



**MSP CORPORATE CENTER**

**NORTHLAND DRIVE**

**55**

**MENDOTA OFFICE CENTER III**

**MENDOTA OFFICE CENTER IV**

**MENDOTA OFFICE CENTER I**

**MENDOTA OFFICE CENTER II**

**INTERSTATE  
494**

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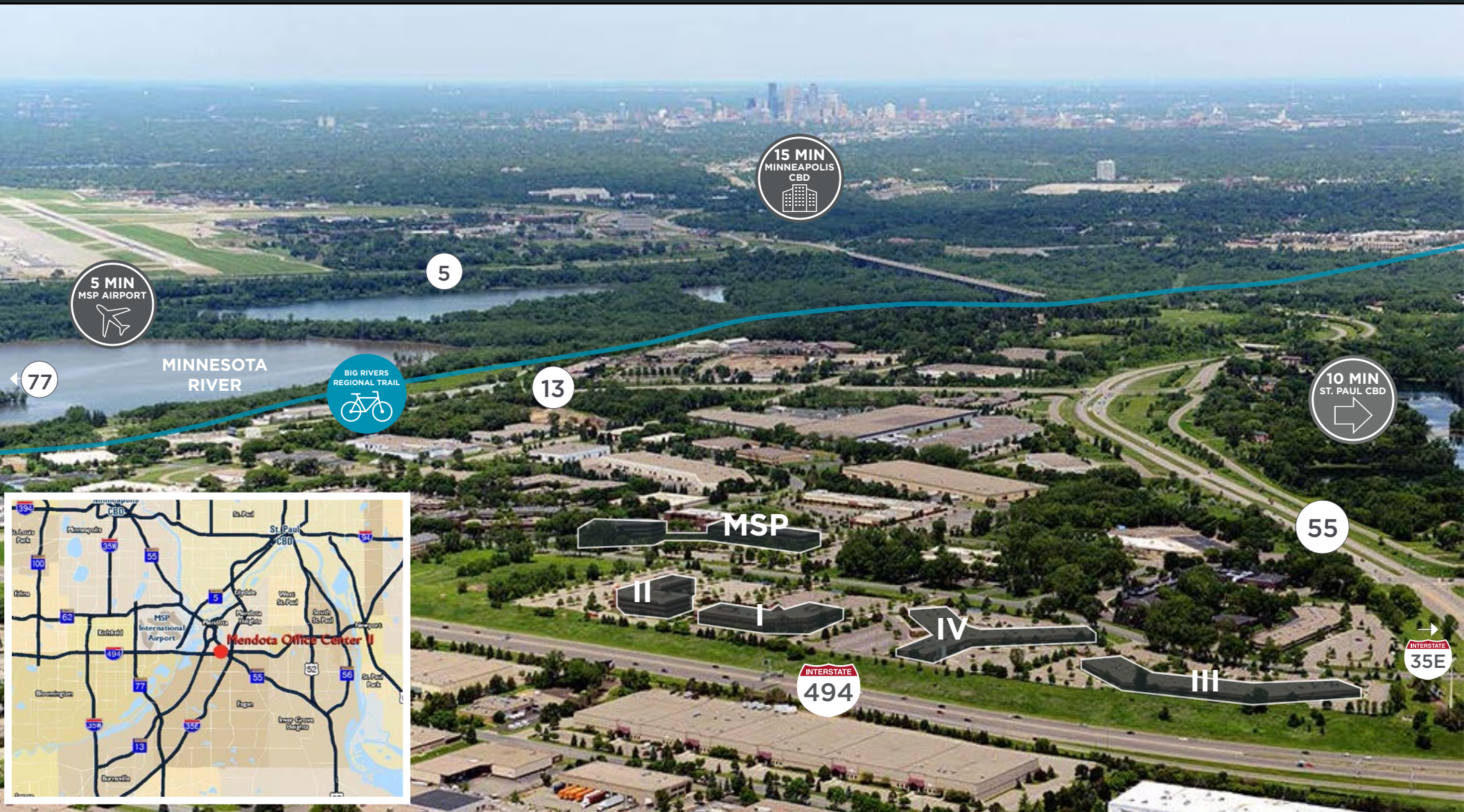
# MENDOTA OFFICE PARK

