

OFFICE SPACE AVAILABLE

GAUGHAN

589 - 5,566 SF

MENDOTA HEIGHTS BUSINESS CENTER

750 PLAZA DR

MENDOTA HEIGHTS, MN 55120



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EXECUTIVE SUMMARY

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120



OFFERING SUMMARY

Available SF:	589 - 4,566 SF
Lease Rate:	Negotiable
Building Size:	35,000 SF
2019 CAM/Taxes:	\$8.67

PROPERTY HIGHLIGHTS

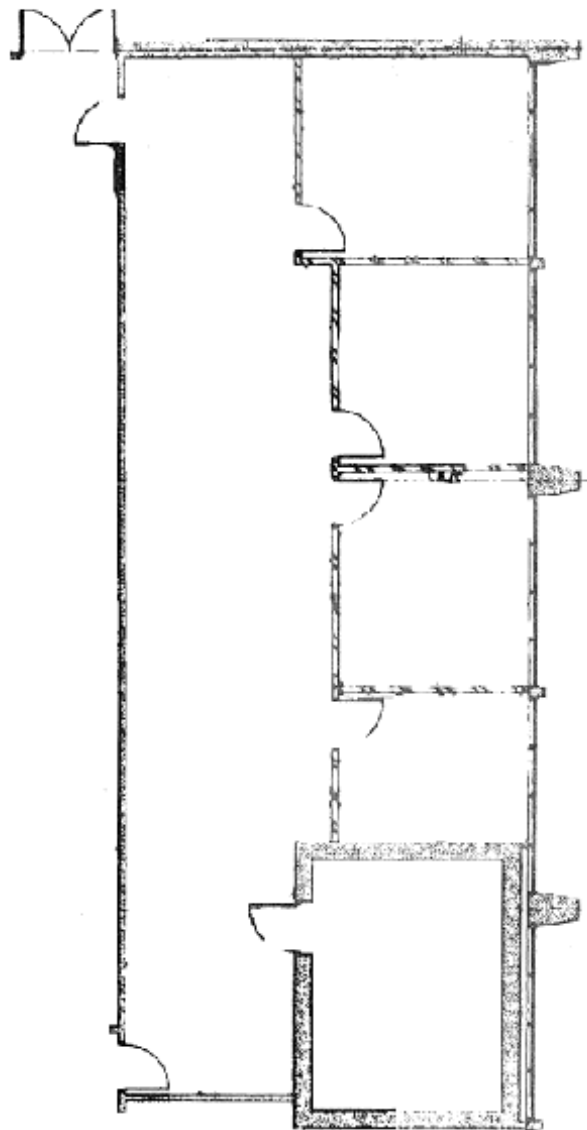
- Move In Ready Suites
- Building Conference Room & Break Room
- Security System included keyfob and call box for after hours, Abundant Onsite Parking
- Newly Remodeled Common Areas
- Convenient Access from 35E and Hwy 110
- Only Minutes from Downtown St. Paul/ MSP Airport
- Close to Hotels, Restaurants and Banks
- Utilities Included in Rent and Janitorial

