

MENDOTA OFFICE PLAZA LEASE

1333 Northland Drive, Mendota Heights, MN 55120



OFFERING SUMMARY

AVAILABLE SF:	First Floor: 16,376 SF contiguous
	Second Floor: 6,858 SF
LEASE RATE:	N/A
CAM & RE TAX 2020:	\$8.90/SF/Yr
LOT SIZE:	2.93 Acres
BUILDING SIZE:	33,812 SF
YEAR BUILT/RENOVATION:	1985 / 2010
MARKET:	St. Paul-Minneapolis

PROPERTY OVERVIEW

Nicely appointed office space with multiple configuration options: 16,376 SF contiguous on the main floor and up to 6,858 SF on second floor.

Located on the northeast corner of I-494 and Pilot Knob Road in a 210 acre professional business park; just minutes from MSP airport. Close to numerous restaurants, hotels, retail services, and Mall of America. Easy access to I-494, I-35E, Hwy 55, Hwy 13, & Hwy 110.

PROPERTY HIGHLIGHTS



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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OFFICE FOR LEASE

FIRST FLOOR PHOTOS

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OFFICE FOR LEASE

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First Floor As-Built: 16,373 SF Contiguous



FIRST FLOOR
16,376 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Floor One	-	16,376 SF	Net	\$12.00 SF/yr

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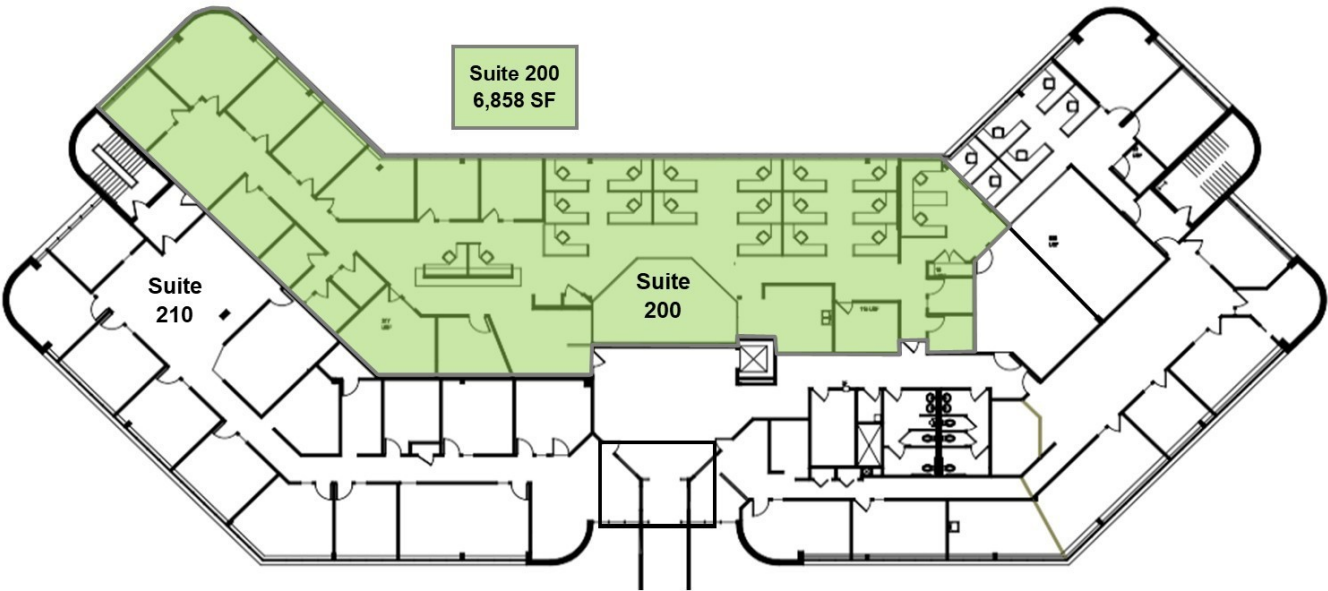
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SECOND FLOOR AVAILABILITIES

