

OFFICE FOR LEASE

# MENDOTA HEIGHTS EXECUTIVE CENTER

750 SOUTH PLAZA DRIVE, MENDOTA HEIGHTS, MN 55120



## OFFERING SUMMARY

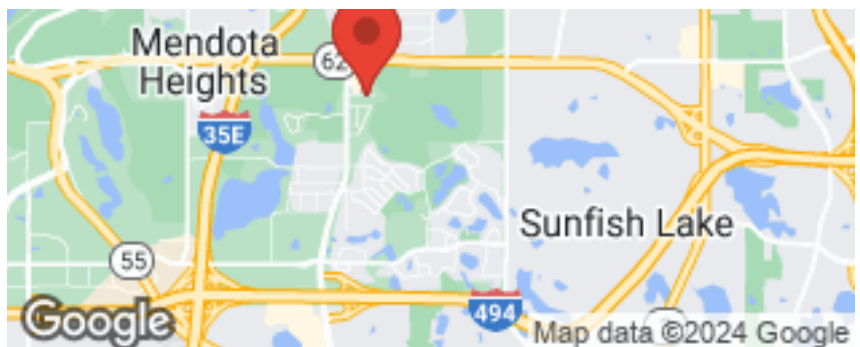
<b>AVAILABLE SF:</b>	443 SF up to 2,070 SF
<b>LEASE RATE:</b>	Negotiable - Net Rate
<b>TAX/CAM:</b>	\$10.42 PSF (2024)
<b>BUILDING SF:</b>	32,236
<b>FLOORS:</b>	3
<b>PARKING:</b>	260 Surface Spaces
<b>AMENITIES:</b>	Conference Room Break Room w/Vending Elevator 24-Hour Key Card Access

## PROPERTY OVERVIEW

Mendota Heights Business Center is conveniently located off Dodd Rd (Hwy 149) and Hwy 62 just east of I-35E. The building offers smaller businesses functional office space with an abundance of amenities including a building conference room, break room with vending, 24-hour key card access for employees and an after-hours call box for visitors. The property has an extremely large parking lot and is walking distance to restaurants and retail.

## PROPERTY HIGHLIGHTS

- Secure Access and Abundant Parking
- Many Suites with Floor-to-Ceiling Windows
- Quick Access to I-35E, I-494, Hwy 62, and Hwy 149
- Area businesses include McDonald's, Subway, Teresa's Mexican, Haiku Japanese Bistro, Walgreens, Anytime Fitness, Ze's Diner, Cold Stone Creamer, Caribou Coffee, Green Lotus Yoga, and Tommy Chicago



**KW COMMERCIAL MIDWEST | AMK**  
14665 Galaxie Ave Suite 350  
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Each Office Independently Owned and Operated

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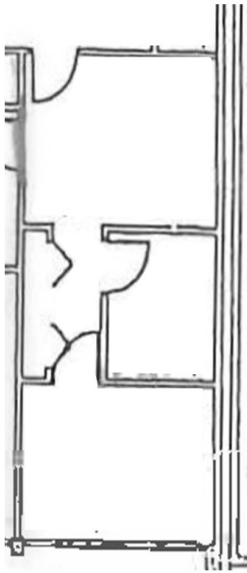
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# 443 SF UP TO 913 SF AVAILABILITIES

