

2520

PILOT KNOB RD

MENDOTA HEIGHTS, MN

# MENDOTA HEIGHTS BUSINESS CENTER

4,800 SF  
AVAILABLE FOR LEASE

 CUSHMAN &  
WAKEFIELD



## // PROPERTY FEATURES



**12' CLEAR HEIGHT**



**4.5/1,000 PARKING RATIO**



**4,800 SF OFFICE/FLEX SPACE**



**EXTENSIVE WINDOWS**



**1 LOADING DOCK**



**IMMEDIATE ACCESS TO  
I-494, I-35E, HWY 55, HWY 13**

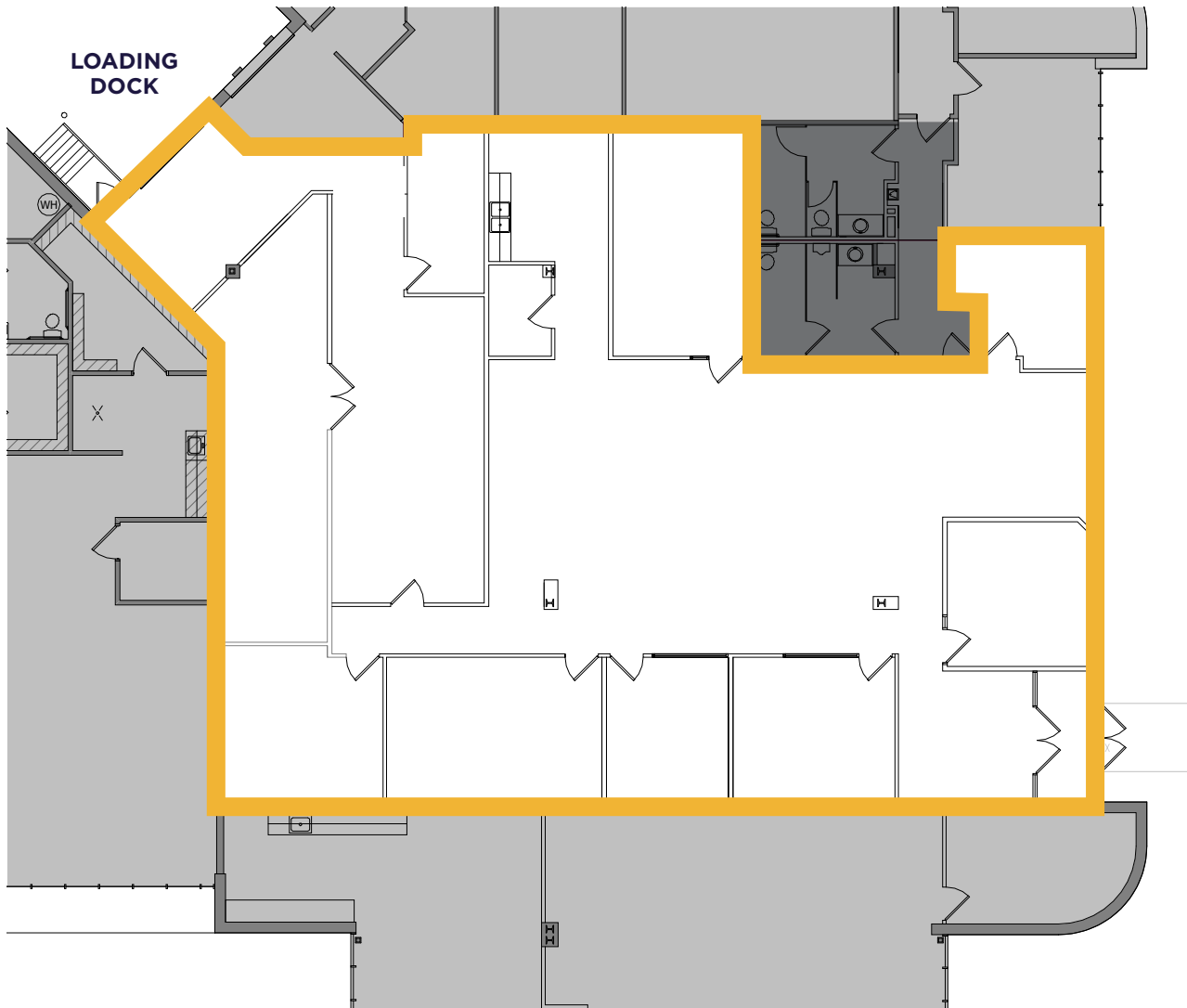


**FREE, CONVENIENT PARKING**



**COMMON RESTROOMS**

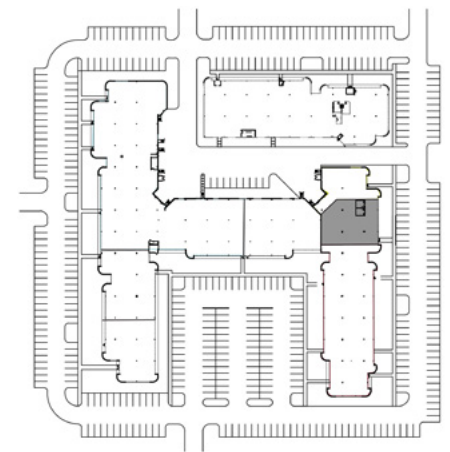
