

MENDOTA HEIGHTS EXECUTIVE CENTER

750 SOUTH PLAZA DRIVE, MENDOTA HEIGHTS, MN 55120



OFFERING SUMMARY

AVAILABLE SF:	Suite 217 - 708 SF Suite 323 - 783 SF Suite 322 - 1,012 SF Suite 221 - 1,021 SF Suite 110 - 1,500 SF Suite 104 - 1,915 SF Suite 101 - 2,070 SF
LEASE RATE:	Negotiable - Net Rate
TAX/CAM:	\$10.42 PSF (2024)
BUILDING SF:	32,236 SF
PARKING:	260 Surface Spaces

PROPERTY OVERVIEW

Mendota Heights Executive Center is conveniently located off Dodd Rd (Hwy 149) and Hwy 62 just east of I-35E. The building offers smaller businesses functional office space with an abundance of amenities including a building conference room, break room with vending, 24-hour key card access for employees and an after-hours call box for visitors. The property has an extremely large parking lot and is walking distance to restaurants and retail.

PROPERTY HIGHLIGHTS

- Secure Access and Abundant Parking
- Many Suites with Floor-to-Ceiling Windows
- Quick Access to I-35E, I-494, Hwy 62, and Hwy 149
- Area businesses include McDonald's, Subway, Teresa's Mexican, Haiku Japanese Bistro, Walgreens, Anytime Fitness, Ze's Diner, Cold Stone Creamery, Caribou Coffee, Green Lotus Yoga, and Tommy Chicago



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Each Office Independently Owned and Operated

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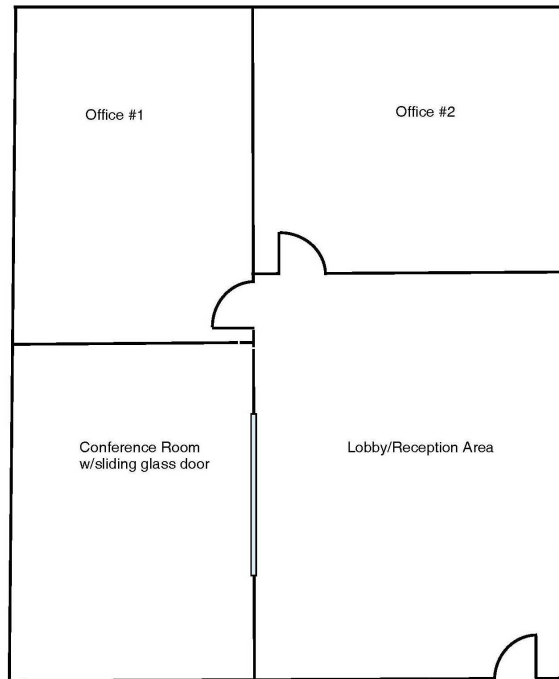
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708 SF UP TO 783 SF AVAILABILITIES