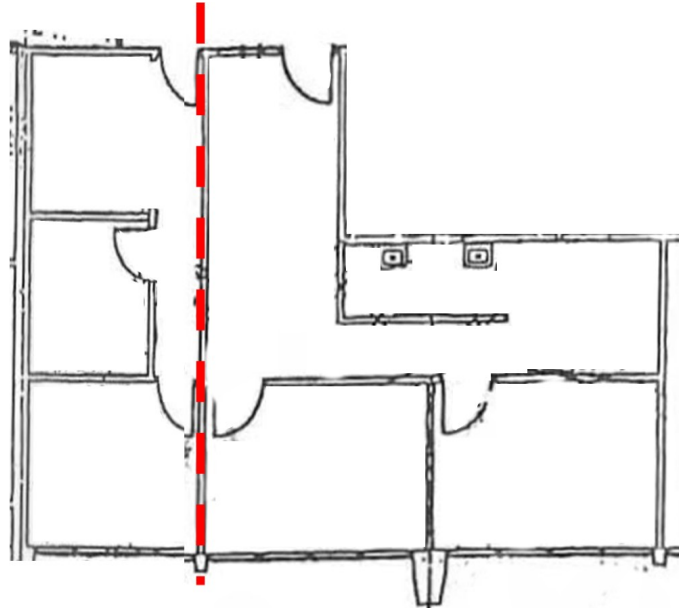
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**SUITE 317: 443 SF**  
*Available w/30 Day Notice*



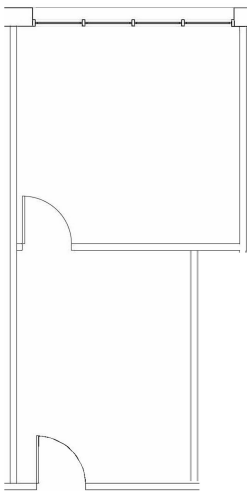
**SUITE 215: 450 SF**  
*Available 03/01/2025*



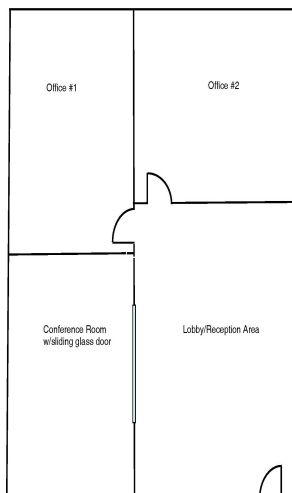
**SUITE 211: 670 SF**  
*Available 03/01/2025*

**Suites 215 and 211 Can be Combined for: 1,120 SF**

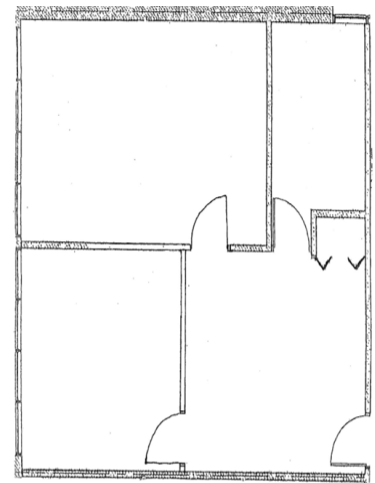
**SUITE 210: 632 SF**



**SUITE 217: 708 SF**



**SUITE 323: 913 SF**



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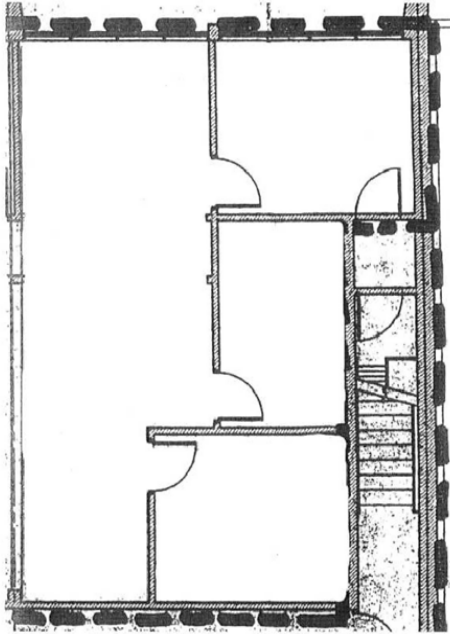
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# 1,012 SF UP TO 1,500 SF AVAILABILITIES

