



OFFICE / FLEX BUILDING
1385 Mendota Heights Road
Mendota Heights, MN 55120

FOR LEASE
2,851 SF OFFICE SPACE



FEATURES:

- 2,851 SF available "For Lease" in Mendota Heights, MN.
- Convenient location in Mendota Heights off I-494 & Interstate 35E.
- Floor plan includes 3 offices, and large open area for cubicles.
- Great area which includes strong employment base!

Lease Rate:

\$12.50 / PSF NNN

Tax \$2.21 / psf & CAM: \$4.41 / psf
Utilities separately metered



FACTS:

- ▲ Built in 1979
- ▲ Common restroom
- ▲ Exterior Signage available
- ▲ Minutes away from MSP Airport
- ▲ Abundant Parking
- ▲ Shared Loading Dock.

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Chad Weeks
612.619.9911
cweeks@arrowcos.com



Steve Fischer
612.619.9991
sfischer@arrowcos.com

Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

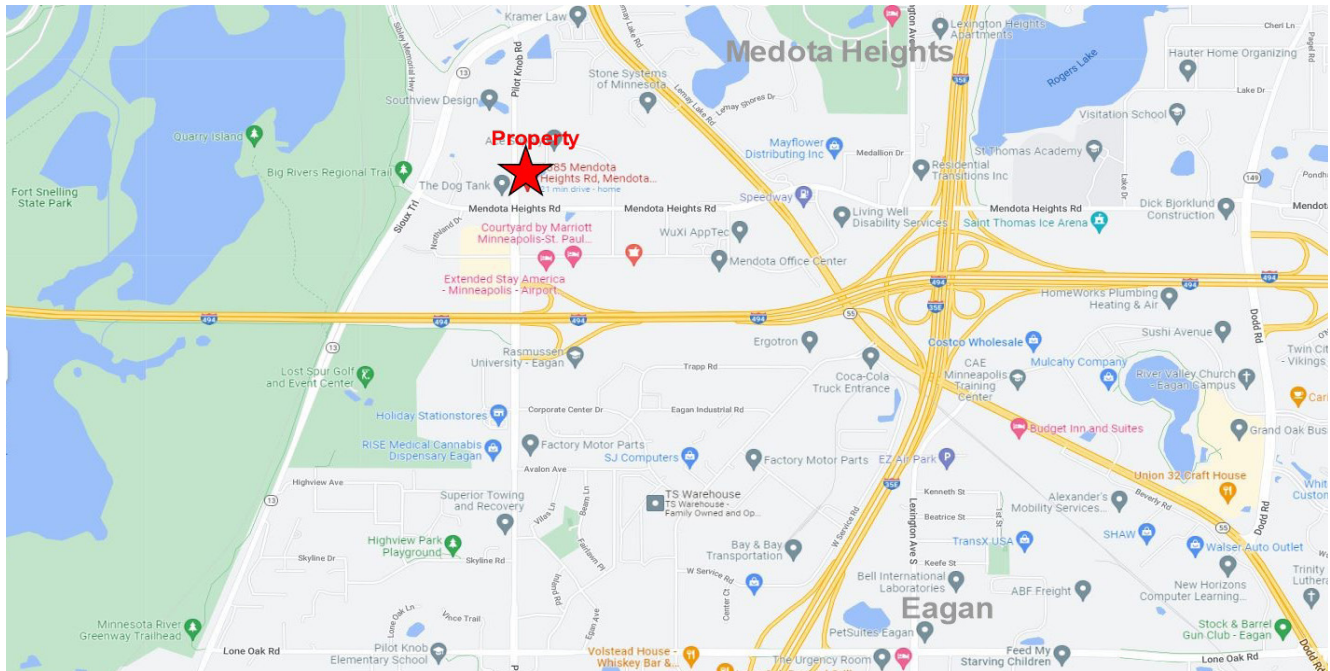
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AERIAL & MAP

