

# FOR LEASE

## Waters Drive Office Condos

2305-2311 Waters Dr, Mendota Heights, MN 55120



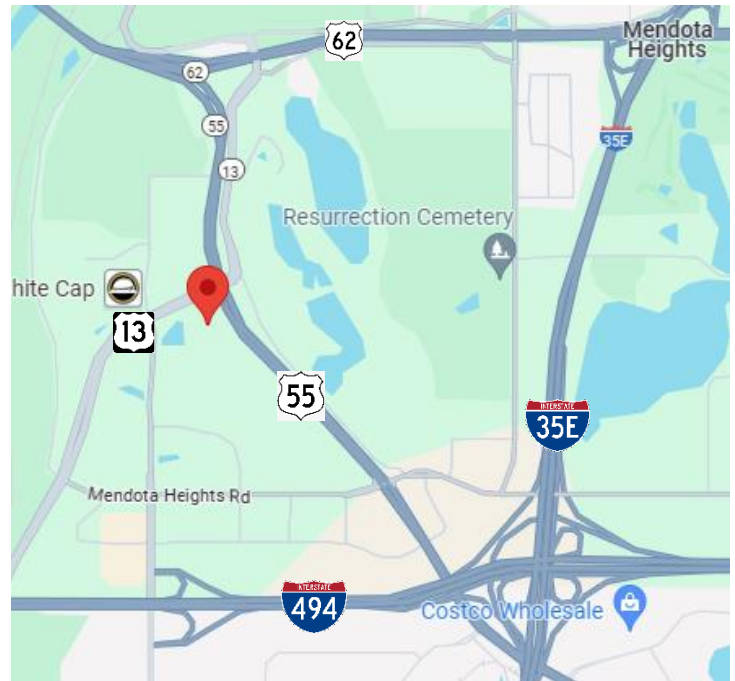
### LISTING DETAILS

- Building Size: 3,328 SF
- Available Suites:
  - Suite 2305 1,664 SF (Main Level)
  - Suite 2311 1,664 SF (Lower Level)
- Contiguous 3,328 SF
- Lease Rates: Negotiable (Gross)
  - Gas & Electric Included

### PROPERTY DETAILS

- Main Level & Lower Level Include Separate Direct Entries
- Local ownership & flexible terms
- On building signage
- Direct entrance for both suites
- Easy access to I-494 & Highway 62

### LOCATION



**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

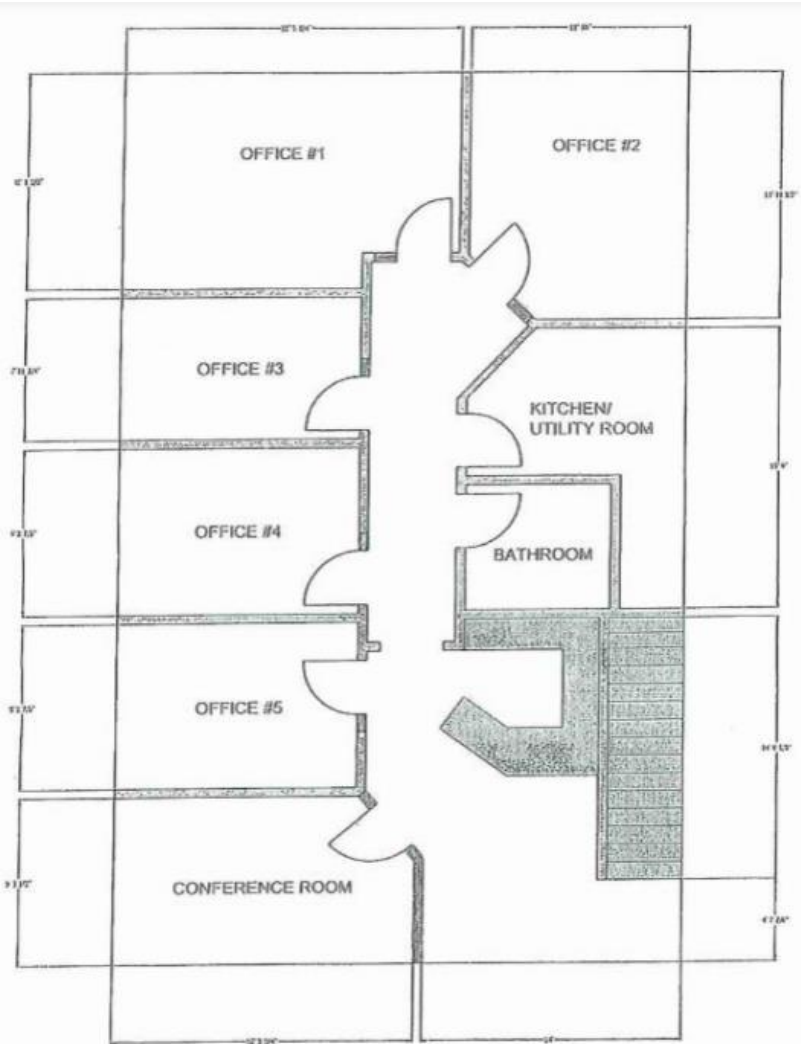
[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