Suite 200: 6,858 SF

SECOND FLOOR
6,858 SF Available



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	2,000 - 6,858 SF	Net	\$12.00 SF/yr

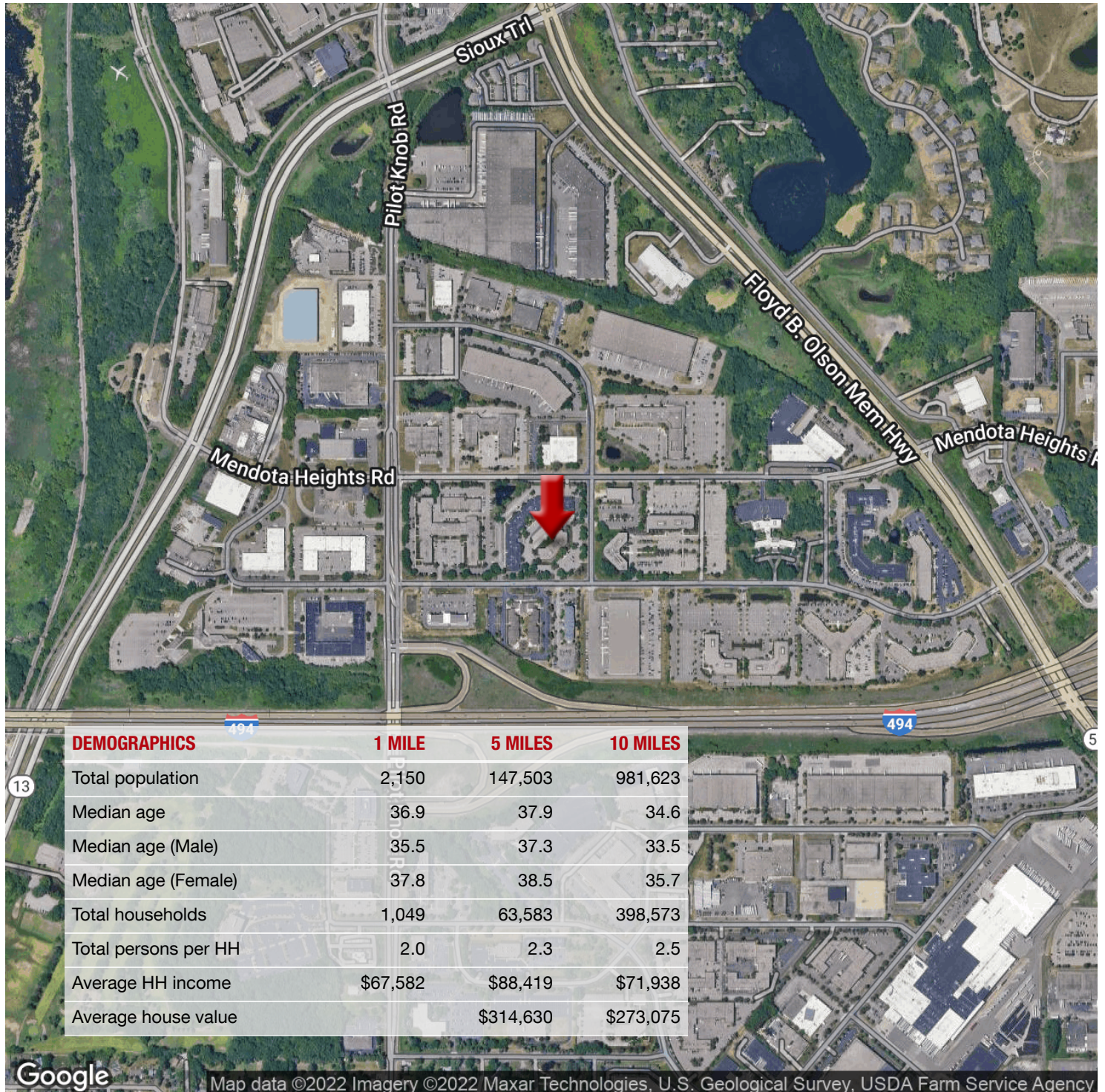
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