HOME

LOCATION

AMENITIES

AVAILABLE SPACE



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**EXCELLENT ACCESS & VISIBILITY FROM I-494 & PILOT KNOB ROAD**



**MINUTES FROM MSP INT'L AIRPORT**



**ABUNDANT FREE PARKING & UNDERGROUND EXECUTIVE PARKING**



**ADJACENT TO REGIONAL WALKING & BIKING TRAIL**



**FITNESS CENTER WITH LOCKERS & SHOWERS**



**ESTABLISHED BUSINESS PARK ENVIRONMENT**



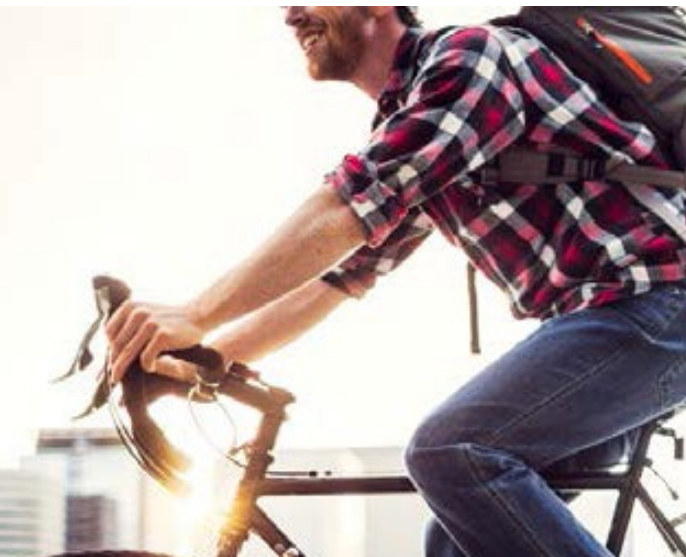
**ACCESS FROM 6 MAJOR ROADS: I-494, 35E, HWY 77, HWY 5, HWY 55 & HWY 13**



**RESPONSIVE ON-SITE PROPERTY ENGINEERS**



**CUSTOM DESIGNED SPACE USING CLASS A FINISHES**



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## BUILDING I

[BUILDING HIGHLIGHTS](#)

**SUITE 160** 4,701 RSF [PLAN](#)

## BUILDING II

[BUILDING HIGHLIGHTS](#)

**SUITE 165** 1,156 RSF [PLAN](#)

**SUITE 250** 11,192 RSF [PLAN](#)

## BUILDING III

[BUILDING HIGHLIGHTS](#)

**SUITE 100** 7,046 RSF [PLAN](#)

**SUITE 125** 4,988 RSF [PLAN](#)

**SUITE 175** 9,509 RSF [PLAN](#)

## MSP CORP. I & II

[BUILDING HIGHLIGHTS](#)

**SUITE I-300** 26,570 RSF [PLAN](#)

**SUITE II-170** 1,586 RSF [PLAN](#)



*\*CONTIGUOUS*

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## MENDOTA OFFICE CENTER I

1250 Northland Drive  
Mendota Heights, MN

- Extensive amenity package including underground parking, storage space, vending area, fitness center and showers with lockers
- Abundant parking
- Established business park environment near high-growth professional and technical labor force base
- Excellent access and visibility off I-494 and Pilot Knob Road

### BUILDING INFORMATION

BUILDING SIZE	60,000 SF
YEAR BUILT	1998
FLOORS	2
PARKING RATIO	6/1,000
LEASE RATE	\$14.00 PSF
ESTIMATED TAX & OP	\$10.60 PSF

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**SUITE 160** 4,701 RSF

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**SUITE 165** 1,156 RSF [PLAN](#)

**SUITE 250** 11,192 RSF [PLAN](#)

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**SUITE 100** 7,046 RSF [PLAN](#)

