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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 100 4,473 RSF [PLAN](#)

SUITE 110 2,981 RSF [PLAN](#)

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

BUILDING II

[BUILDING HIGHLIGHTS](#)

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

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

SUITE 300 16,983 RSF [PLAN](#)

BUILDING III

[BUILDING HIGHLIGHTS](#)

SUITE 130 10,436 RSF [PLAN](#)

SUITE 155 9,509 RSF [PLAN](#)

MSP CORP. I & II

[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

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

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

SUITE II-300 10,819 RSF [PLAN](#)



BUILDING I



BUILDING III



MSP CORPORATE CENTER



BUILDING II



BUILDING IV



**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	\$10.50 PSF

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BUILDING I

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SUITE 100 4,473 RSF

SUITE 110 2,981 RSF [PLAN](#)

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

BUILDING II

[BUILDING HIGHLIGHTS](#)

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

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

SUITE 300 16,983 RSF [PLAN](#)

BUILDING III

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SUITE 130 10,436 RSF [PLAN](#)

SUITE 155 9,509 RSF [PLAN](#)

MSP CORP. I & II

[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

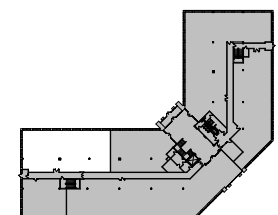
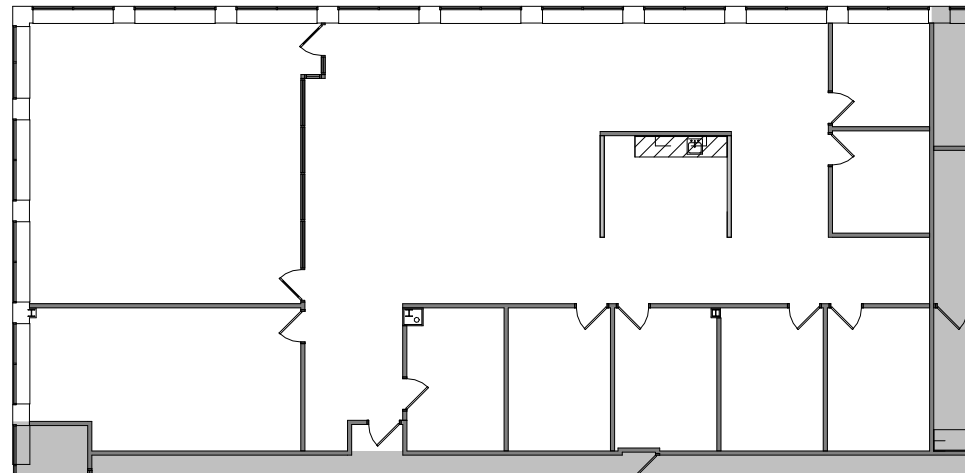
SUITE I-300 26,570 RSF* [PLAN](#)

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

SUITE II-300 10,819 RSF [PLAN](#)

SUITE 100

4,473 RSF



BUILDING KEY

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

BUILDING II

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SUITE 300 16,983 RSF [PLAN](#)

BUILDING III

[BUILDING HIGHLIGHTS](#)

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SUITE 155 9,509 RSF [PLAN](#)