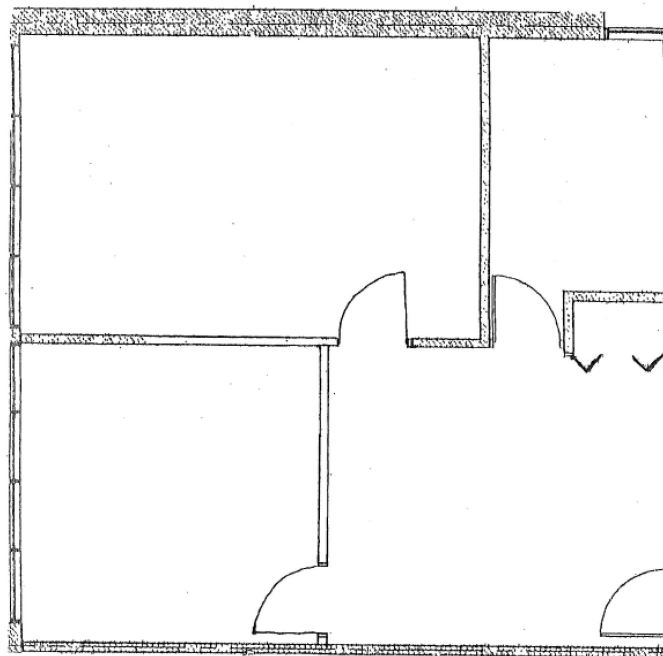
750 SOUTH PLAZA DRIVE



SUITE 217: 708 SF



SUITE 323: 783 SF



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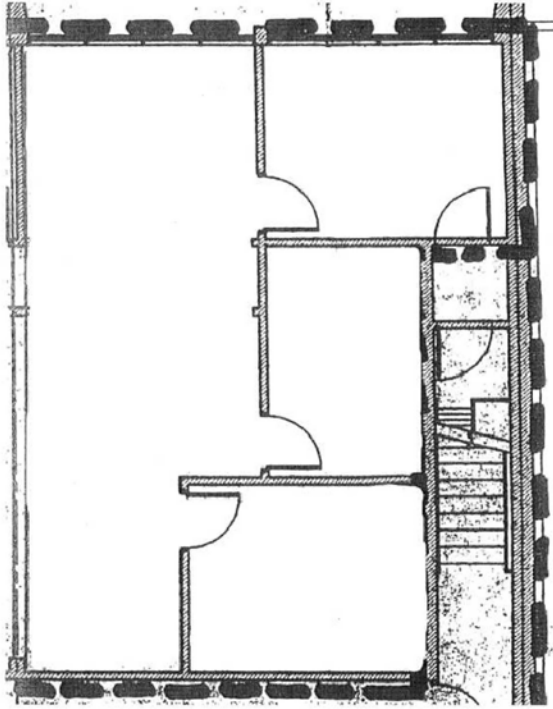
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1,012 SF UP TO 1,500 SF AVAILABILITIES

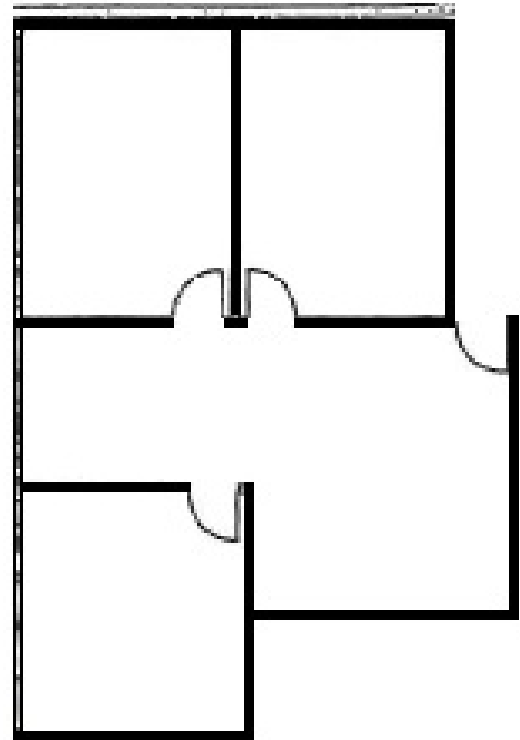
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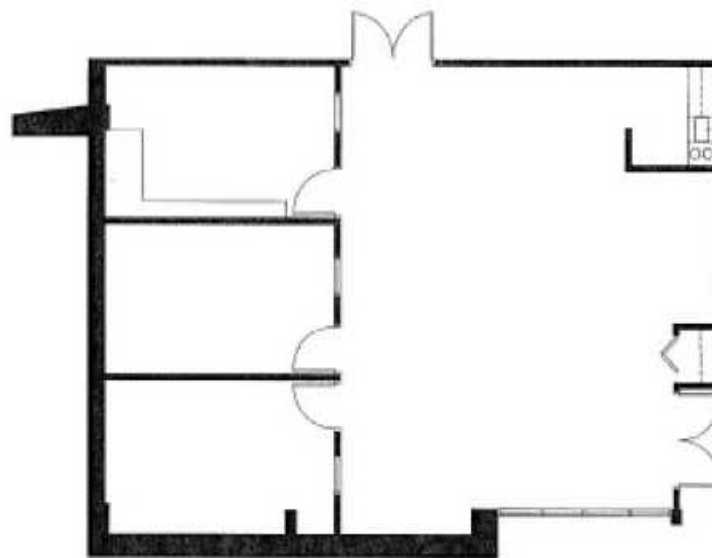
SUITE 322: 1,012 SF