**SUITE 125** 4,988 RSF [PLAN](#)

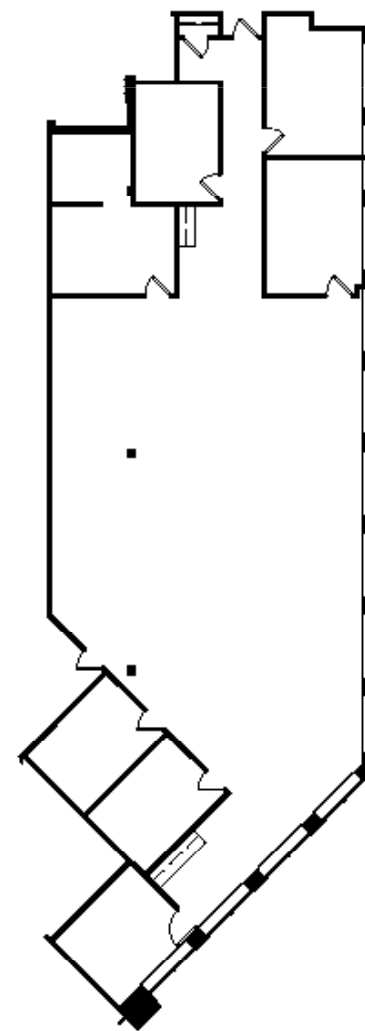
**SUITE 175** 9,509 RSF [PLAN](#)

## MSP CORP. I & II

[BUILDING HIGHLIGHTS](#)

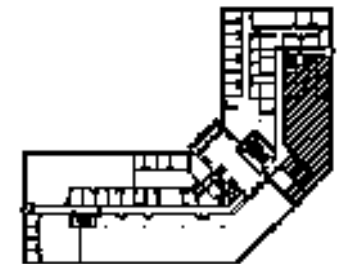
**SUITE I-300** 26,570 RSF [PLAN](#)

**SUITE II-170** 1,586 RSF [PLAN](#)



## SUITE 160

4,701 RSF



BUILDING KEY

*\*CONTIGUOUS*

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## MENDOTA OFFICE CENTER II

1270 Northland Drive  
Mendota Heights, MN

- Extensive amenity package including underground parking, storage space, vending area, fitness center and showers with lockers
- Abundant parking
- Established business park environment near high-growth professional and technical labor force base
- Excellent access and visibility off I-494 and Pilot Knob Road

### BUILDING INFORMATION

BUILDING SIZE	90,000 SF
YEAR BUILT	1999
FLOORS	3
PARKING RATIO	6/1,000
LEASE RATE	\$14.00 PSF
ESTIMATED TAX & OP	\$10.50 PSF

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## BUILDING II

[BUILDING HIGHLIGHTS](#)

**SUITE 165** 1,156 RSF

**SUITE 250** 11,192 RSF [PLAN](#)

## BUILDING III

[BUILDING HIGHLIGHTS](#)

**SUITE 100** 7,046 RSF [PLAN](#)

**SUITE 125** 4,988 RSF [PLAN](#)

**SUITE 175** 9,509 RSF [PLAN](#)

## MSP CORP. I & II

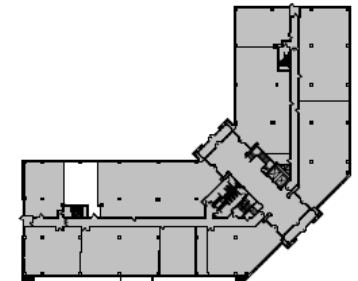
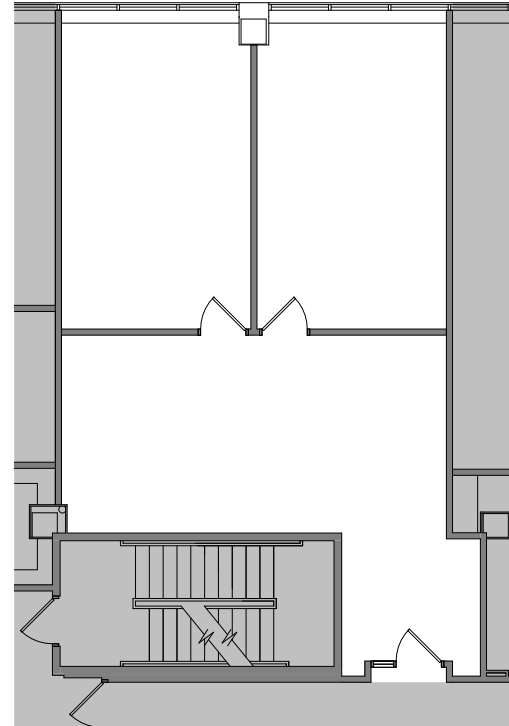
[BUILDING HIGHLIGHTS](#)