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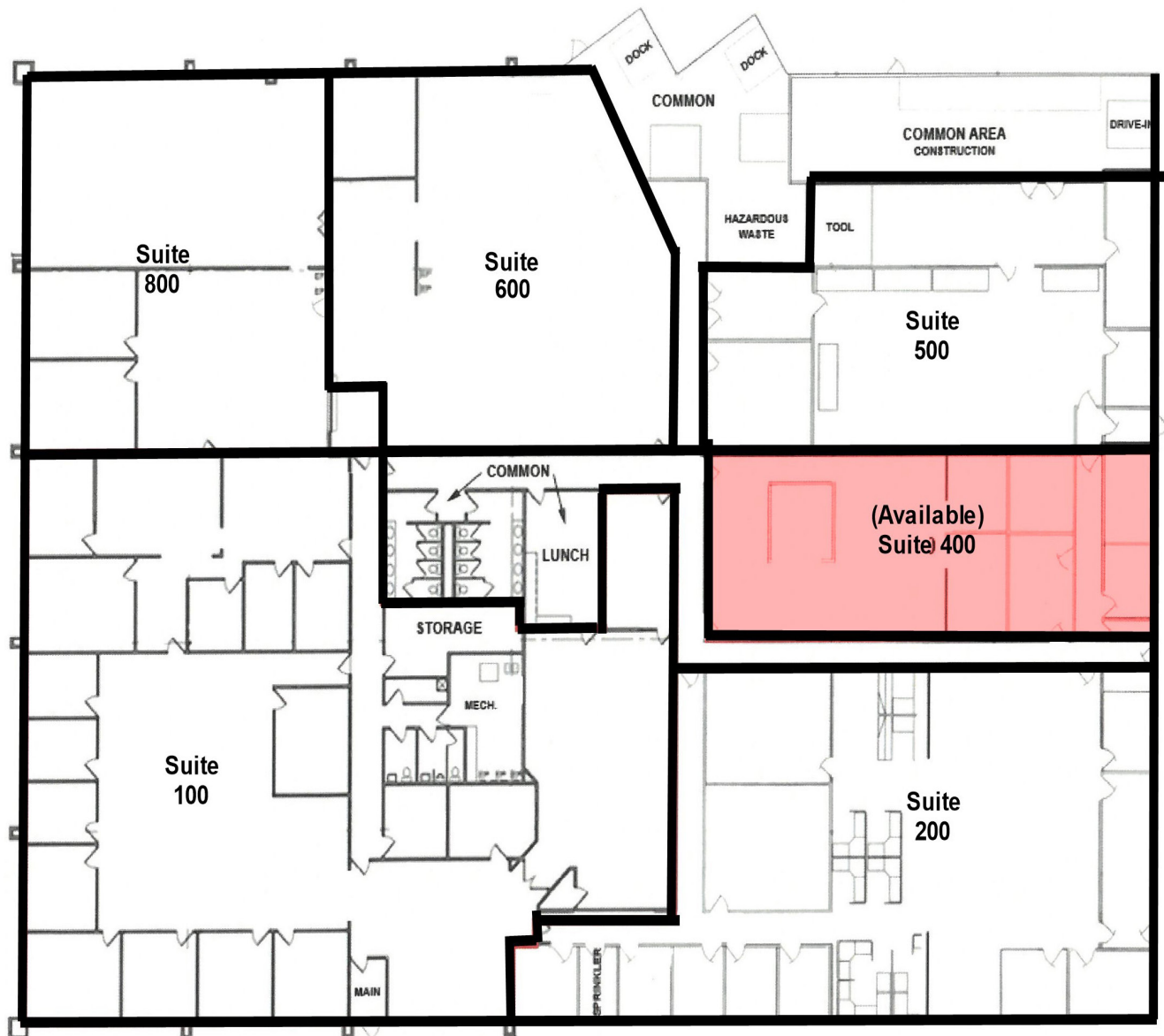
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SITE PLAN

