



# Office/Flex For Sale or Lease

Excellent office/  
flex building  
available for sale  
or lease with  
visibility to I-35E

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## 2500 Lexington Ave S Mendota Heights, MN

**Inquire about special  
“Bonus Incentive” for any deal  
agreed to by May 1, 2026!**

- Excellent curb appeal
- Easy access to I-35E, I-494 and MN-55
- Fully remodeled in 2018 - including new roof with 20 year warranty
- 100% air-conditioned and sprinklered
- Expansive breakroom and outdoor patio area
- Newer furniture may stay to make space turn-key!

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# Property Profile

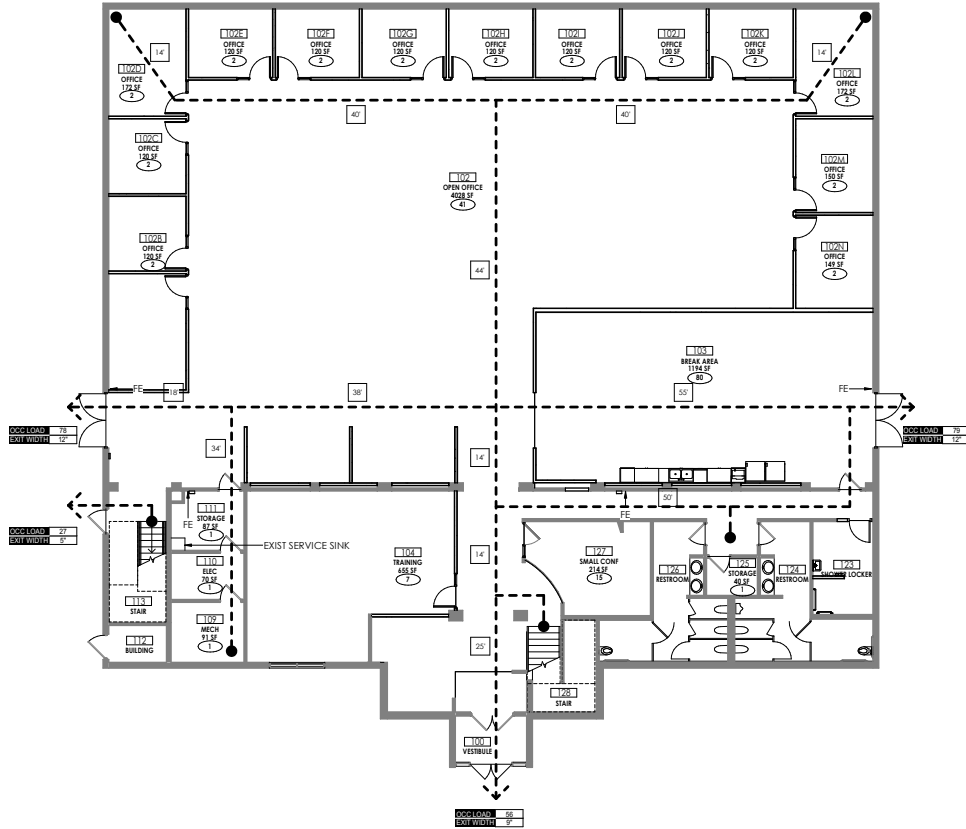


## Property Description

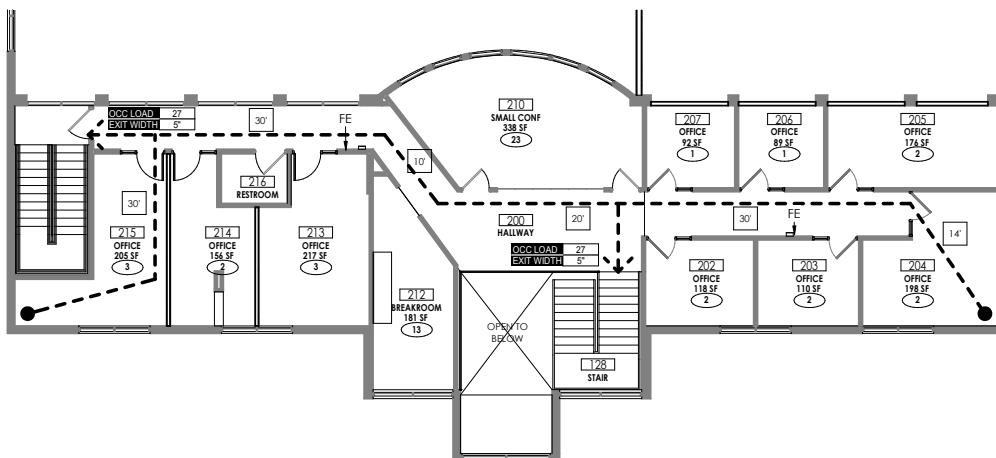
Building Size	13,975 SF	Sale Price	\$2,300,000 <del>\$2,600,000</del>
Site Size	1.55 Acres	CAM/Tax (2024)	\$5.75 PSF
Clear Height	21'		
Parking	3.58/1,000 SF		
Year Built	1991 (Fully remodeled in 2018)		
Net Rental Rates	Negotiable		