**SUITE I-300** 26,570 RSF [PLAN](#)

**SUITE II-170** 1,586 RSF [PLAN](#)

## SUITE 165

1,156 RSF



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## BUILDING II

[BUILDING HIGHLIGHTS](#)

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**SUITE 250** 11,192 RSF

## BUILDING III

[BUILDING HIGHLIGHTS](#)

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**SUITE 175** 9,509 RSF [PLAN](#)

## MSP CORP. I & II

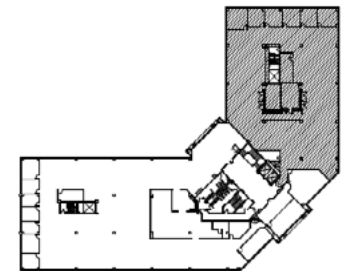
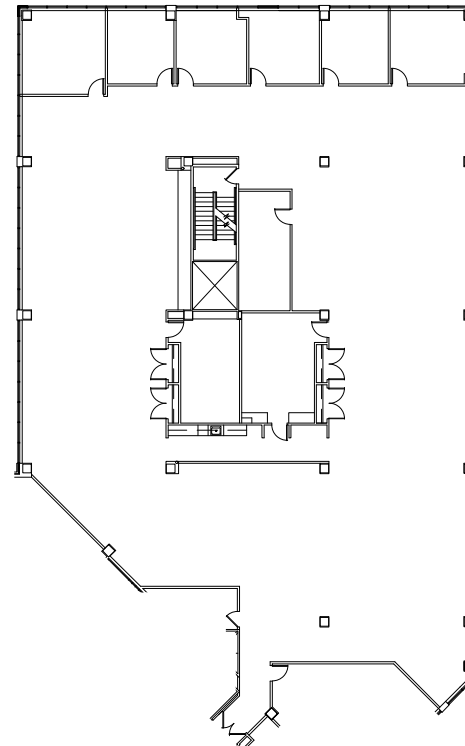
[BUILDING HIGHLIGHTS](#)

**SUITE I-300** 26,570 RSF [PLAN](#)

**SUITE II-170** 1,586 RSF [PLAN](#)

## SUITE 250

11,192 RSF



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## MENDOTA OFFICE CENTER III

1210 Northland Drive  
Mendota Heights, MN

- Custom designed space using Class A finishes
- Abundant parking
- Close proximity to Minneapolis/  
St. Paul International Airport
- Established business park environment near high-growth professional and technical labor base
- Excellent access and visibility off I-494 and Pilot Knob Road

### BUILDING INFORMATION

BUILDING SIZE	60,000 SF
YEAR BUILT	2000
FLOORS	1
PARKING RATIO	5/1,000
LEASE RATE	\$14.00 PSF
ESTIMATED TAX & OP	\$10.25 PSF

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## BUILDING I

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**SUITE 160** 4,701 RSF [PLAN](#)

## BUILDING II

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**SUITE 165** 1,156 RSF [PLAN](#)

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## BUILDING III

[BUILDING HIGHLIGHTS](#)