MSP CORP. I & II

[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

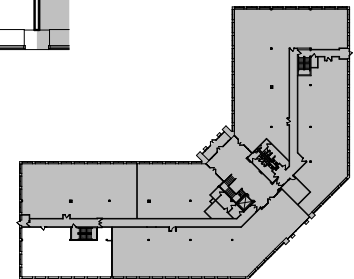
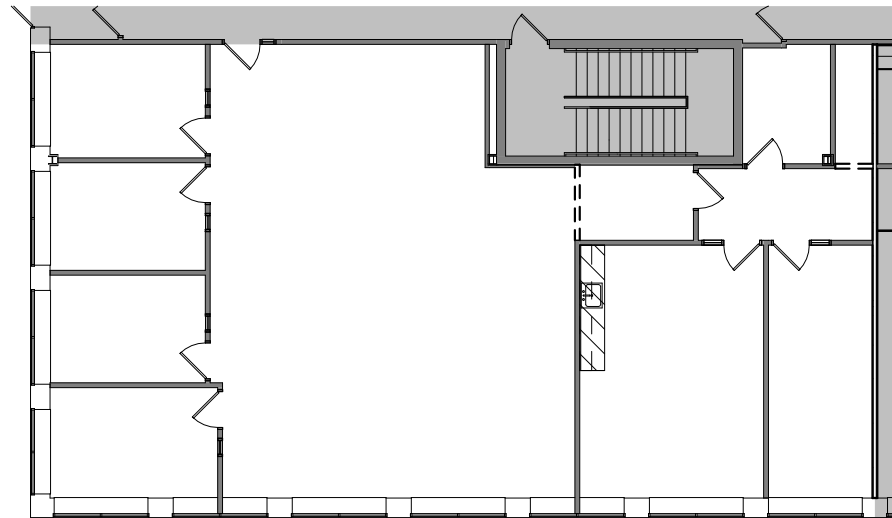
SUITE I-300 26,570 RSF* [PLAN](#)

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SUITE II-300 10,819 RSF [PLAN](#)

SUITE 110

2,981 RSF



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SUITE 160 4,701 RSF

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SUITE 300 16,983 RSF [PLAN](#)

BUILDING III

[BUILDING HIGHLIGHTS](#)

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SUITE 155 9,509 RSF [PLAN](#)

MSP CORP. I & II

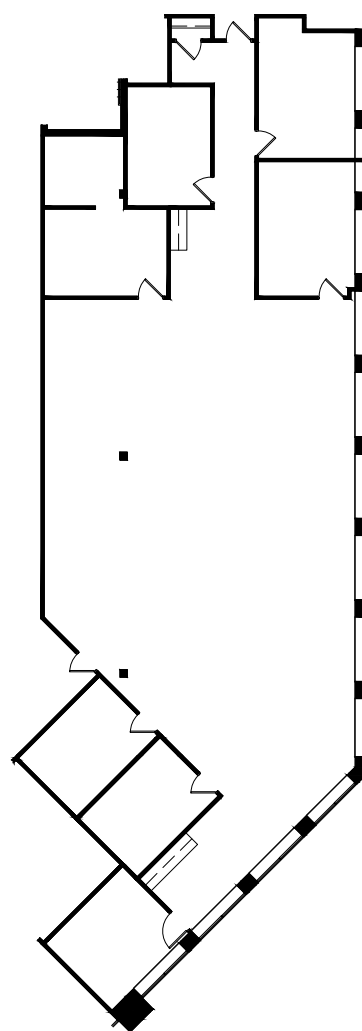
[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

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

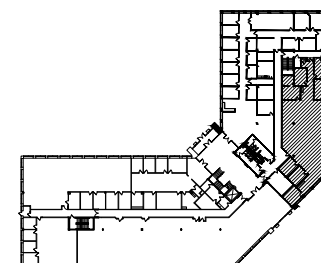
SUITE II-170 1,586 RSF [PLAN](#)

SUITE II-300 10,819 RSF [PLAN](#)



SUITE 160

4,701 RSF



BUILDING KEY

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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 I

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

BUILDING II

[BUILDING HIGHLIGHTS](#)

SUITE 165 1,156 RSF

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

SUITE 300 16,983 RSF [PLAN](#)

BUILDING III

[BUILDING HIGHLIGHTS](#)

SUITE 130 10,436 RSF [PLAN](#)

SUITE 155 9,509 RSF [PLAN](#)