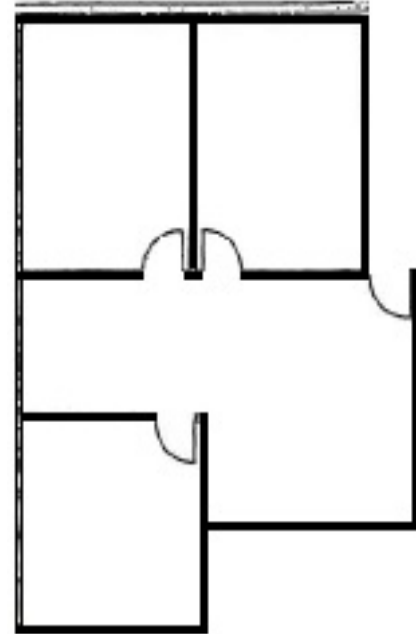
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**SUITE 322: 1,012 SF**

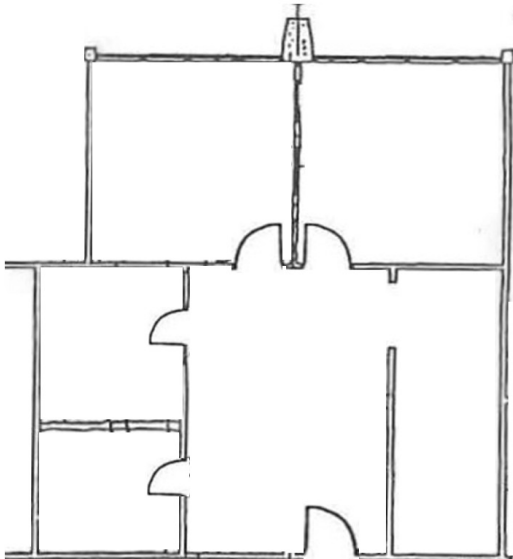


**SUITE 221: 1,021 SF**



**SUITE 208: 1,197 SF**

*Available 03/01/2025*



**SUITE 110: 1,500 SF**



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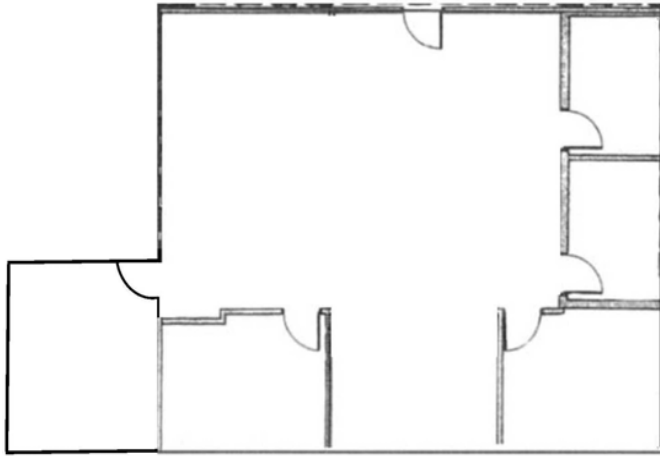
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# 1,915 SF UP TO 2,070 SF AVAILABILITIES

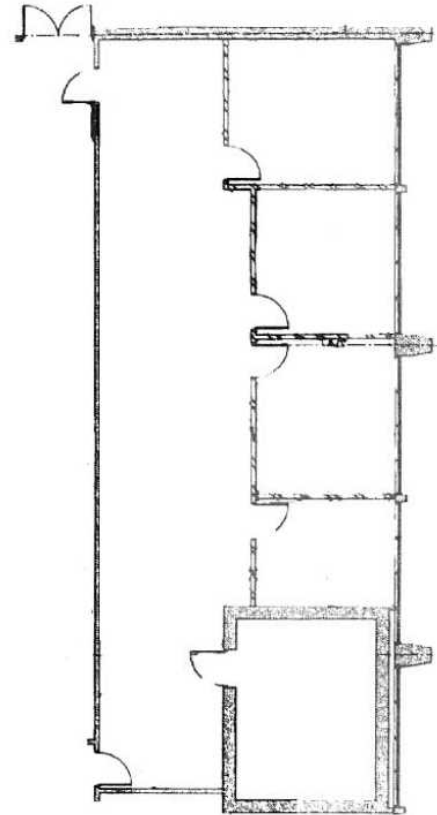
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## SUITE 104: 1,915 SF