# Floor Plans

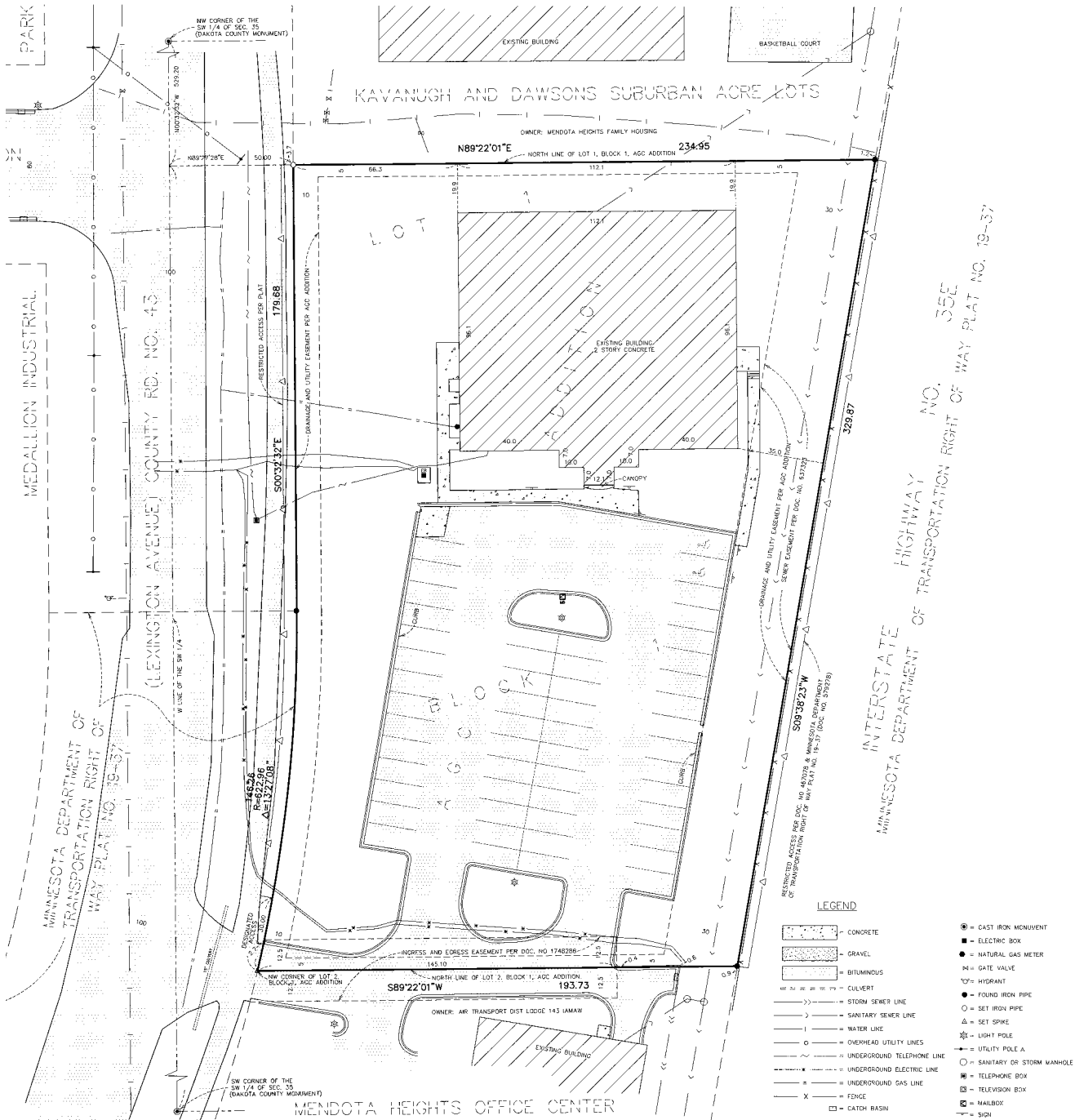
## First Floor



## Second Floor



# Site Plan



# Property Gallery

Break Room



Private Offices



Ample Parking



High Ceilings



Mail Room



# Area Demographics



39,817  
**Population**  
*Within 3 Miles*

172,101  
**Population**  
*Within 5 Miles*



\$124,762  
**Avg. Income**  
*Within 3 Miles*

\$123,149  
**Avg. Income**  
*Within 5 Miles*



