



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  
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**Dan Nechanicky**  
+1 952 820 8765  
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**Cushman & Wakefield**  
3500 American Blvd W Suite 200  
Minneapolis, MN 55431  
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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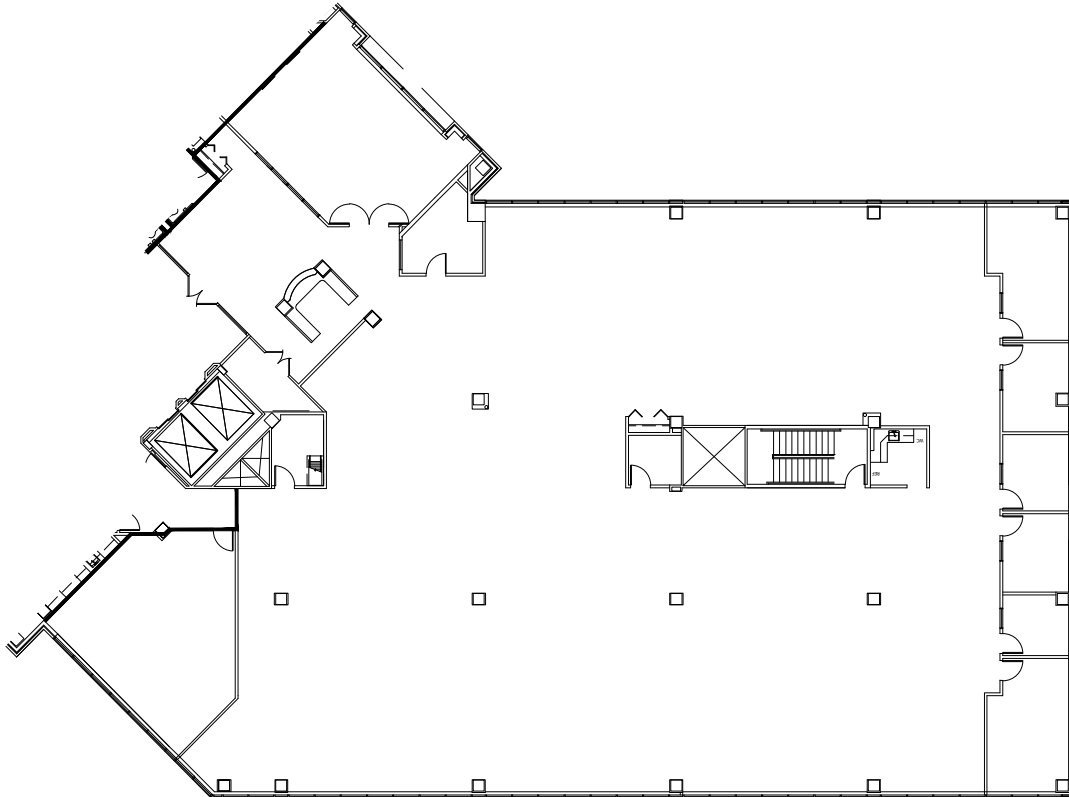
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## Available Spaces

**Suite 350** 13,754 RSF

**Suite 160** 1,566 RSF

**Suite 130** 6,704 RSF



Key Plan

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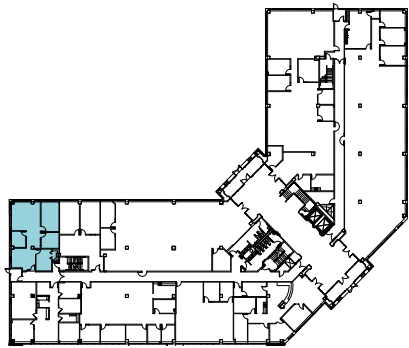
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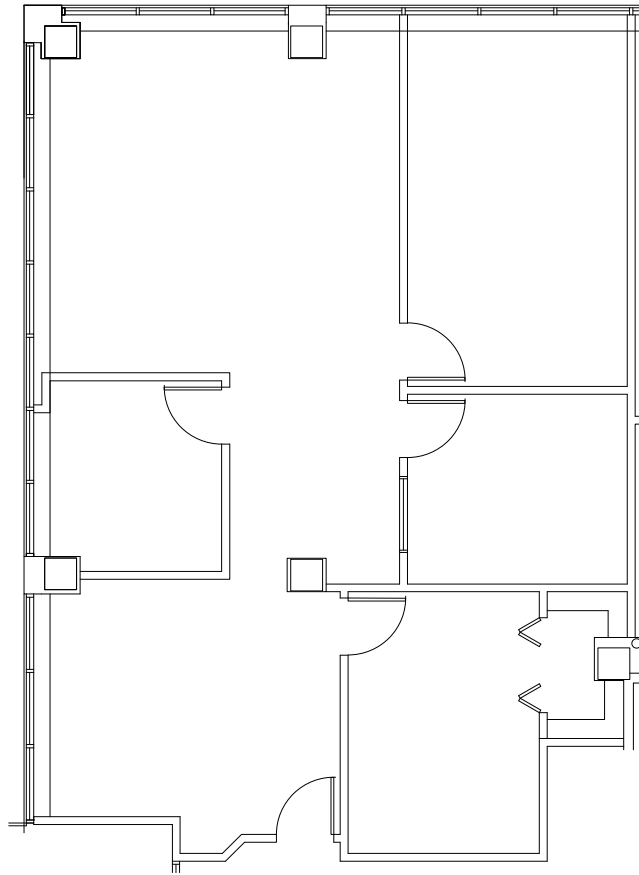
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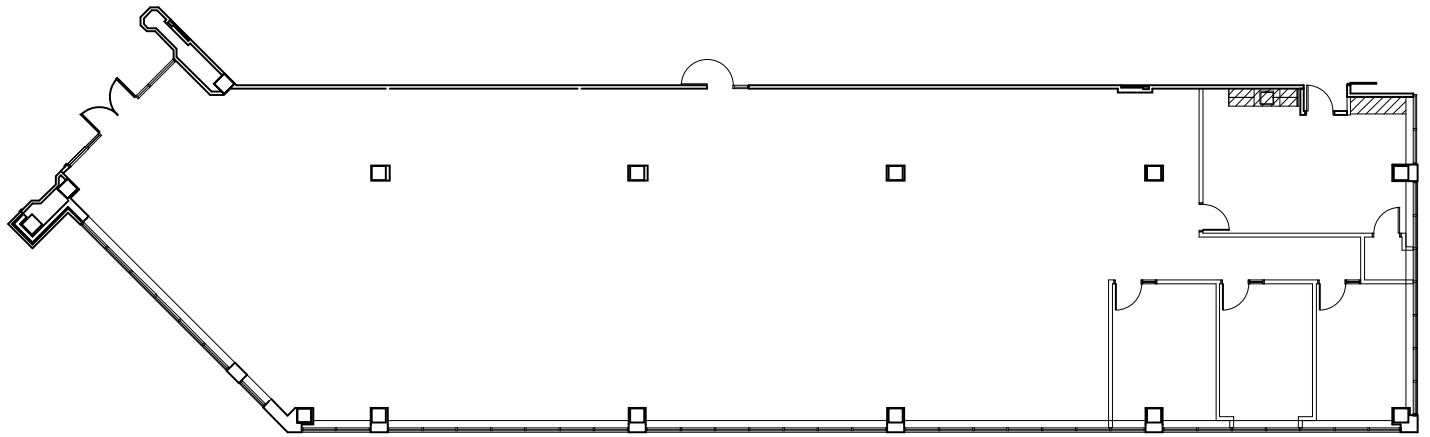
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