

A modern office interior featuring a long white bar with white stools, a black leather sofa, and a long wooden table with white chairs in the background. The ceiling has exposed ductwork and modern lighting fixtures. A green diagonal line graphic is on the left side of the image.

OFFICE
FOR SALE OR LEASE

1300 MENDOTA

1300 MENDOTA HEIGHTS ROAD
MENDOTA HEIGHTS, MN

1300 MENDOTA

PROPERTY DETAILS

TOTAL BUILDING SIZE

44,875 SF

SALE PRICE

Negotiable

RENTABLE SQUARE FEET

36,776 SF

NET LEASE RATE

\$13.50 PSF

TOTAL ACRES

2.05

OP EXP & TAX

\$8.50 PSF

PARKING

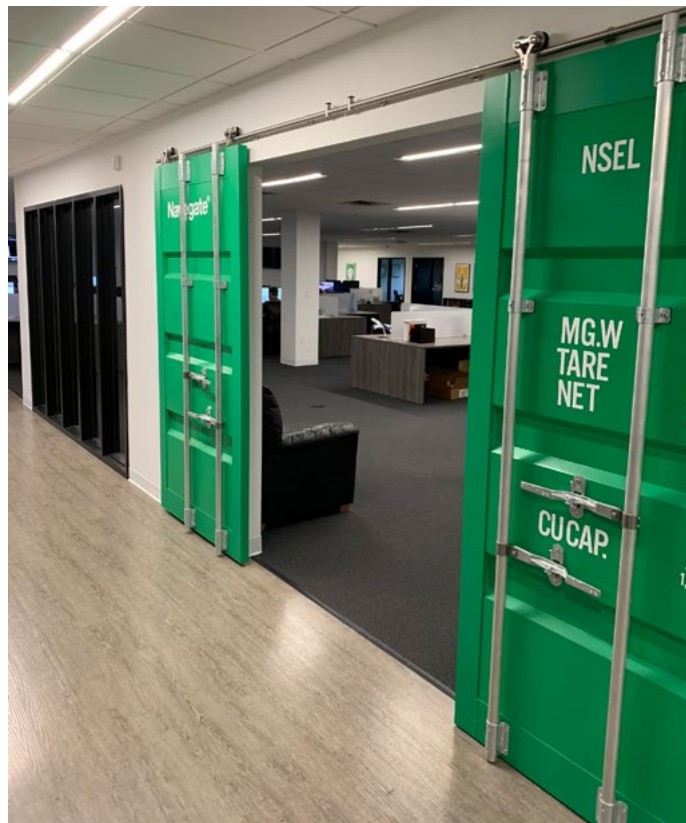
Approximately 4/1,000 SF



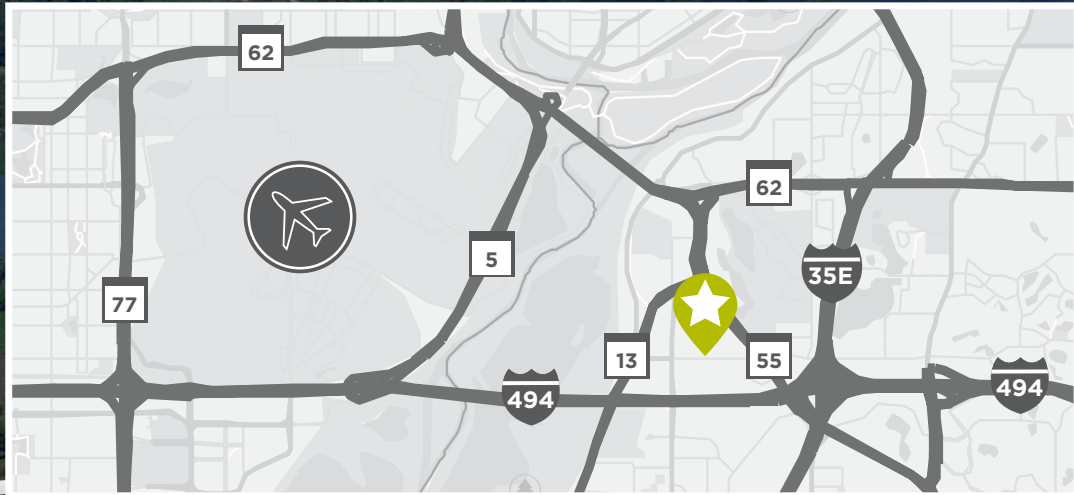
PROPERTY HIGHLIGHTS

- Fully-renovated interior space along with upgraded roof, HVAC, and parking lot
- Custom designed space with modern Class A finishes
- Convenient access to 6 major roadways: I-494, I-35E, Hwy 5, Hwy 13, Hwy 55 and Hwy 62
- Functional, efficient floor plan with extensive glass
- Building amenities include a cafe lounge, outdoor patio seating, game room, and loading dock
- Heated indoor parking