MSP CORP. I & II

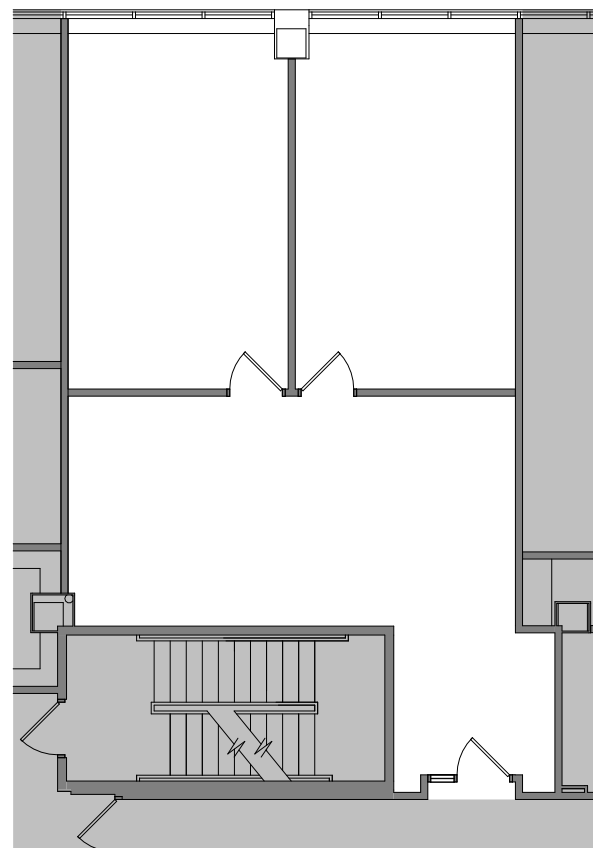
[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

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

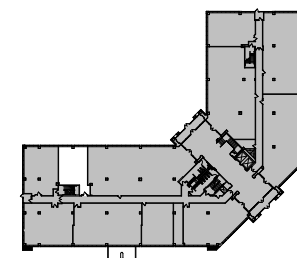
SUITE II-170 1,586 RSF [PLAN](#)

SUITE II-300 10,819 RSF [PLAN](#)



SUITE 165

1,156 RSF



BUILDING KEY

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BUILDING I

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BUILDING II

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SUITE 250 11,192 RSF

SUITE 300 16,983 RSF [PLAN](#)

BUILDING III

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SUITE 130 10,436 RSF [PLAN](#)

SUITE 155 9,509 RSF [PLAN](#)

MSP CORP. I & II

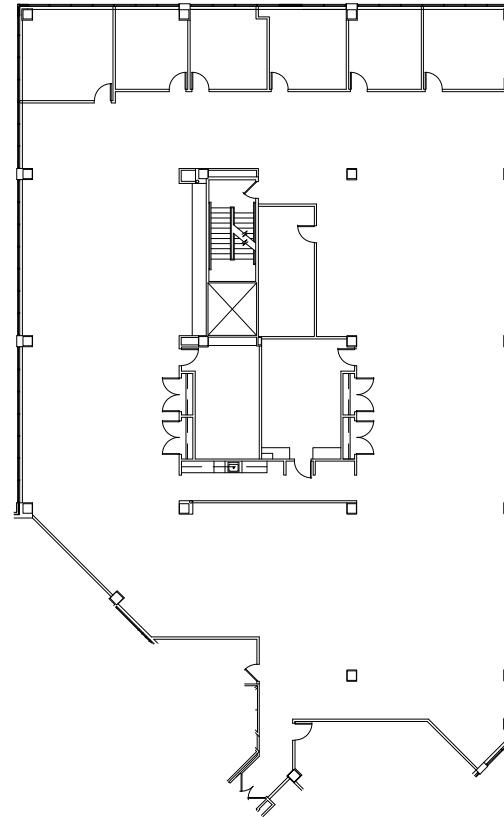
[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

