

# FOR LEASE

## Direct Entry, Newly Remodeled Office Sublease

1345 Mendota Heights Rd., Mendota Heights MN 55120



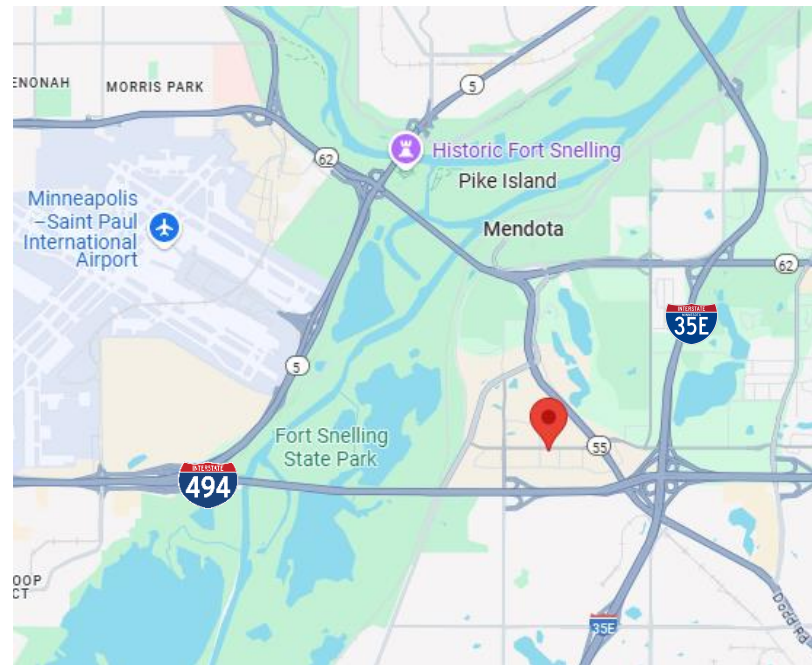
### LISTING DETAILS

- Building Size: 25,785 SF
- Building Renovations: 2020
- Available Suites:
  - Suite 600 5,114 SF
  - Suite 700 4,825 SF  
9,939 SF (Contiguous)
- Lease Rate: \$20.00-\$22.00 Modified Gross
- Utilities: Separately Metered

### PROPERTY DETAILS

- Building Renovated in 2020
- 4,825-9,939 Contiguous SF Available
- 15 Private Offices on Glass
- Spec Office with Direct Entry

### LOCATION



Located off I-494 and Highway 55.



**CROSSROADS**  
PROPERTIES

Mark Young

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

Zac Houle

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

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

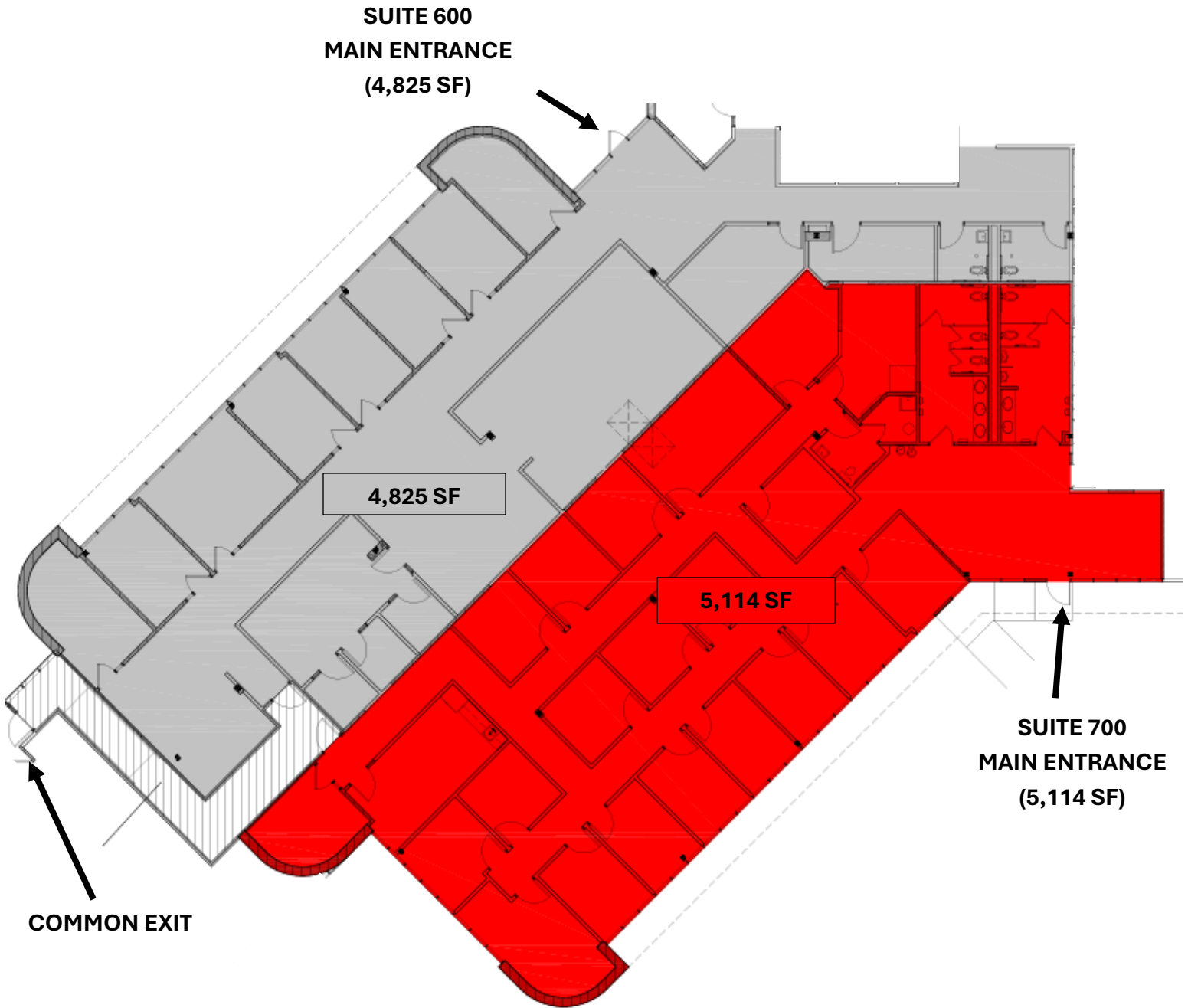
[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

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**FLOOR PLAN – SUITE 600 & 700 (9,939 SF)**



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**PHOTOS**



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