**SUITE 100** 7,046 RSF

**SUITE 125** 4,988 RSF [PLAN](#)

**SUITE 175** 9,509 RSF [PLAN](#)

## MSP CORP. I & II

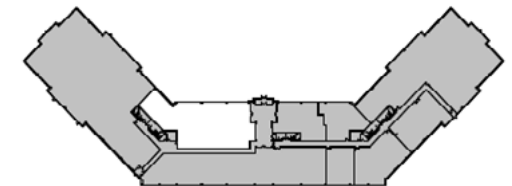
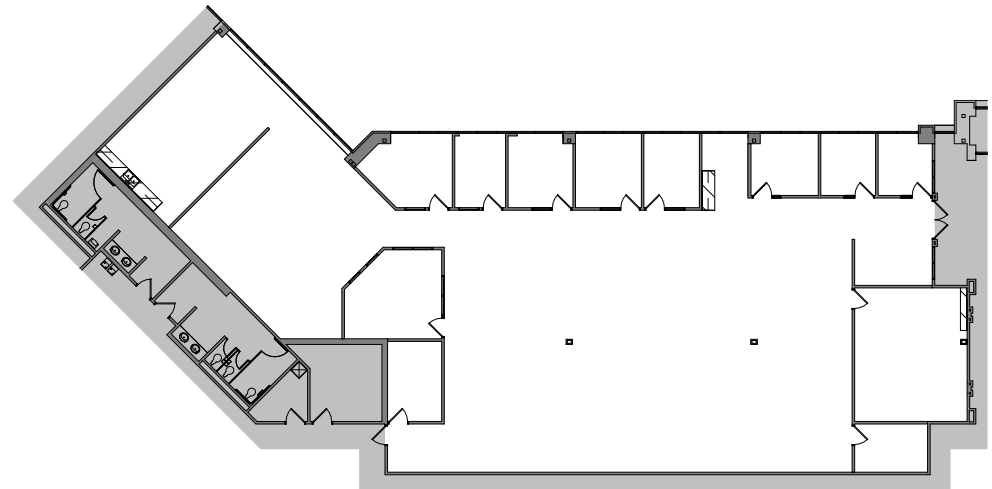
[BUILDING HIGHLIGHTS](#)

**SUITE I-300** 26,570 RSF [PLAN](#)

**SUITE II-170** 1,586 RSF [PLAN](#)

## SUITE 100

7,046 RSF



BUILDING KEY

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## BUILDING III

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## MSP CORP. I & II

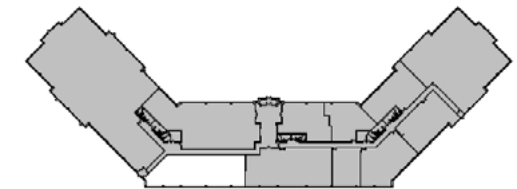
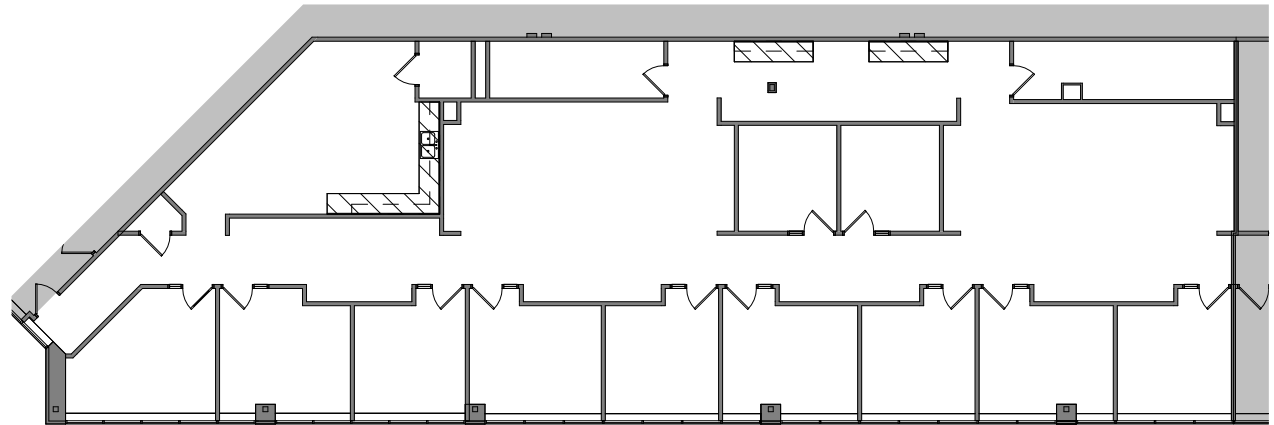
[BUILDING HIGHLIGHTS](#)