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

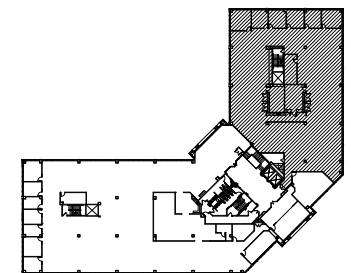
SUITE II-170 1,586 RSF [PLAN](#)

SUITE II-300 10,819 RSF [PLAN](#)



SUITE 250

11,192 RSF



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

BUILDING II

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

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

SUITE 300 16,983 RSF

BUILDING III

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MSP CORP. I & II

[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

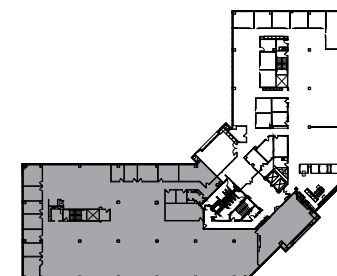
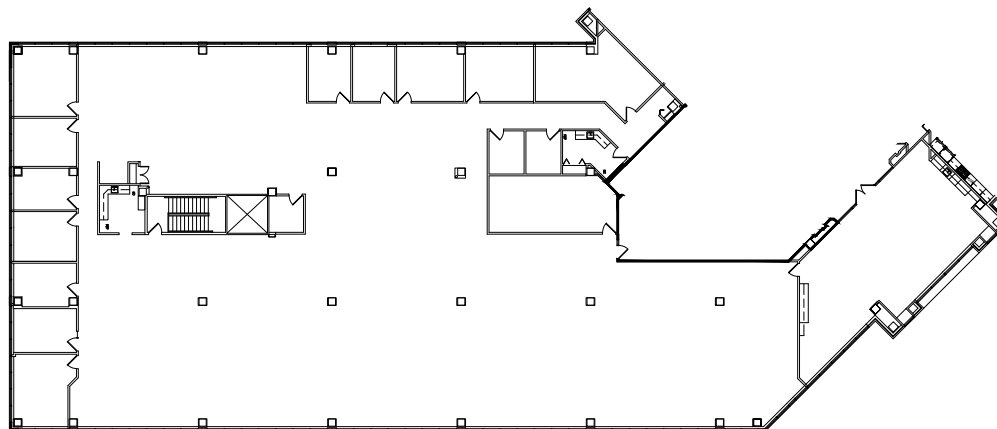
SUITE I-300 26,570 RSF* [PLAN](#)

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

SUITE II-300 10,819 RSF [PLAN](#)

SUITE 300

16,983 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	\$10.50 PSF

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BUILDING I

[BUILDING HIGHLIGHTS](#)

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SUITE 110 2,981 RSF [PLAN](#)

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

BUILDING II

[BUILDING HIGHLIGHTS](#)

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

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

SUITE 300 16,983 RSF [PLAN](#)

BUILDING III

[BUILDING HIGHLIGHTS](#)

SUITE 130 10,436 RSF

SUITE 155 9,509 RSF [PLAN](#)

MSP CORP. I & II

[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

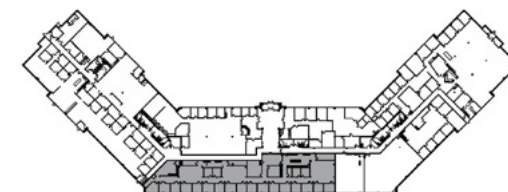
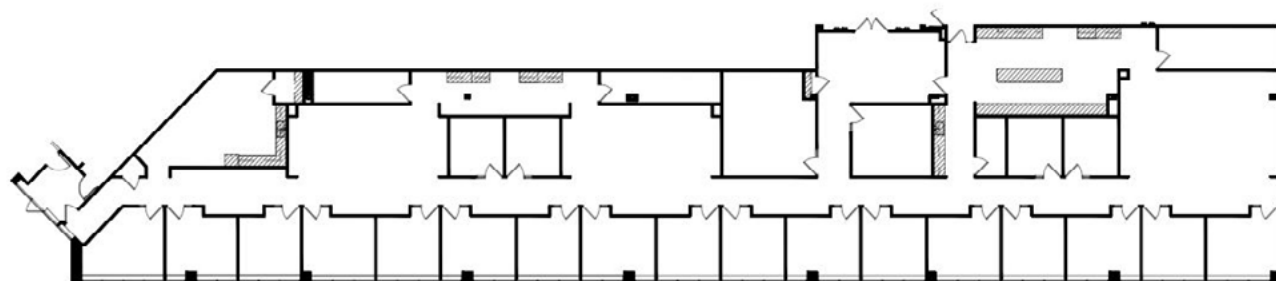
SUITE I-300 26,570 RSF* [PLAN](#)