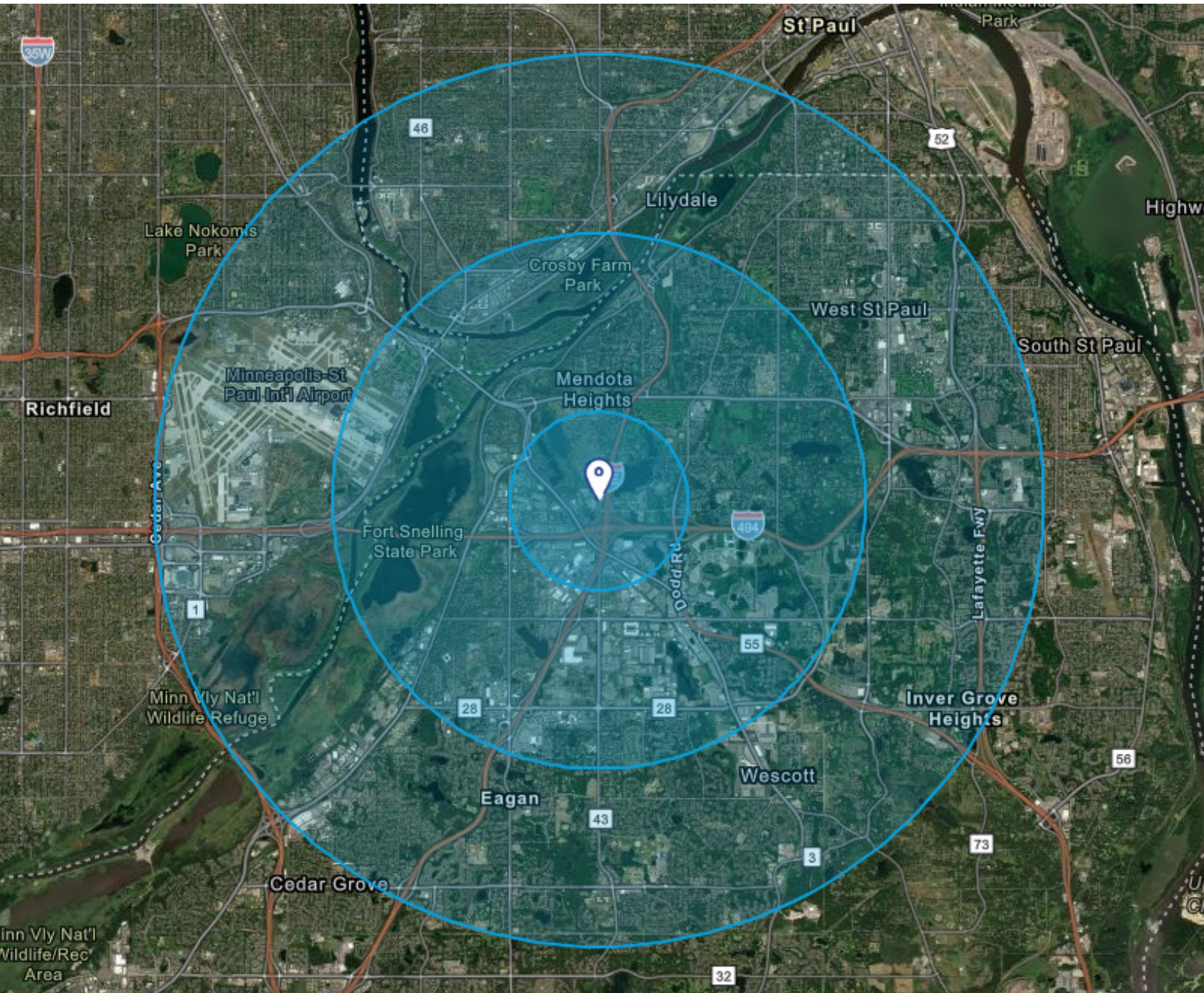
17,908  
**Total Households**  
*Within 3 Miles*

74,564  
**Total Households**  
*Within 5 Miles*



41.3  
**Median Age**  
*Within 3 Miles*

40.7  
**Median Age**  
*Within 5 Miles*



# Area Amenities



▶ View Online  
colliers.com/msp



## Contact



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## Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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