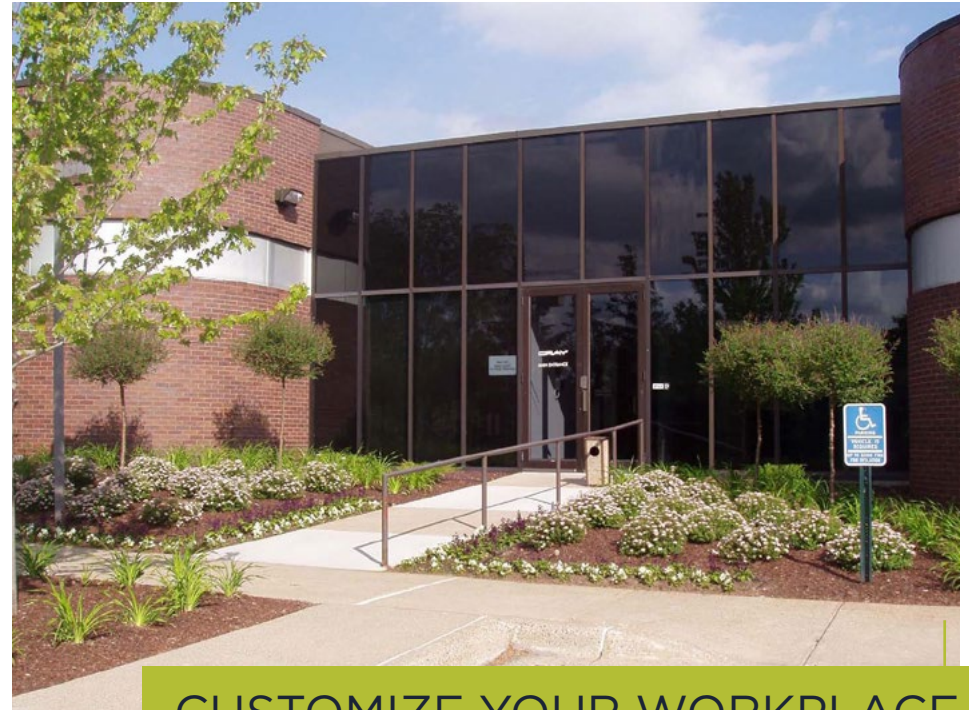
Floors: Single story

Parking Ratio: 5/1,000

Loading Docks: 2

Lease Rate: \$12.50 PSF

CAM/Taxes: \$5.52 PSF



CUSTOMIZE YOUR WORKPLACE







HASSLE-FREE COMMUTES



MENDOTA HEIGHTS RD



PILOT KNOB RD



YANKEE DOODLE RD



MN Valley State Trail

AREA
AERIAL





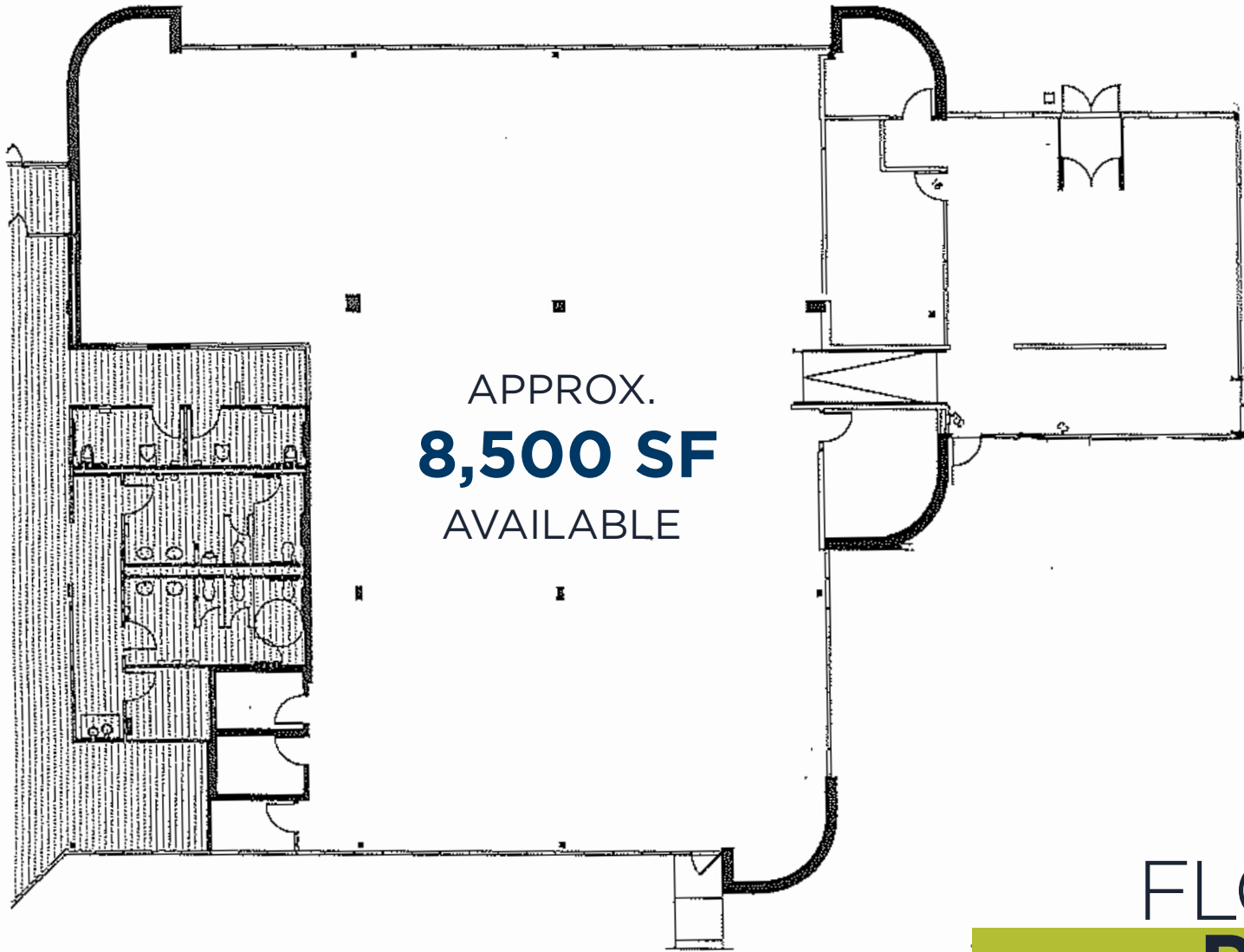
ABOVE MARKET PARKING RATIO

PILOT KNOB RD

MENDOTA HEIGHTS ROAD

NORTHLAND DRIVE

BUILDING
SITE



FLOOR
PLAN

CONTACT INFORMATION

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