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

SUITE II-300 10,819 RSF [PLAN](#)

SUITE 130

10,436 RSF



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BUILDING III

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SUITE 155 9,509 RSF

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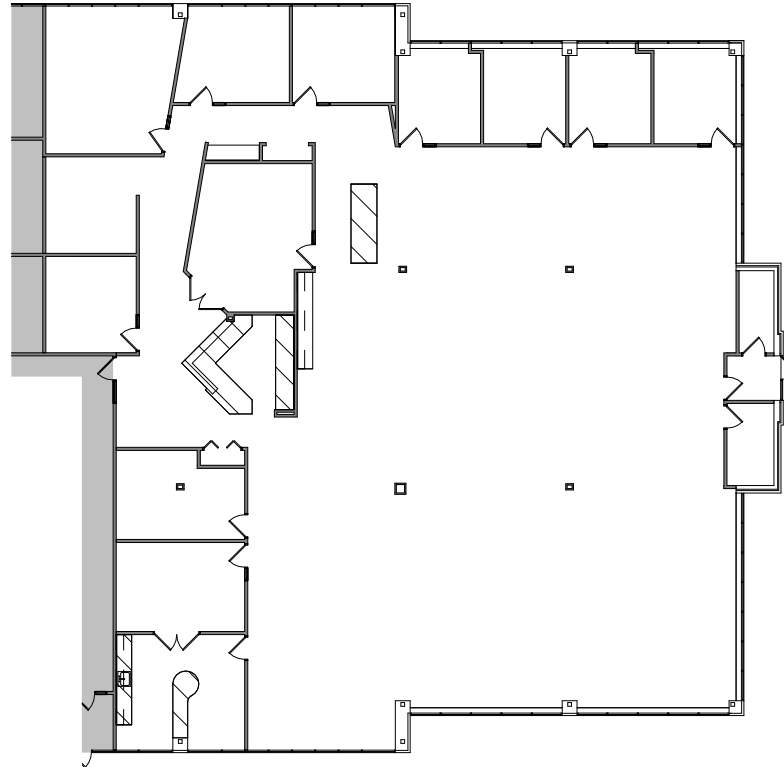
[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

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

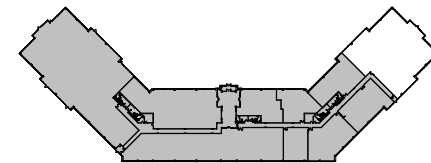
SUITE II-170 1,586 RSF [PLAN](#)

SUITE II-300 10,819 RSF [PLAN](#)



SUITE 155

9,509 RSF



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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 I

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

BUILDING II

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BUILDING III

[BUILDING HIGHLIGHTS](#)

SUITE 130 10,436 RSF [PLAN](#)

SUITE 155 9,509 RSF [PLAN](#)