**SUITE I-300** 26,570 RSF [PLAN](#)

**SUITE II-170** 1,586 RSF [PLAN](#)

## SUITE 125

4,988 RSF



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**SUITE 165** 1,156 RSF [PLAN](#)

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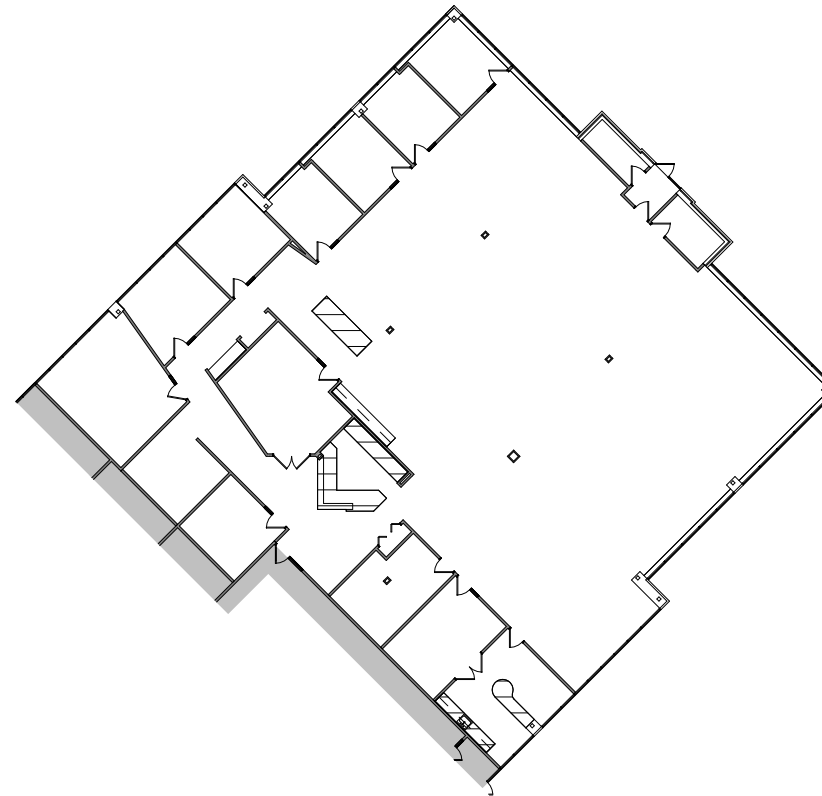
**SUITE 175** 9,509 RSF

## MSP CORP. I & II

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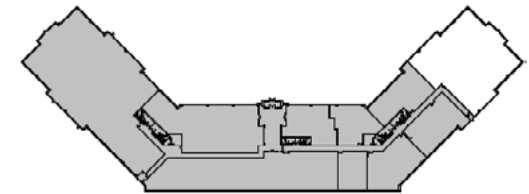
**SUITE I-300** 26,570 RSF [PLAN](#)

**SUITE II-170** 1,586 RSF [PLAN](#)



## SUITE 175

9,509 RSF



BUILDING KEY

*\*CONTIGUOUS*

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## MSP CORPORATE CENTER I & II

1285-1295 Northland Drive  
Mendota Heights, MN

- Extensive amenity package including full-service deli, underground parking, training and conference rooms, fitness center and showers with lockers
- Abundant parking
- Established business park environment near high-growth professional and technical labor force base
- Excellent access and visibility off I-494 and Pilot Knob Road

### BUILDING INFORMATION

BUILDING SIZE	145,000 SF
YEAR BUILT	1994
FLOORS	3
PARKING RATIO	4/1,000
LEASE RATE	\$15.00 PSF
ESTIMATED TAX & OP	\$11.25 PSF
EXECUTIVE PARKING	\$150 per stall per month

