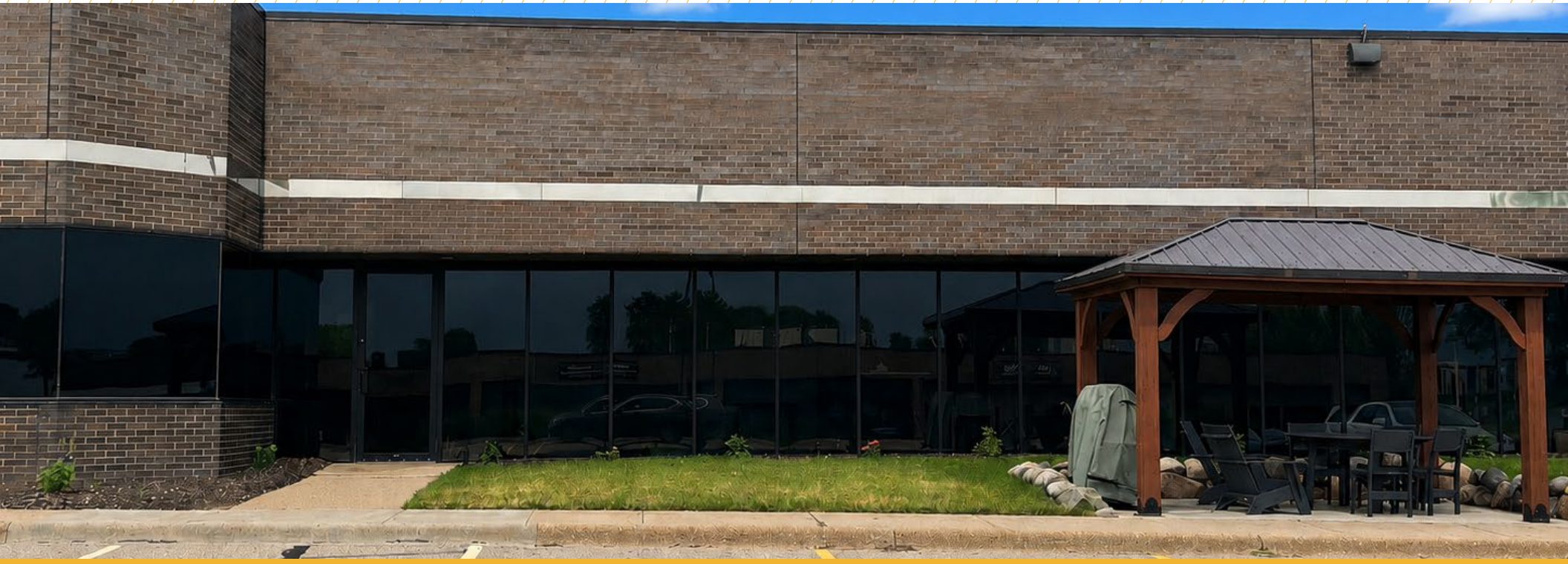
# FOR SUBLEASE
# 4,000-10,000 SF



# 1355 MENDOTA HEIGHTS RD

## MENDOTA HEIGHTS, MN

SUBLEASE THROUGH 8/31/2028*

**Landlord is open to a longer term lease and providing improvement dollars.*

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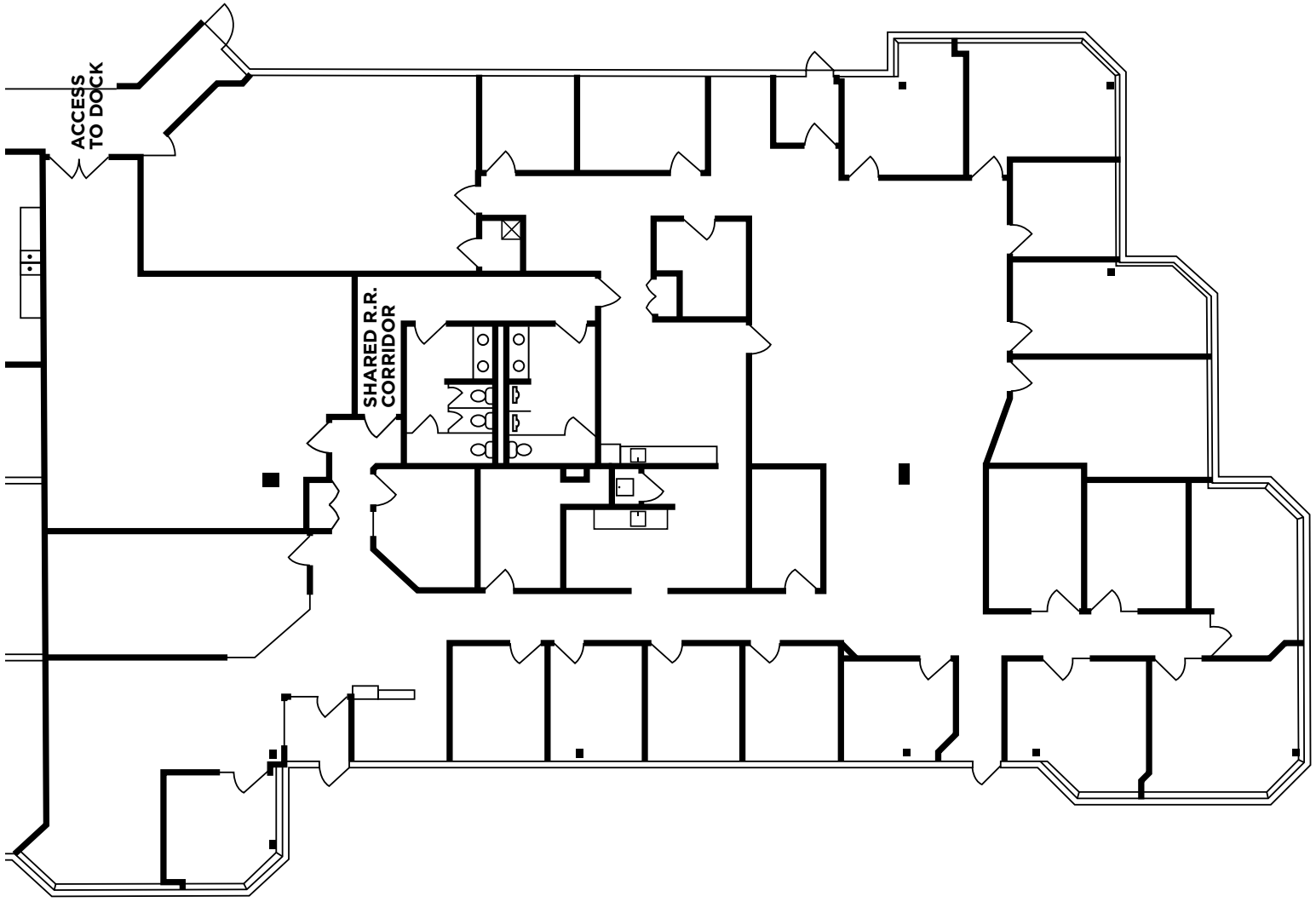
# PROPERTY HIGHLIGHTS

- Approximately 17 private offices
- 2 large conference rooms
- Close proximity to Minneapolis/St. Paul International Airport
- Excellent access to I-494 and Pilot Knob Road
- Access to shared loading dock

| | |
|---|---|
| Building Size: | 54,040 SF |
| Sublease Available: | 4,000-10,000 SF |
| Term: | 8/31/2028 |
| Year Built: | 1985 |
| Floors: | 1 |
| Parking Ratio: | 4.03/1,000 |
| Gross Lease Rate: | Negotiable |