MSP CORP. I & II

[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF*

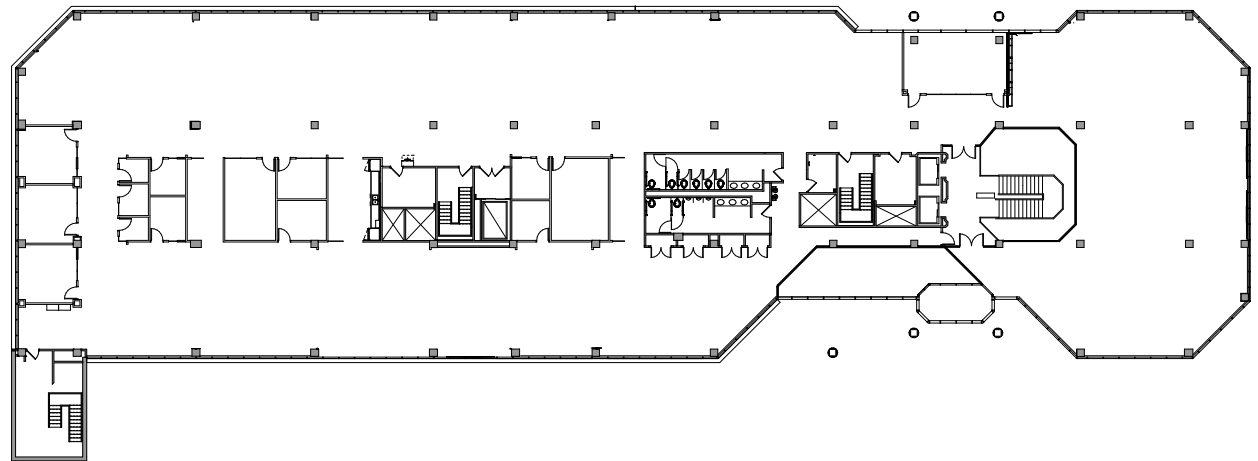
SUITE I-300 26,570 RSF* [PLAN](#)

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

SUITE II-300 10,819 RSF [PLAN](#)

SUITE 200

24,042 RSF



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MSP CORP. I & II

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SUITE I-200 24,042 RSF* [PLAN](#)

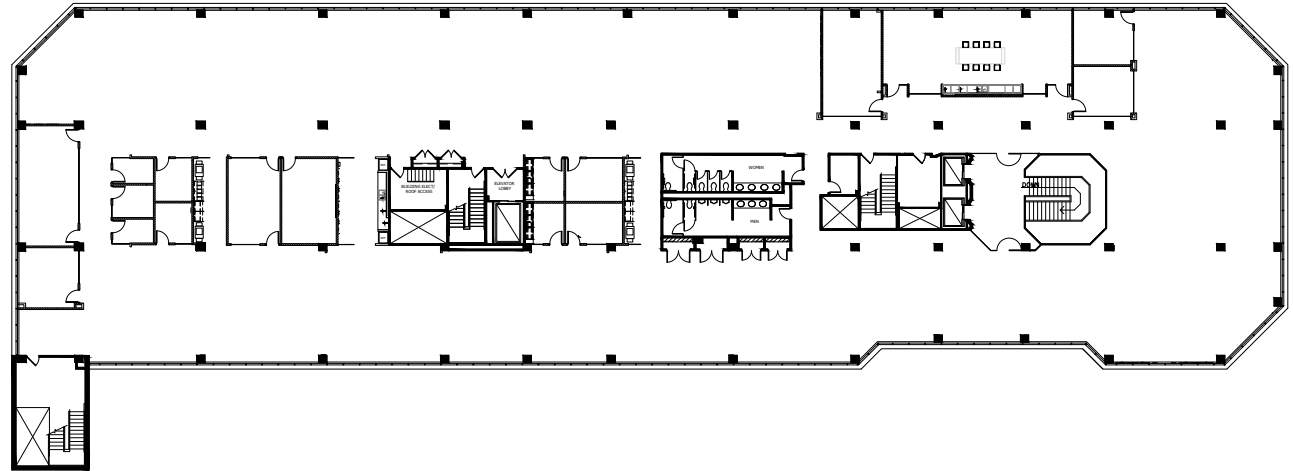
SUITE I-300 26,570 RSF*

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

SUITE II-300 10,819 RSF [PLAN](#)