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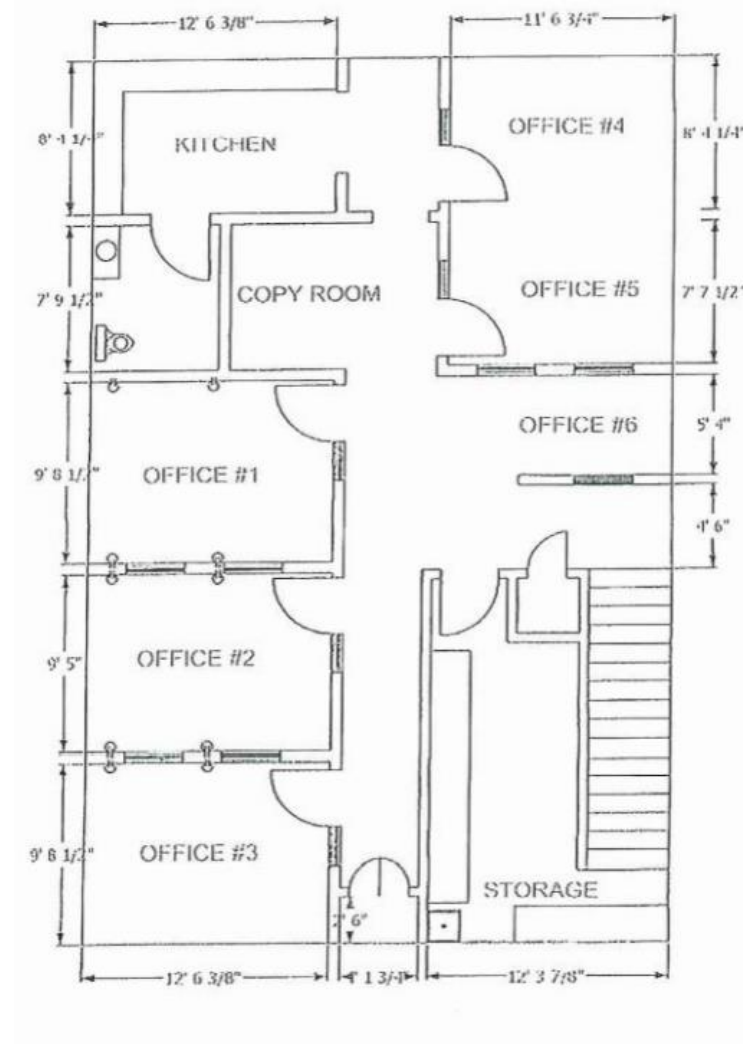
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**MAIN LEVEL FLOOR PLAN**



**LOWER LEVEL FLOOR PLAN**



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### PHOTOS



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