

The background of the advertisement is a photograph of the MSP Business Center. It features a large, modern building with a glass facade and a dark roof. In the foreground, there is a large, empty asphalt parking lot with white parking lines. To the left of the parking lot, there is a grassy area. In the background, there are trees with some autumn-colored leaves. The sky is blue with some white clouds, and an airplane is visible in the upper right portion of the sky. A semi-transparent blue banner is overlaid across the middle of the image, containing the text.

AVAILABLE FOR LEASE

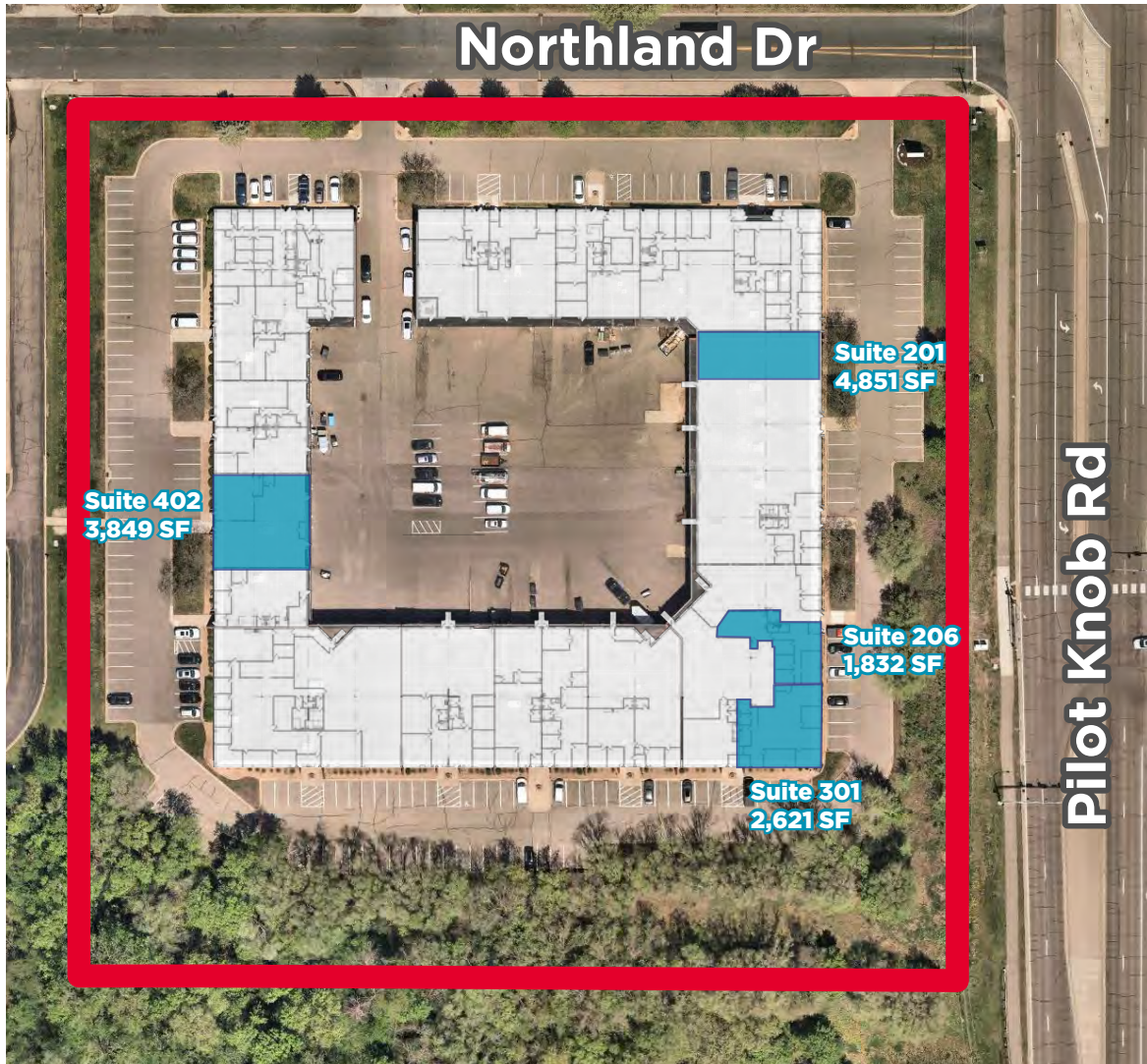
MSP BUSINESS CENTER

1408 NORTHLAND DRIVE, MENDOTA HEIGHTS

MSP BUSINESS CENTER



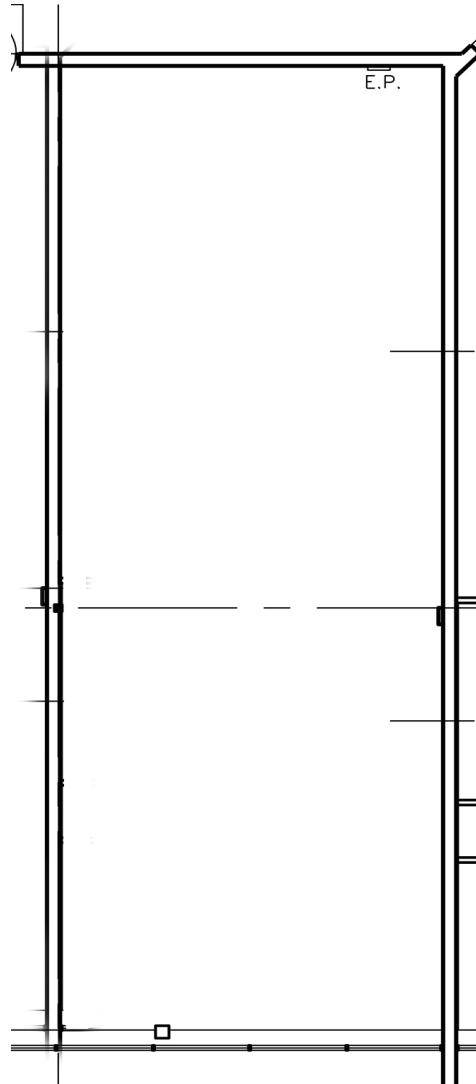
SITE PLAN / FLOOR PLAN



PROPERTY FEATURES

Building Size:	88,514 SF
Site Area:	7.64 acres
Clear Height:	14'
Parking:	2.57/1,000 SF
Year Built:	1984
Lease Rate:	Negotiable
2026 Tax & CAM:	\$5.60 PSF Total