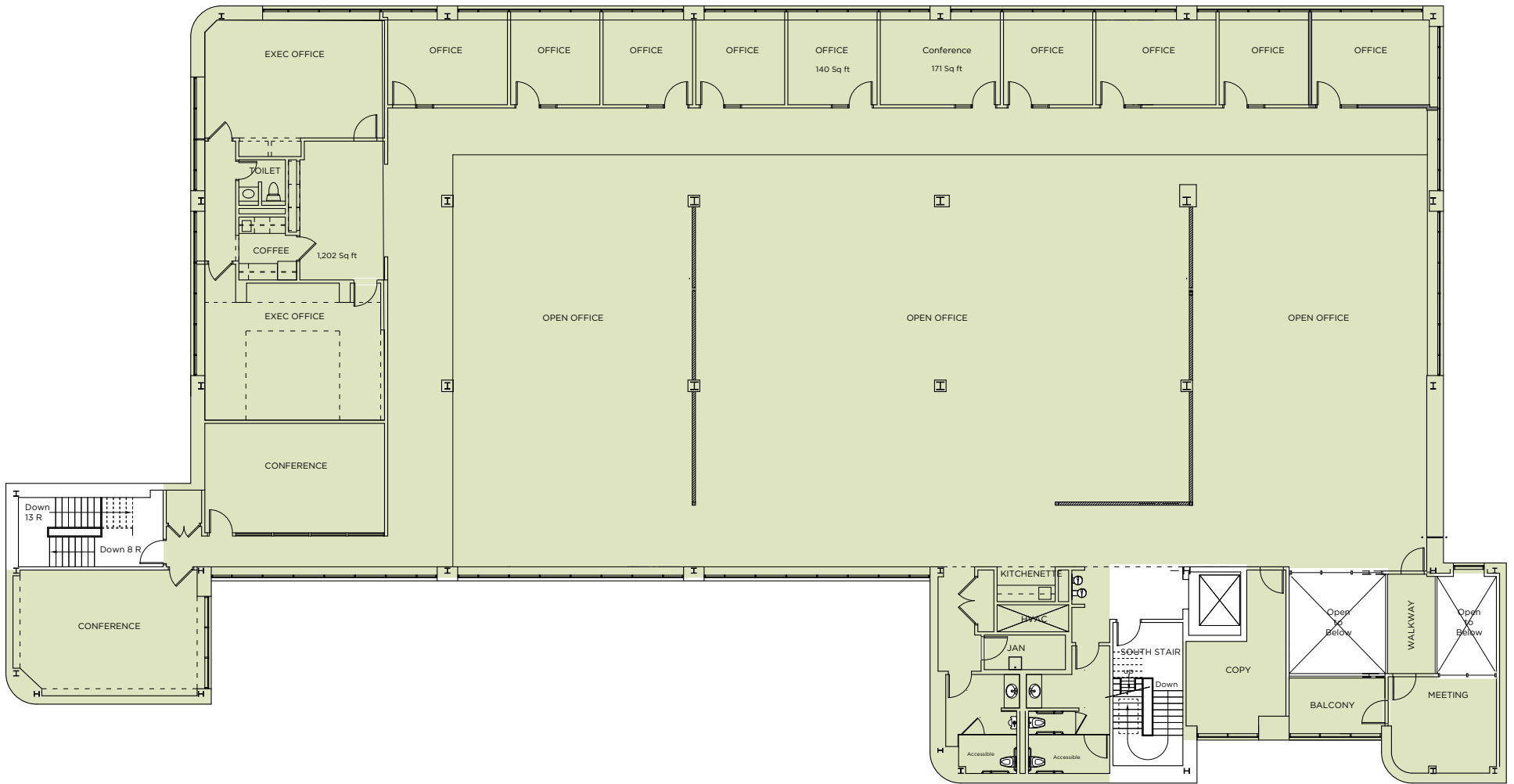
PROPERTY LOCATION



PILOT KNOB ROAD

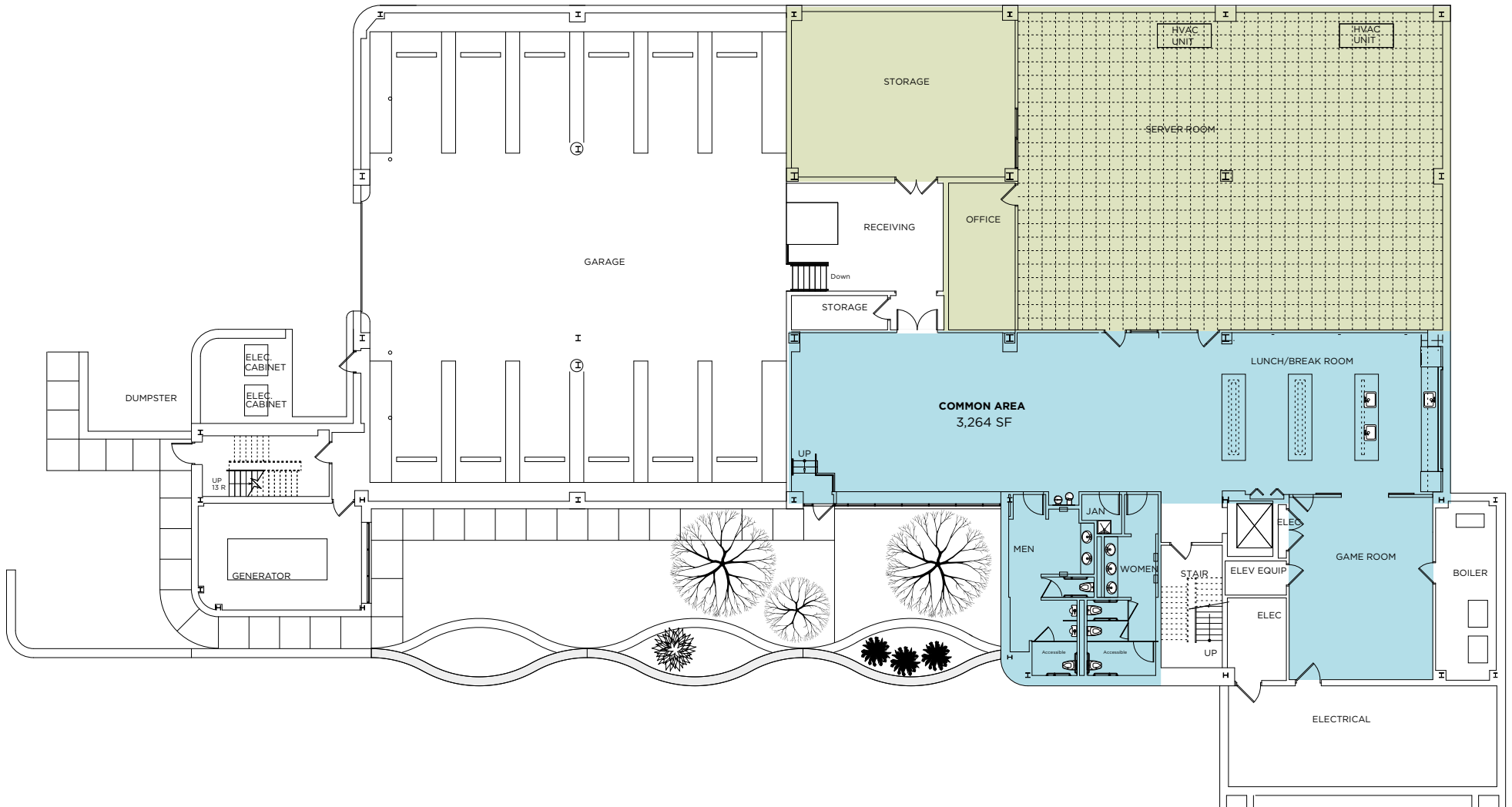
MENDOTA HEIGHTS ROAD







FLOOR 1 | 16,348 RSF



GARDEN LEVEL | 4,080 SF

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