## SUITE 101: 2,070 SF



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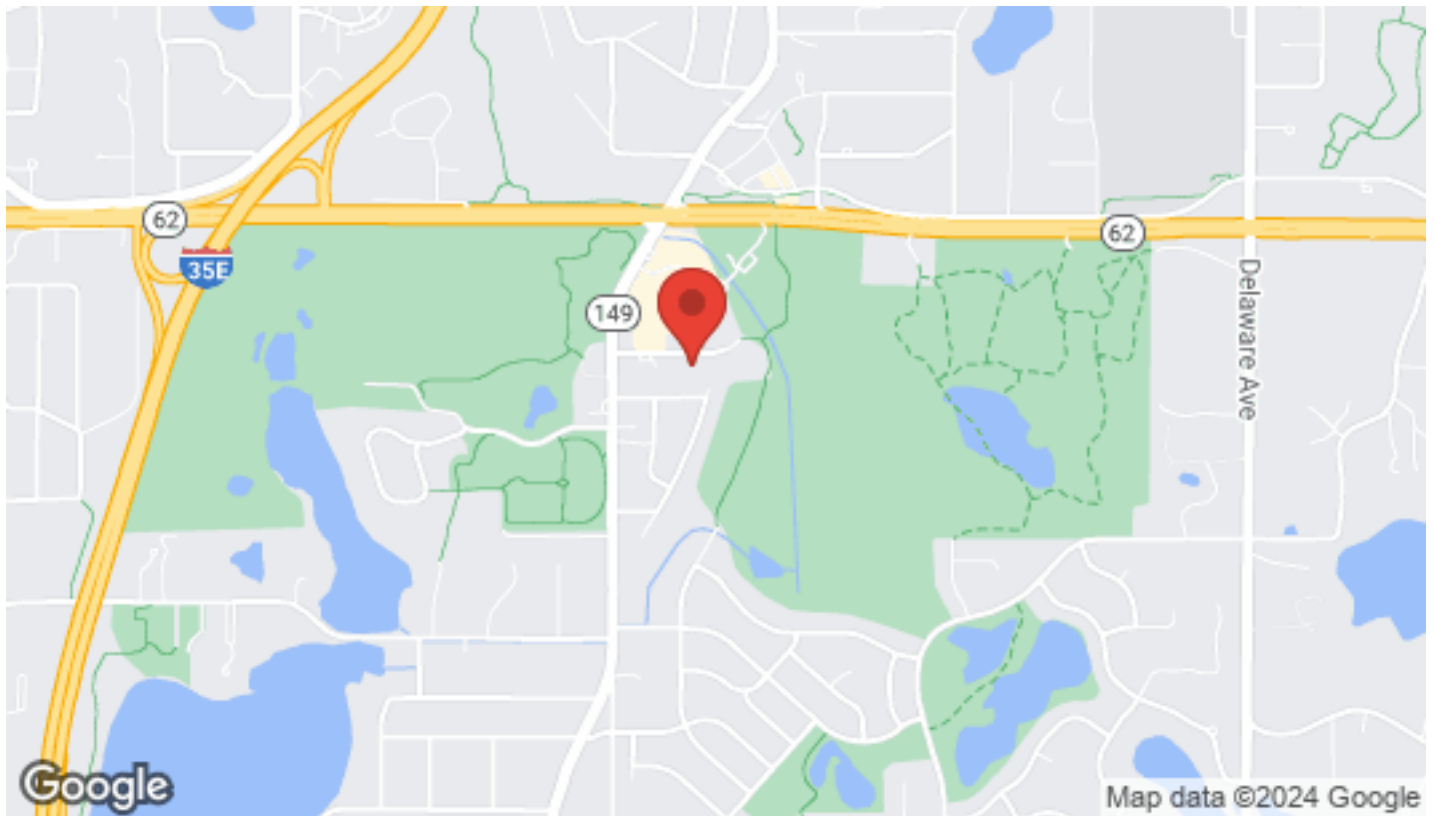
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# LOCATION MAPS