SUITE 201 FLOOR PLAN



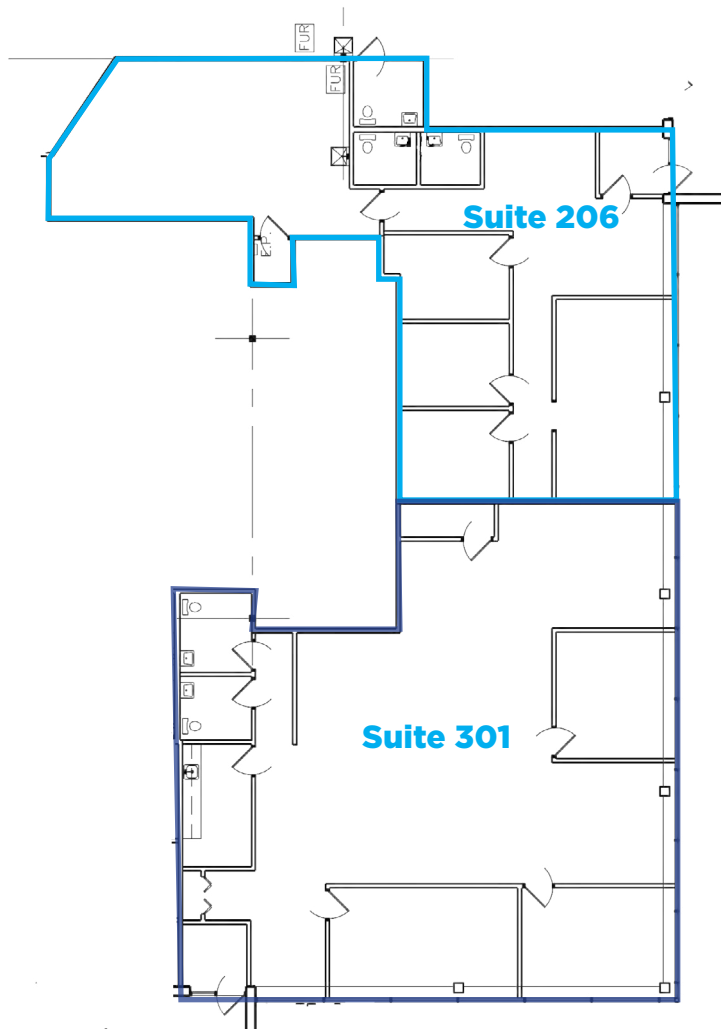
SUITE 201 FEATURES

Available Space: 4,851 SF Warehouse

Loading: 1 Dock Door

Clear Height: 14'

SUITE 206 & 301 FLOOR PLAN



SUITE 206 FEATURES

Available Space:	1,254 SF Office
	<u>578 SF Warehouse</u>
	1,832 SF
Clear Height:	14'
Available:	3/31/2027

SUITE 301 FEATURES

Available Space:	2,621 SF Office
Clear Height:	14'
Available:	7/31/2026

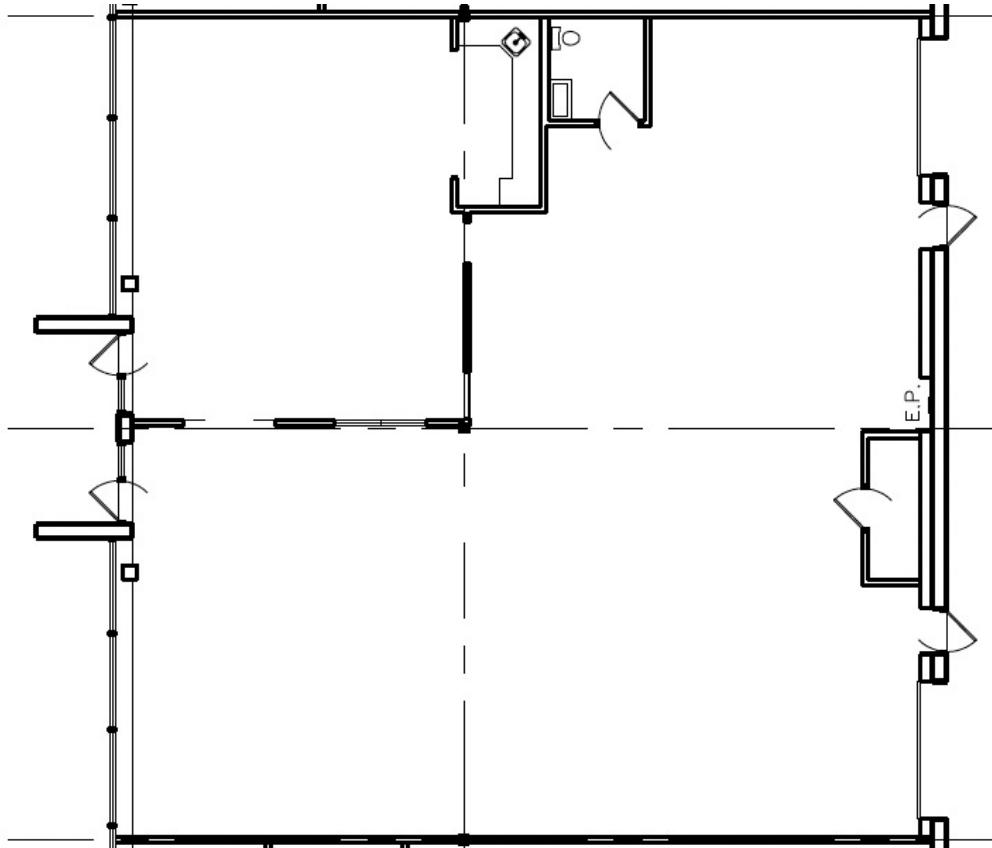
SUITE 402

FLOOR PLAN



SUITE 402 FEATURES

Available Space:	915 SF Office
	<u>2,757 SF Warehouse</u>
	3,674 SF Total
Loading:	2 Drive-Ins
Clear Height:	14'