# // FLOOR PLAN

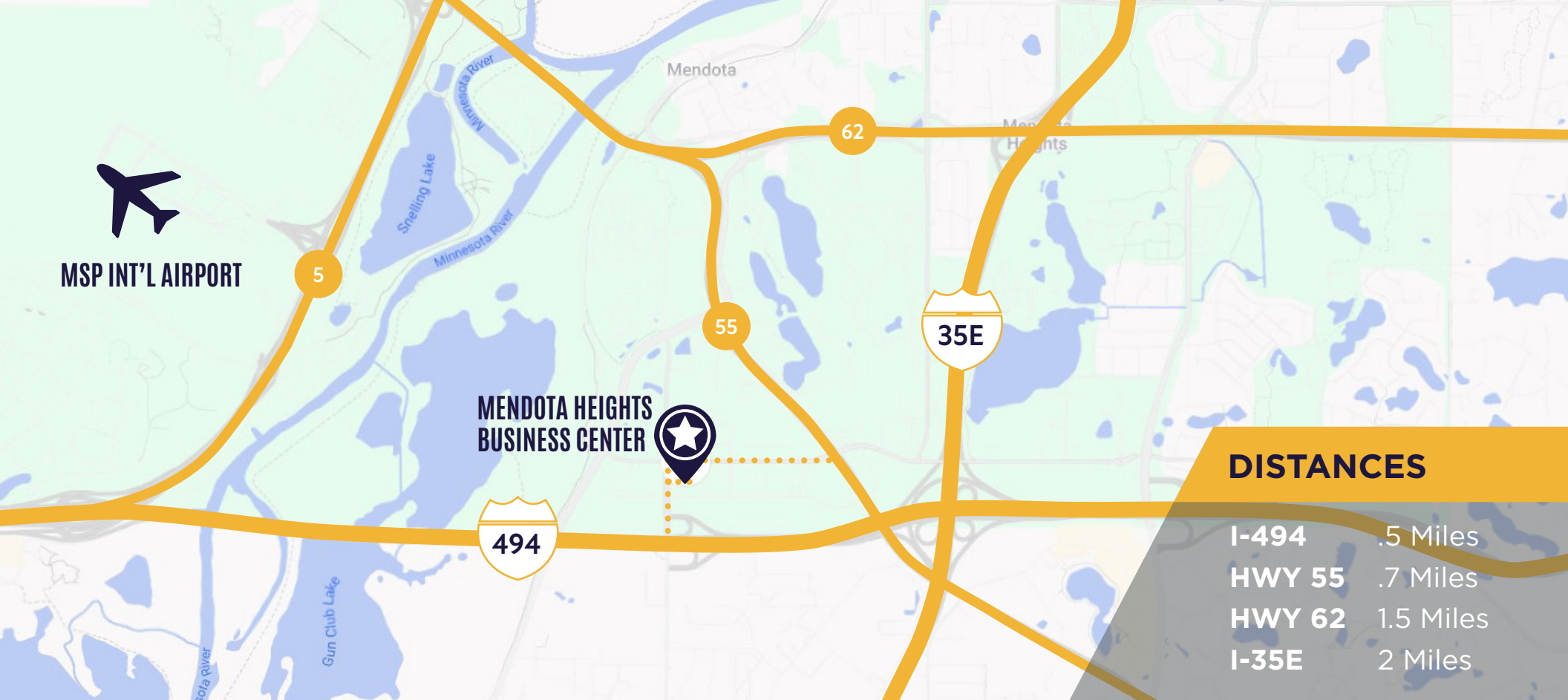


## SUITE 300

4,800 SF

- Private loading dock adjacent to storage
- Kitchenette
- Floor to ceiling windows
- Double door entrance with convenient guest parking
- Common restrooms
- 12' clear height





## // WITHIN MINUTES



# // PHOTOS



**FULL HEIGHT GLASS**



**12' CLEAR STORAGE + LOADING DOCK**



**CONVENIENT EMPLOYEE & GUEST PARKING**

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## CONTACT

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