SUITE 300

26,570 RSF



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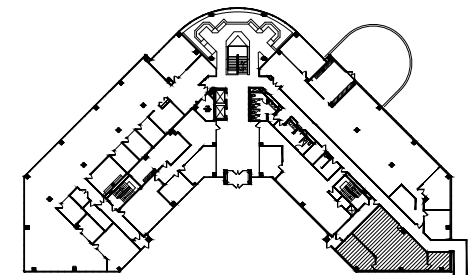
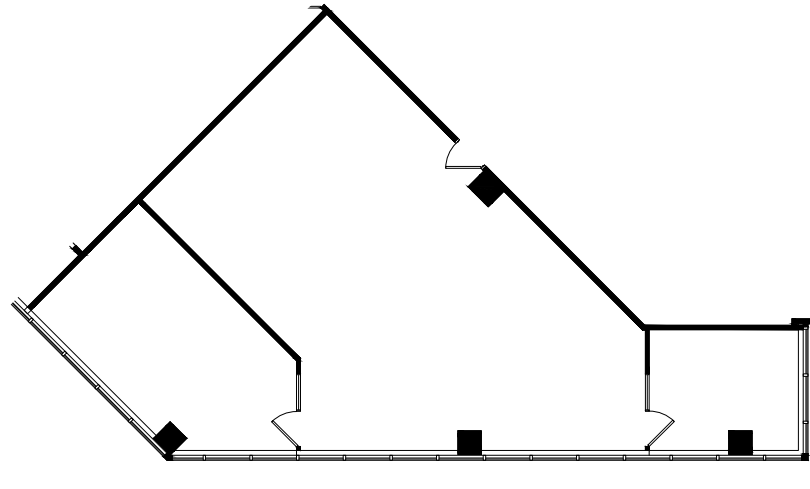
SUITE I-300 26,570 RSF* [PLAN](#)

SUITE II-170 1,586 RSF

SUITE II-300 10,819 RSF [PLAN](#)

SUITE 170

1,586 RSF



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MSP CORP. I & II

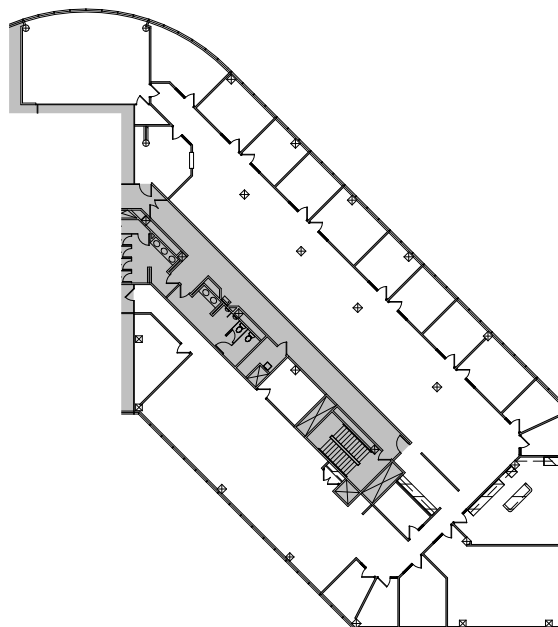
[BUILDING HIGHLIGHTS](#)

SUITE I-200 24,042 RSF* [PLAN](#)

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

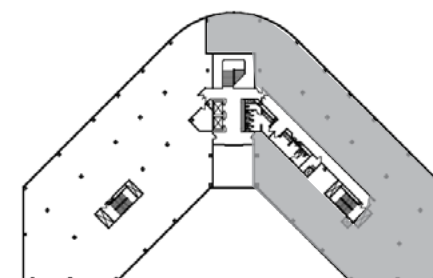
SUITE II-170 1,586 RSF [PLAN](#)

SUITE II-300 10,819 RSF



SUITE 300

10,819 RSF



BUILDING KEY

**CONTIGUOUS*

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