SUITE 221: 1,021 SF



SUITE 110: 1,500 SF



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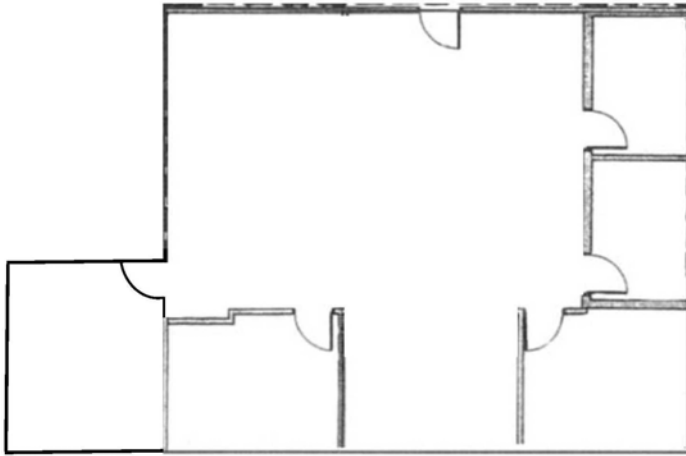
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1,915 SF UP TO 2,070 SF AVAILABILITIES

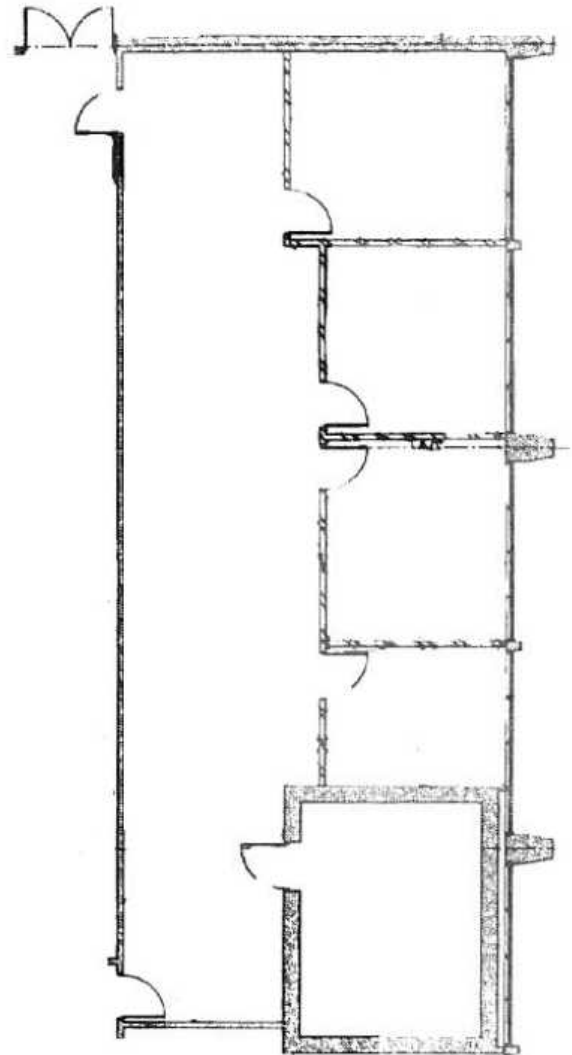
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SUITE 104: 1,915 SF



