

FOR LEASE | OFFICE / WAREHOUSE

Southridge Business Center

1355 Mendota Heights Road, Mendota Heights, MN



Southridge Business Center is an attractive office showroom property located just north of 494 in Mendota Heights. The building design is modern, with large, charcoal gray ribbon windows contrasting with a deep red brick exterior.

Property Features

- 54,040 square foot building
- Single story building
- Ample parking
- Outdoor gazebo and grills



Tax & CAM \$5.78 psf



Comcast Business
Lumen Technologies

Contact Us

ERIC DUEHOLM

Partner



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BEN BRUNO

Brokerage Services



651.621.2563
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TONY ROSSATO

Brokerage Services



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Full Property Information at:
southridgebc.com

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Southridge Business Center

1355 Mendota Heights Road, Mendota Heights, Minnesota 55120



Destinations

Downtown Minneapolis...
Downtown St. Paul...
MSP International Airport...
Mall of America
West End, St. Louis Park...

Drive Time

20 minutes
15 minutes
7 minutes
8 minutes
23 minutes

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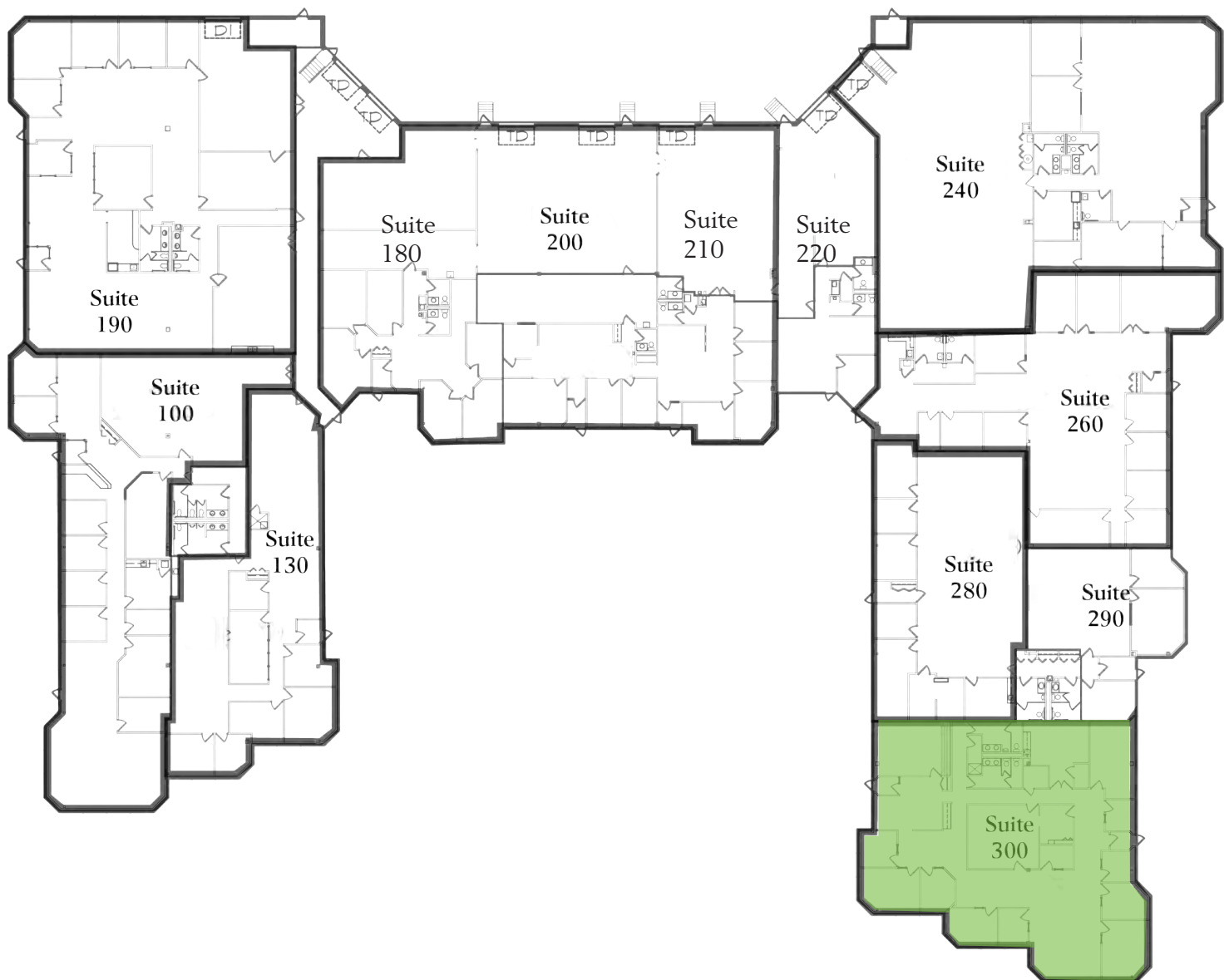
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Building Floor Plan & Available Suites



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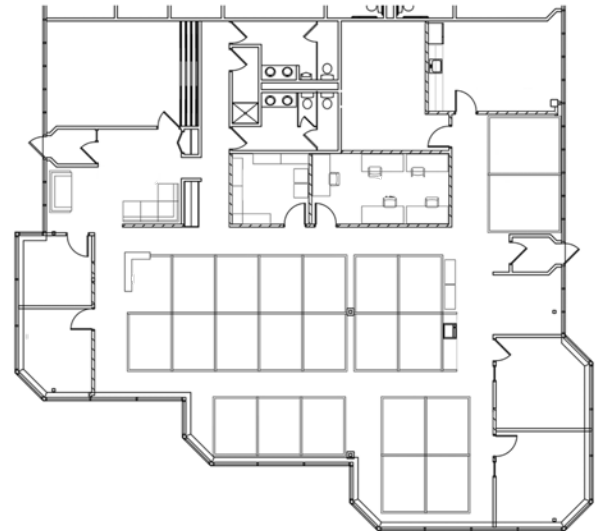
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Suite 300

- 5,071 total square feet
- Continuous glass on three sides
- Private offices and open areas for workstations
- 2 restrooms
- Kitchenette / Breakroom
- Furniture available
- Dedicated server room
- Estimated initial monthly gross rent as is \$7,936
- Improvement packages available



Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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