

FOR LEASE

Mendota Place

1191 Northland Dr / Mendota Heights, MN 55120



41,204 SF AVAILABLE



Rare fully available single story office in the heart of Mendota Heights

PROPERTY INFORMATION



41,204 SF

TOTAL BUILDING SIZE

\$9.98 PSF

OPERATING & R.E. TAX

\$15.00 PSF NET

LEASE RATE

PARKING

218 STALLS
5.45/1,000

LOCAL AMENITIES

- 5 MILES TO TERMINAL 1 & TERMINAL 2
- MULTIPLE FREEWAY ACCESS

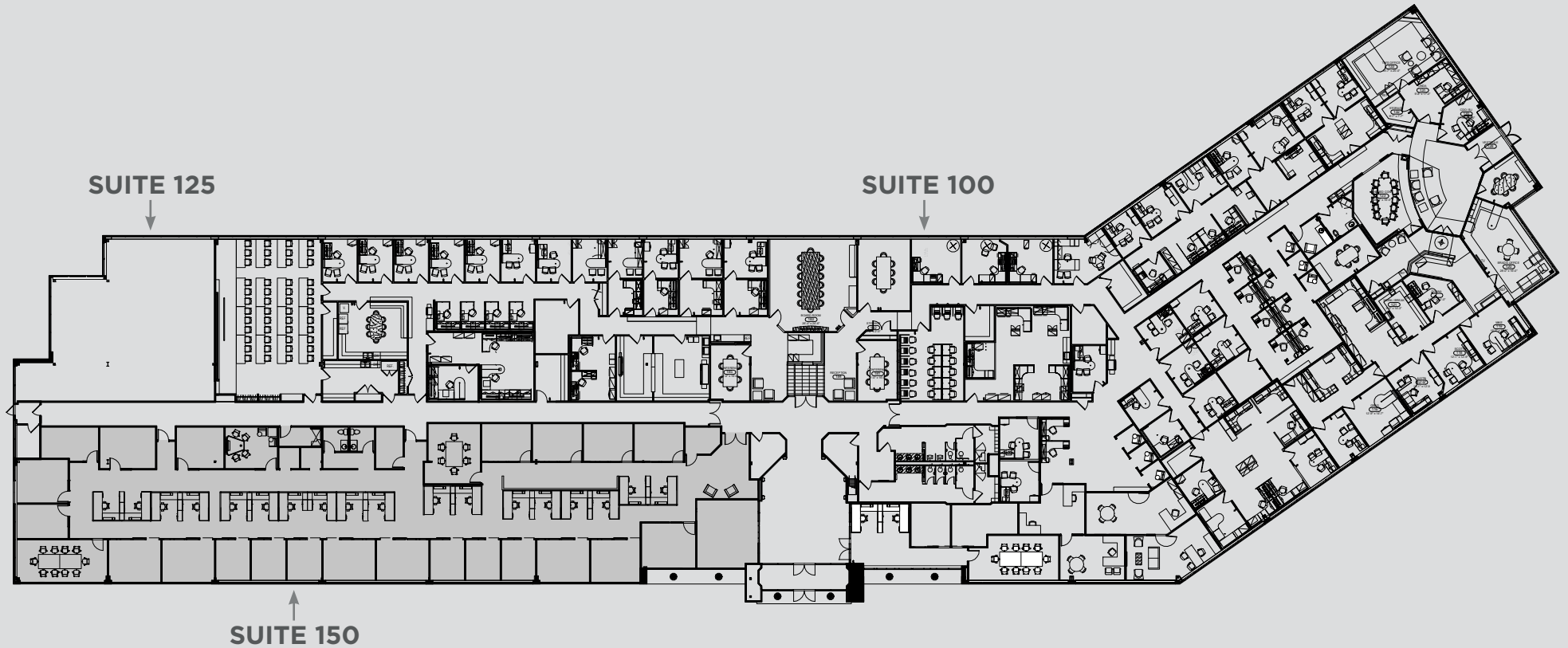
BUILDING HIGHLIGHTS

- STRONG LOCAL DEBT FREE OWNERSHIP & MANAGEMENT
- BUILDING & MONUMENT SIGNAGE
- MOVE-IN READY OFFICE SPACE WITH EXISTING CONFERENCE ROOMS, PRIVATE OFFICES AND SUPPORT AREAS
- FULLY EQUIPPED CAFES AND BREAKROOMS FEATURING REFRIGERATORS, MICRO-WAVES AND DISHWASHERS
- POTENTIAL AVAILABILITY OF EXISTING FURNITURE FOR QUALIFIED TENANTS

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
Population	1,645	38,957	172,730
Households	797	17,757	74,987
Average HH Income	\$110,632	\$124,637	\$125,097
Daytime Population	12,234	39,925	107,534

PROPERTY FLOOR PLAN



SUITE 100	28,728 RSF (AVAILABLE 11/1/2026)
SUITE 125	2,355 RSF
SUITE 150	10,121 RSF
TOTAL CONTIGUOUS	41,204 RSF



PROPERTY AERIAL MAP

MENDOTA HEIGHTS

EAGAN

Mendota Place | 1191 Northland Dr | Mendota Heights, MN

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