MSP BUSINESS CENTER



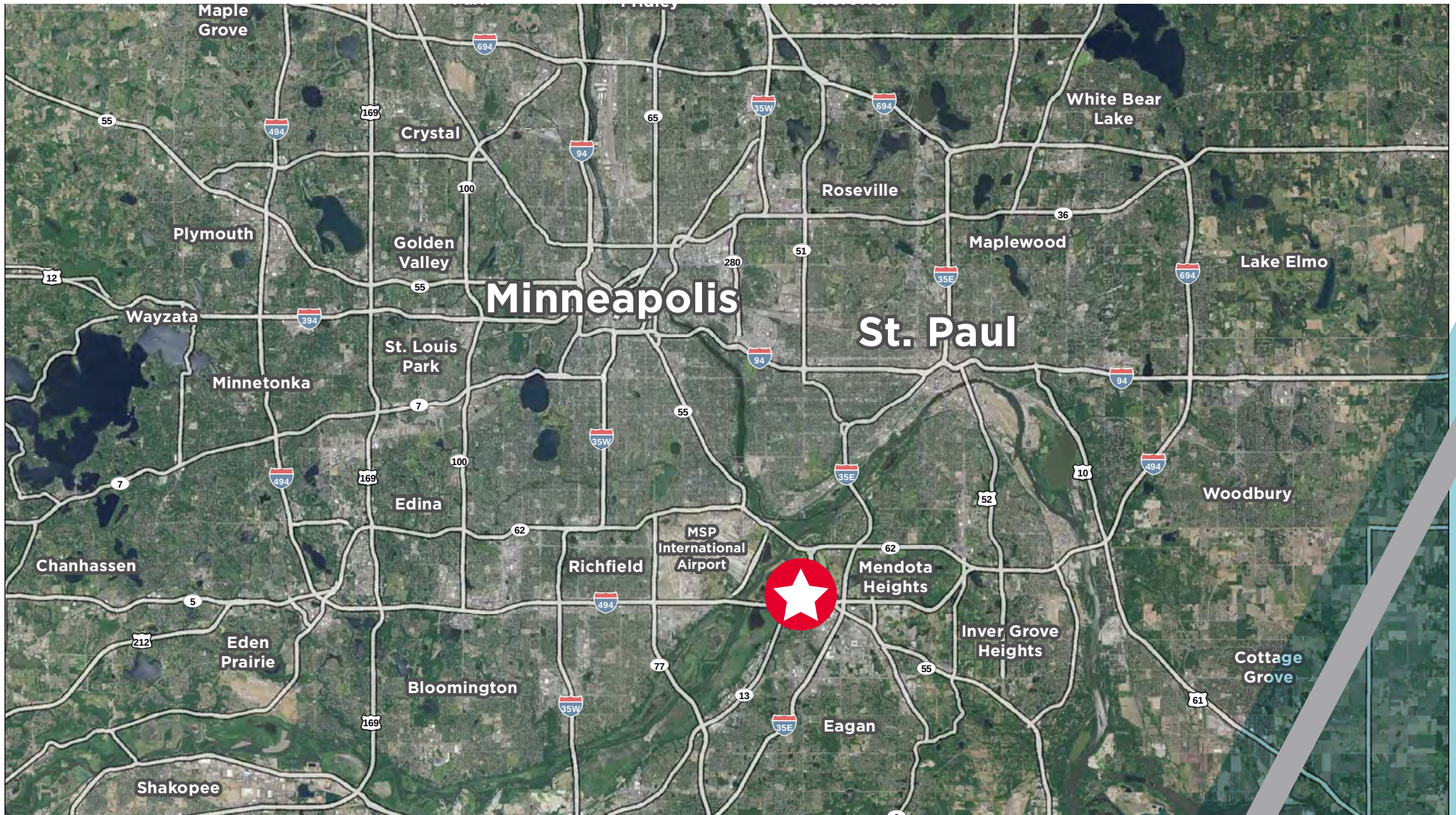
PROPERTY PHOTOS



MSP BUSINESS CENTER



AERIAL MAP





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