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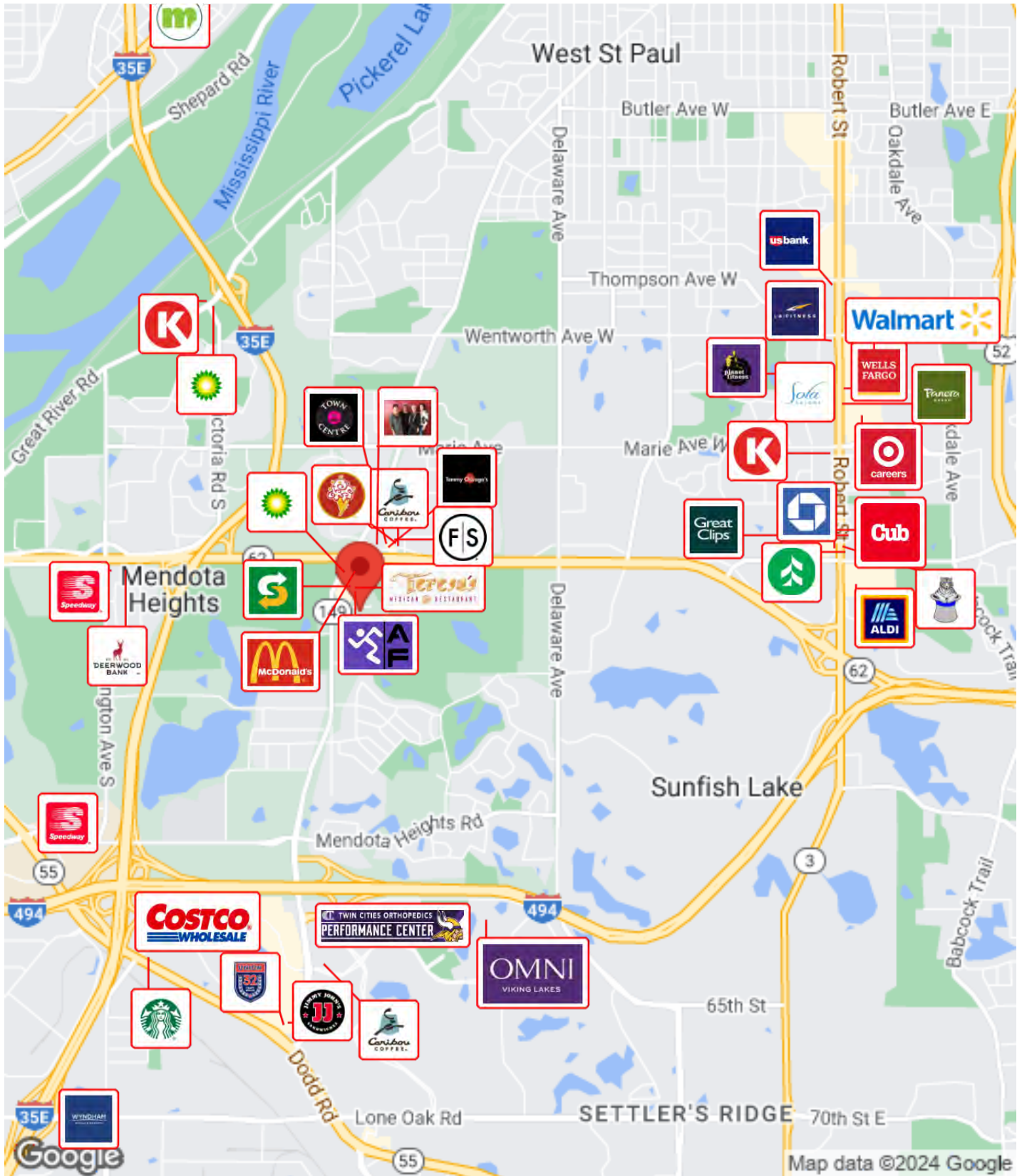
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# BUSINESS MAP

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