SUITE 101: 2,070 SF



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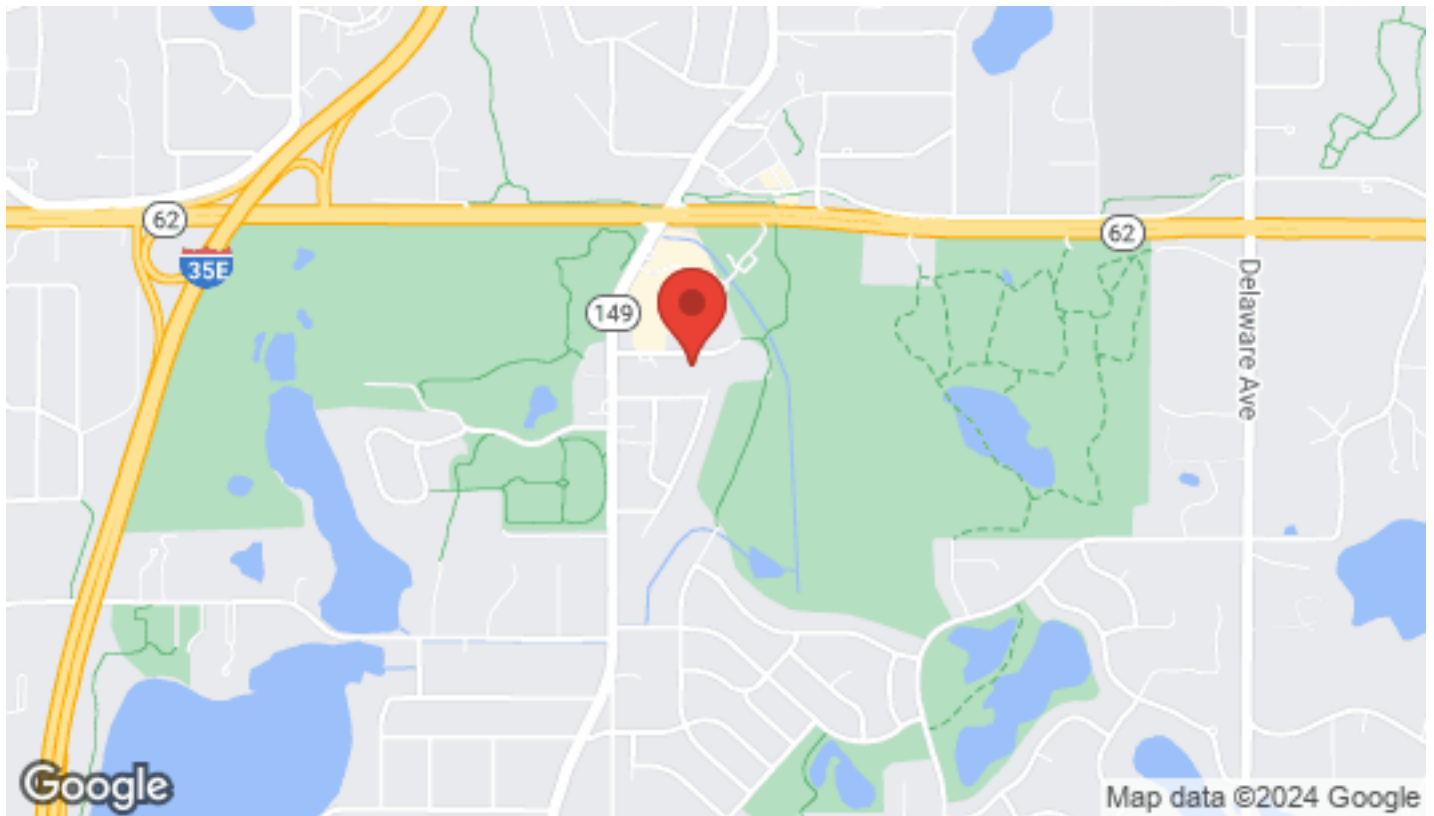
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LOCATION MAPS

