



MENDOTA TECH WORKPLACE



8 BUILDING OFFICE TECH PARK
LOCATED IN MENDOTA HEIGHTS, MN

LEASED BY:

 **TRANSWESTERN**

OWNED & MANAGED BY:

 **Capital
Partners**

An aerial photograph of a commercial campus featuring three large, single-story industrial-style buildings with flat roofs and brick accents. The buildings are surrounded by extensive parking lots filled with cars, and the area is landscaped with numerous trees showing vibrant autumn foliage in shades of yellow, orange, and red. In the background, a road and more distant hills are visible under a clear blue sky.

MENDOTA TECH II

1155 CENTRE POINTE DR
YEAR BUILT: 1997
TOTAL SF: 35,200
NET RATE: \$14.00
TAX/OPS: \$7.11

MENDOTA TECH III

1120 CENTRE POINTE DRIVE
YEAR BUILT: 1998
TOTAL SF: 30,208
AVAILABLE SF: 12,280 SF
NET RATE: \$14.00
TAX/OPS: \$6.12

MENDOTA TECH I

2060 CENTRE POINTE BLVD
YEAR BUILT: 1997
TOTAL SF: 42,600
AVAILABLE SF: 4,360 - 14,312
NET RATE: \$14.00
TAX/OPS: \$5.94

MENDOTA TECH VII

1175 CENTRE POINTE CIRCLE
YEAR BUILT: 2007
TOTAL SF: 30,586
AVAILABLE SF: 10,000 - 30,586
NET RATE: \$14.00
TAX/OPS: \$5.44
SALE PRICE: NEGOTIABLE
POTENTIAL DRIVE-IN OPTION
SINGLE TENANT OPPORTUNITY

MENDOTA TECH IV

1140 CENTRE POINTE DR
YEAR BUILT: 2000
TOTAL SF: 27,170
AVAILABLE SF: 10,419 SF
NET RATE: \$14.00
TAX/OPS: \$6.23

MENDOTA TECH V

1160 CENTRE POINTE DR
YEAR BUILT: 2001
TOTAL SF: 27,170
NET RATE: \$14.00
TAX/OPS: \$6.98

MENDOTA TECH VI

1180 CENTRE POINTE CIRCLE
YEAR BUILT: 2003
TOTAL SF: 40,345
NET RATE: \$14.00
TAX/OPS: \$4.48
SALE PRICE: NEGOTIABLE
SINGLE TENANT OPPORTUNITY

MENDOTA TECH VIII

1179 CENTRE POINTE CIRCLE
YEAR BUILT: 2019
TOTAL SF: 30,000
NET RATE: \$14.00
TAX/OPS: \$6.41

BUILDING & AREA AMENITIES

- Single story office-tech buildings
- Park-like setting
- Outdoor patios and green space
- Ample, free parking
- Big Rivers Regional Trail along the Mississippi River
- Prime access to freeways I-35E, I-494, highways 62 and 55
- Close proximity to MSP International Airport and both downtown Minneapolis and St. Paul
- Walking distance to historic downtown Mendota
- Many nearby hotels, shops and restaurants
- Local ownership and management

BUILDING LOCATION



TRANSWESTERN REAL ESTATE SERVICES

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CAPITAL PARTNERS OWNS OVER 10M SF, WHICH PROVIDES FLEXIBILITY FOR TENANTS AS THEIR BUSINESSES GROW