

FOR LEASE

Direct Entry, Newly Remodeled Office Sublease

1345 Mendota Heights Rd., Mendota Heights MN 55120



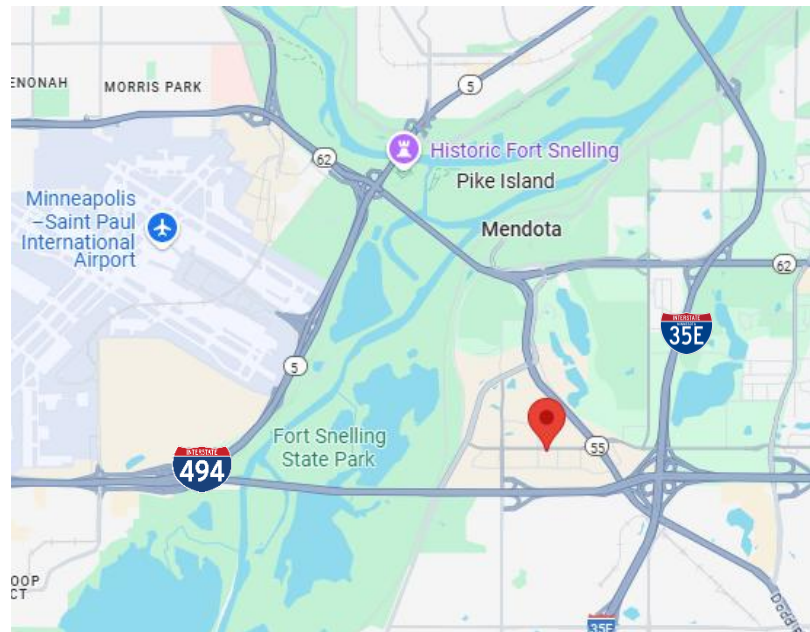
LISTING DETAILS

- Total Size: 20,471 SF
- Building Renovations: 2020
- Available SF: 4,825-20,471 SF
- Lease Rate: Negotiable
- CAM: \$5.64 per SF
- Taxes: \$2.73 per SF
- CAM & Taxes: \$8.37 per SF
- Utilities: Separately Metered

PROPERTY DETAILS

- Building Renovated in 2020
- 20,471 Contiguous SF Available
- Spec Office with Direct Entry
- Potential to Reinstate a Dock Door
- Existing Furniture Available

LOCATION



Located off I-494 and Highway 55



CROSSROADS
PROPERTIES

Mark Young

Zac Houle

Joseph Dokken

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

www.crossroadsproperties.net

D: 651-233-2435 | M: 651-307-2371

D: 651-209-0520 | M: 651-248-7567

D: 651-363-3598 | M: 651-395-0948

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FLOOR PLAN – ELLIE 2.0 (4,825 -20,471 SF)



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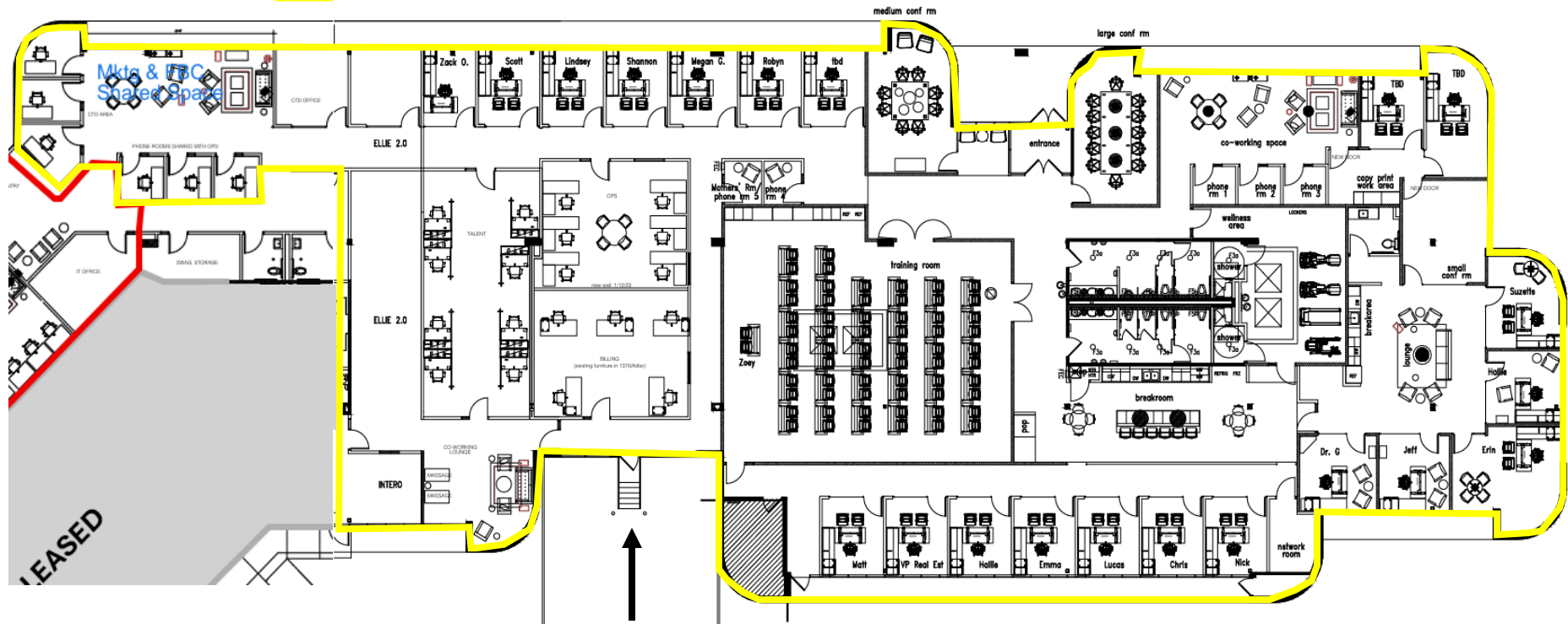
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FLOOR PLAN – SUITE ____ (15,646 SF)



Potential Dock Door Conversion



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PHOTOS



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