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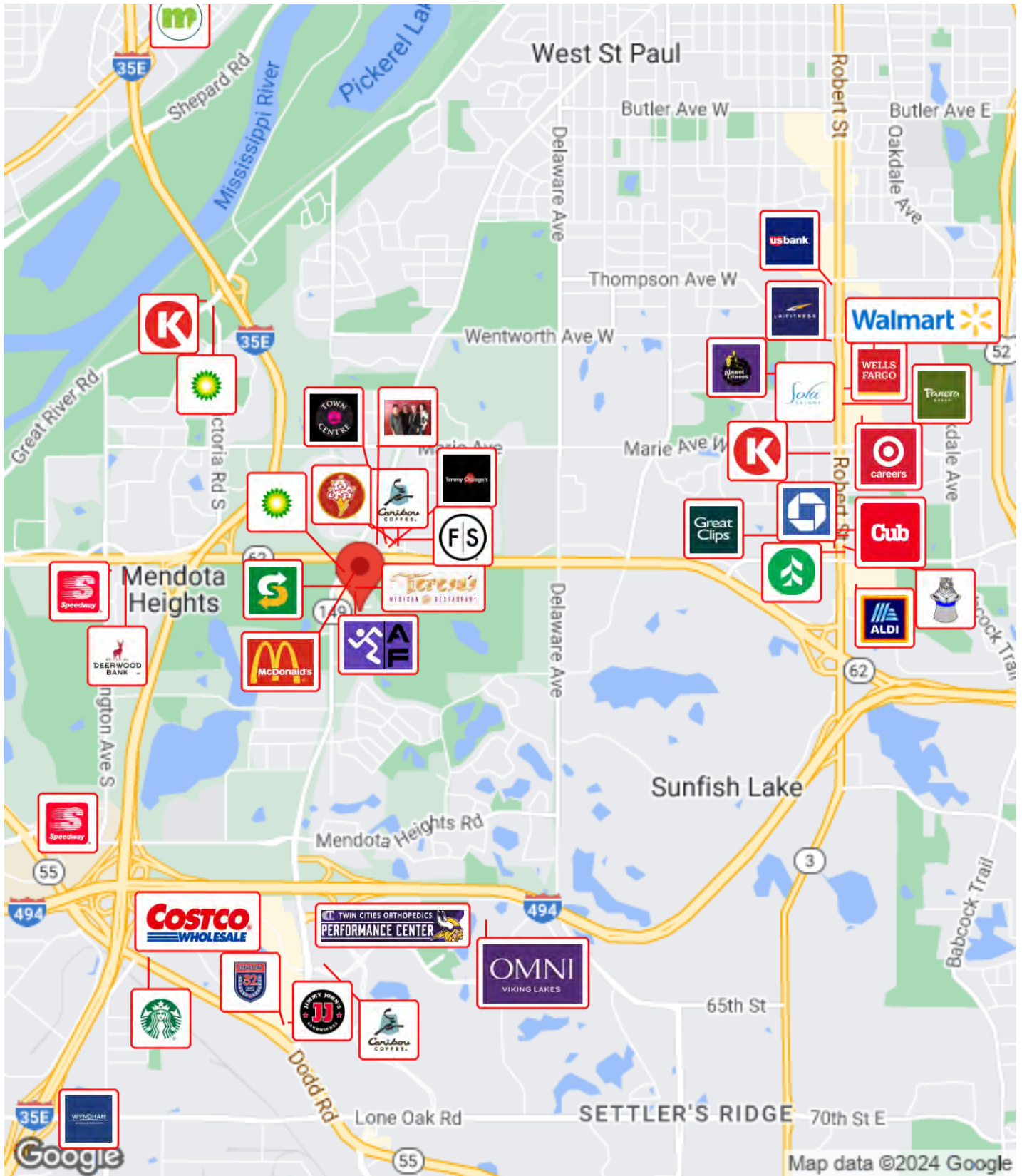
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BUSINESS MAP

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