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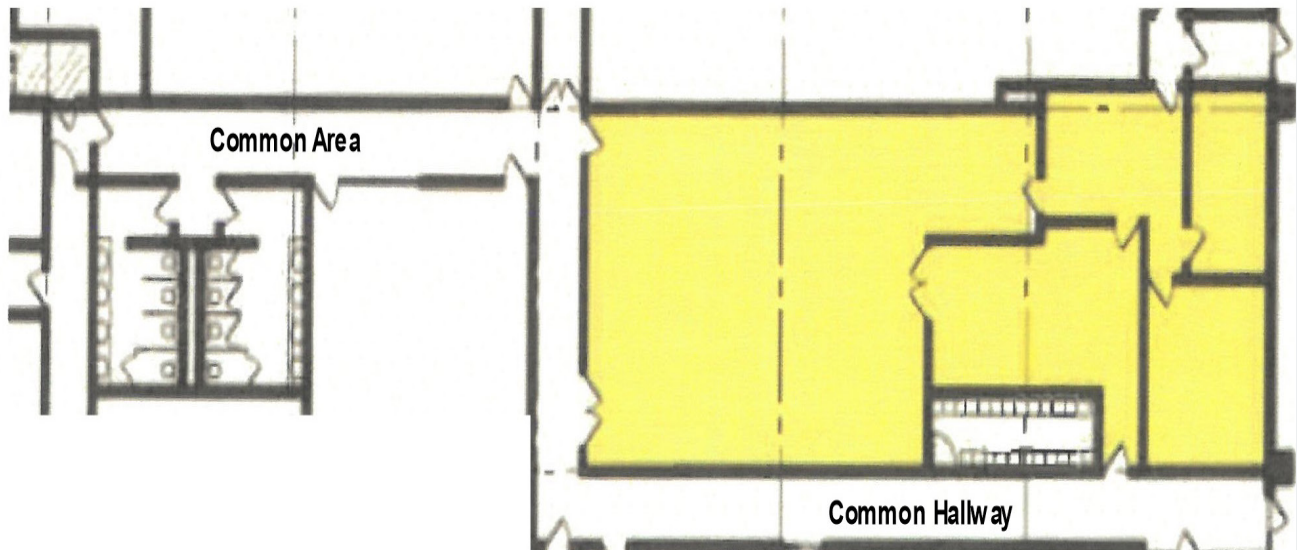
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FLOOR PLAN

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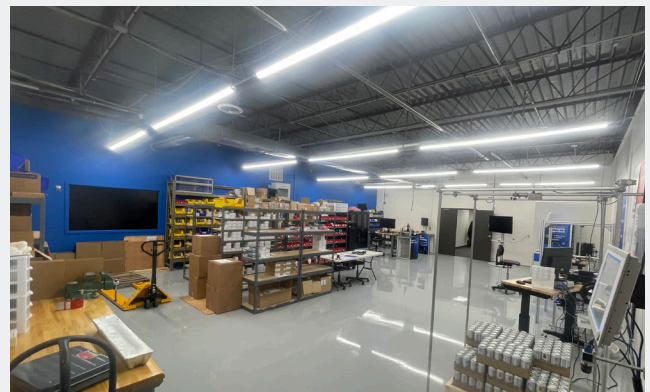
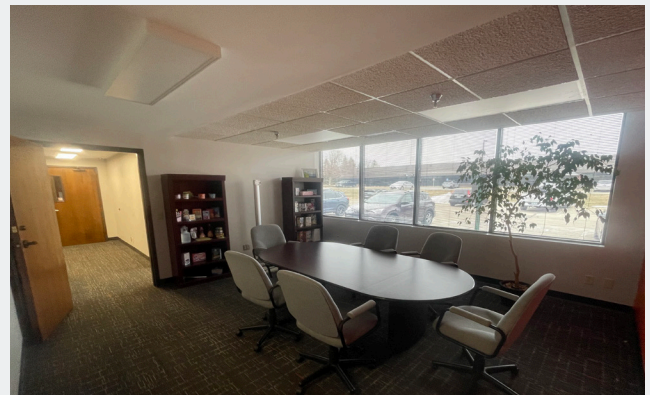
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PHOTO GALLERY

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