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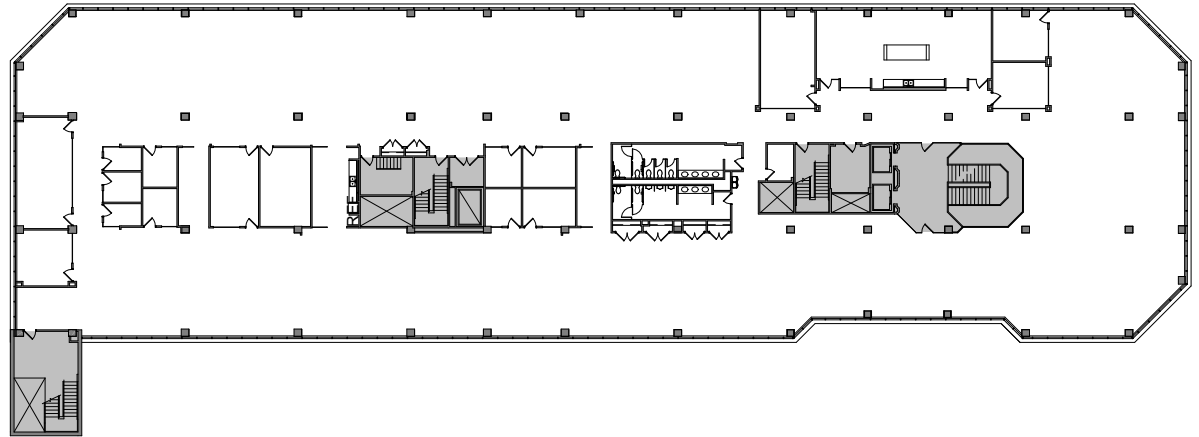
[BUILDING HIGHLIGHTS](#)

**SUITE I-300** 26,570 RSF

**SUITE II-170** 1,586 RSF [PLAN](#)

## SUITE 300

26,570 RSF



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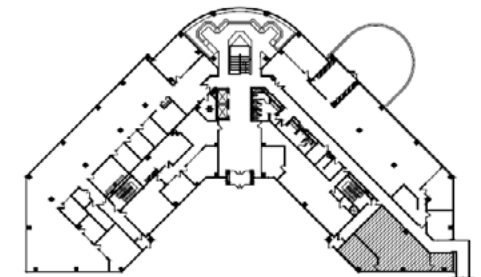
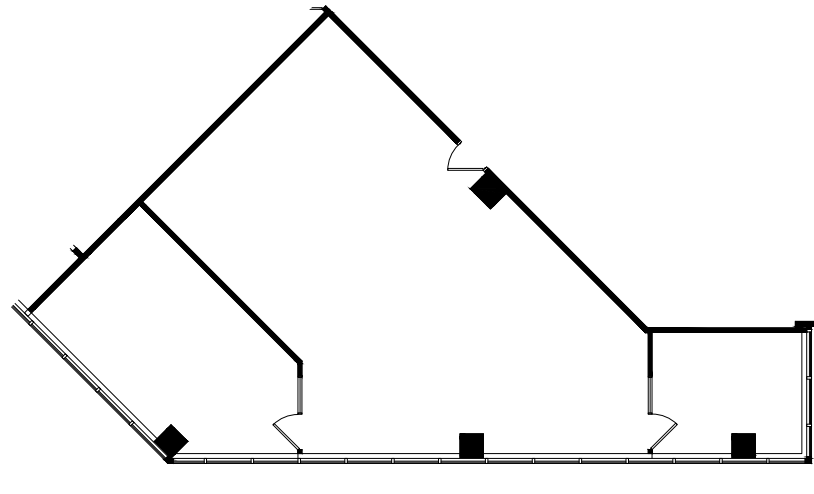
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**SUITE I-300** 26,570 RSF [PLAN](#)

**SUITE II-170** 1,586 RSF

## SUITE 170

1,586 RSF



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