# 4,000-10,000 SF
# AVAILABLE

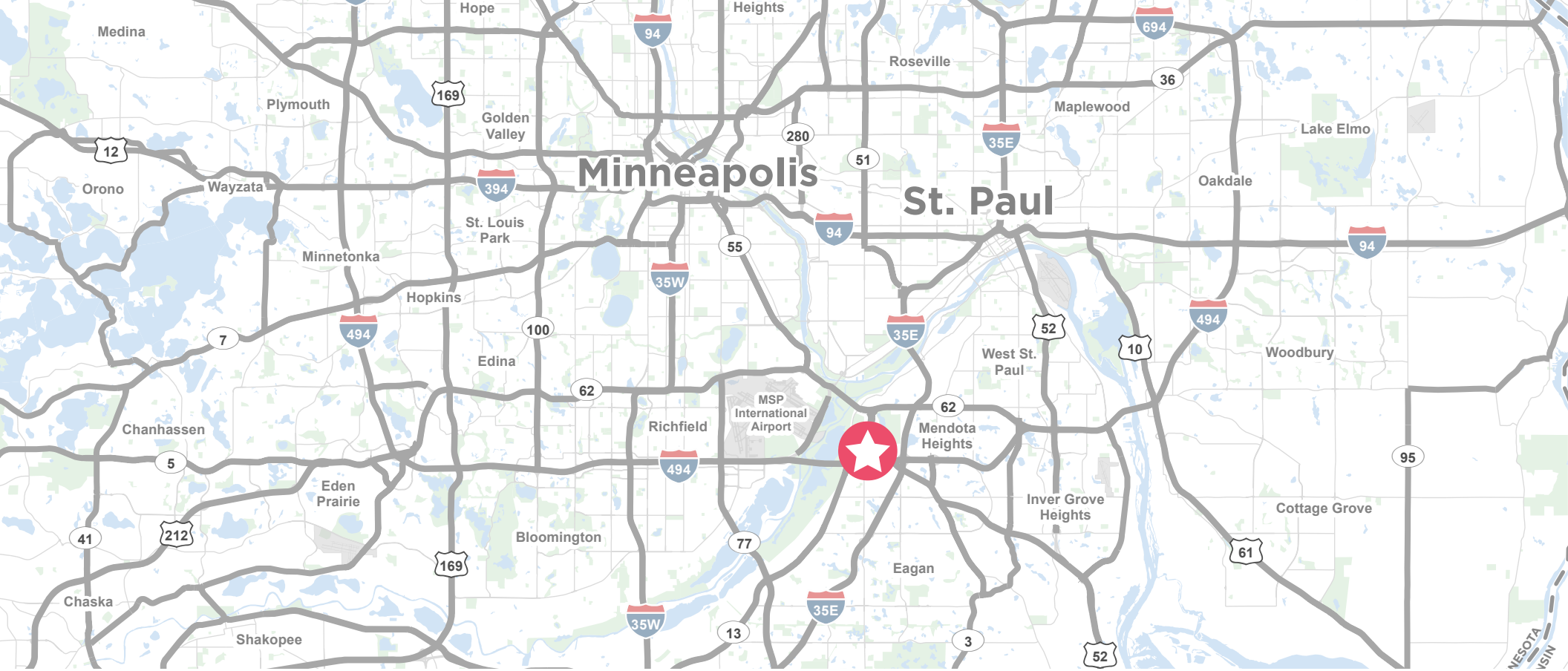









MSP International Airport
Mendota Elementary
Two Rivers High School
Mendakota Country Club
Mendakota Park
Walgreens
ANYTIME FITNESS
Teresas MEXICAN RESTAURANT
COLD STONE
GATEWAY BANK
The COPPERFIELD
DINER
SUBWAY
verizon
Caribou COFFEE
Olive Grove
55
62
62
13
5
35E
W 76th St
Visitation School
Dodd Rd
MENDOTA HEIGHTS
Delaware Ave
Big Rivers Regional Trail
SITE
55
St. Thomas Academy
COURTYARD Marriott
extended STAY AMERICA
FAIRFIELD INN Marriott
494
494
American Blvd
Minnesota Vikings Training Facility
OMNI VIKING LAKES
COSTCO WHOLESALE
STARBUCKS COFFEE
Lost Spur Golf and Event Center
Holiday
CHOICE BANK
Pilot Knob Rd
Country Home Park
149
Caribou COFFEE
MyBURGER
Jersey Mike's SUBS
GOLFTEC
Saffron
Holiday
TACO BELL
COUNTRY INN & SUITES
DICKEY'S BARBECUE PIT
Sam's CLUB
extended STAY AMERICA
MICROTEL BY WYNDHAM
Lone Oak Rd
Lone Oak Rd
70th St W
13
Hampton Inn
The Halstead House
Lone Oak GRILL
EAGAN
35E
Lexington Ave S
Dodd Rd
55
Moonshine Park
Eagan Community Center
HOBBY LOBBY
Marshalls
petco
HomeGoods
ALDI
Olive Garden
Cane's
SIERRA TRADING POST
HyVee
DSW
orangetheory FITNESS
five BELOW
ULTA
PUNCH
ZUPAS
Naf Naf Grill
Total Wine SPIRITS · BEER & MORE
Bank of America
Caribou's Pizzeria
WELLS FARGO
Rusty TACO
Massage Envy
Granite City FOOD & BREWERY
GODDARD SCHOOL
slumberland FURNITURE
BARNES&NOBLE
Party City
OfficeMax
Ashley HOMESTORE
THE HOME DEPOT
Michaels
TJ maxx
taco john's
LUNDS&BYERLYS
QDOBA MEXICAN EATS
PETSMART
Panera BREAD
goodwill
CHIPOTLE MEXICAN GRILL
Pokeworks
Phenix Salon Suites
Wings FINANCIAL
STRETCH LAB
crumbl cookies
Huntington
verizon
PAPA JOHNS
Hallmark
SportClips HAIRCUTS
Eagan Promenade
Yankee Doodle Rd
Yankee Doodle Rd




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