FLOOR PLANS-101

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120

Suite 101

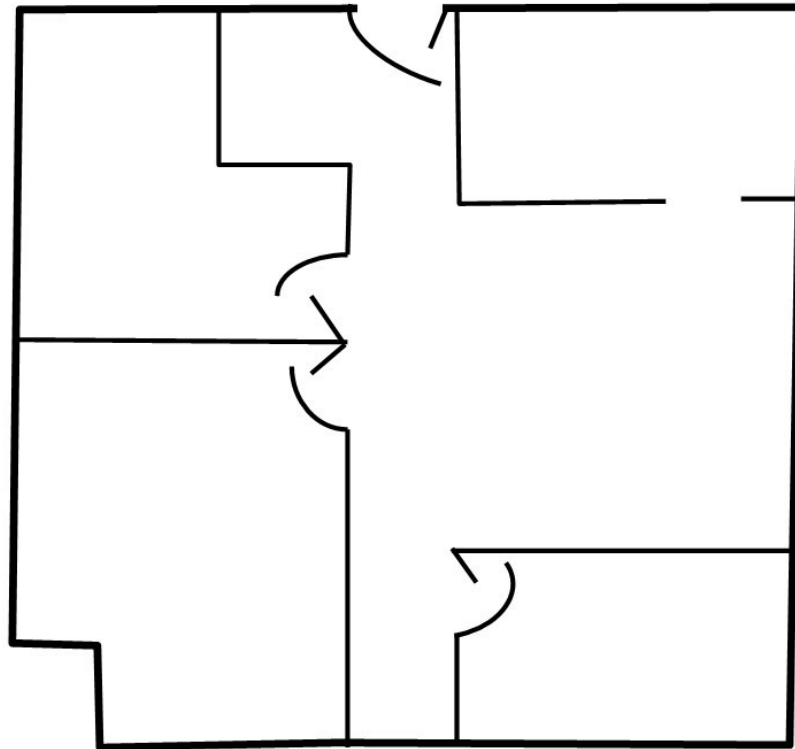
2,070 SF



FLOOR PLANS-112

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120

Mendota Heights
Suite 112—1,179 SF

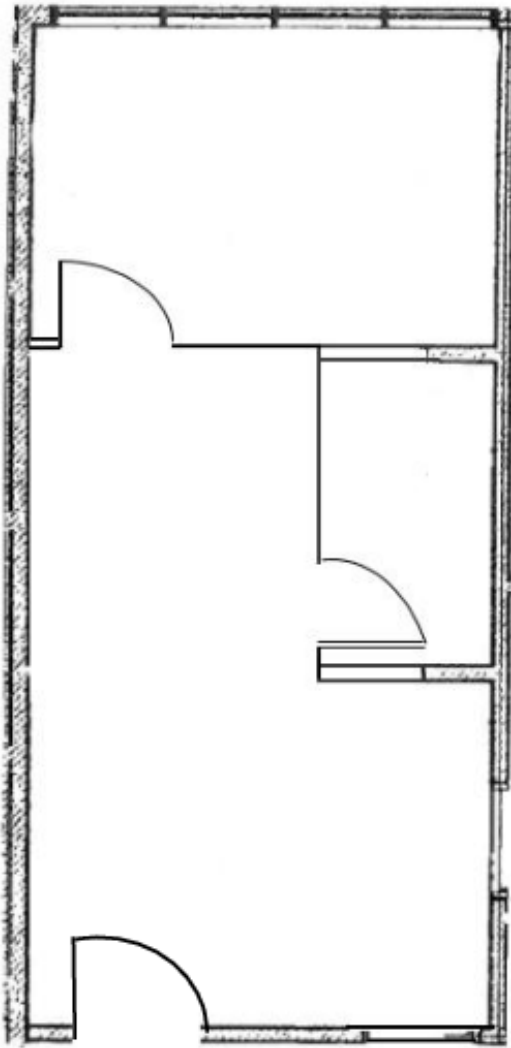


FLOOR PLANS

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120

Mendota Heights

Suite 206 – 589 SF

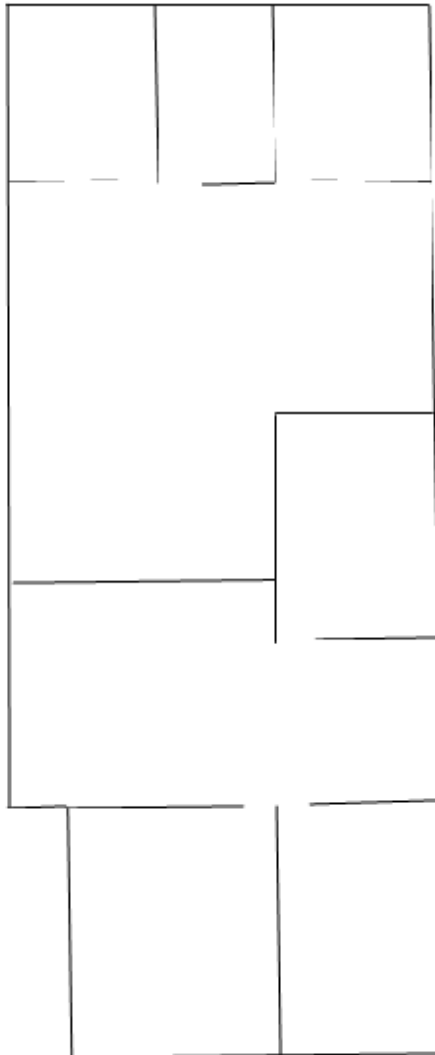


FLOOR PLANS - 219

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120

Mendota Heights

Suite 219, 221 – 2,233 SF

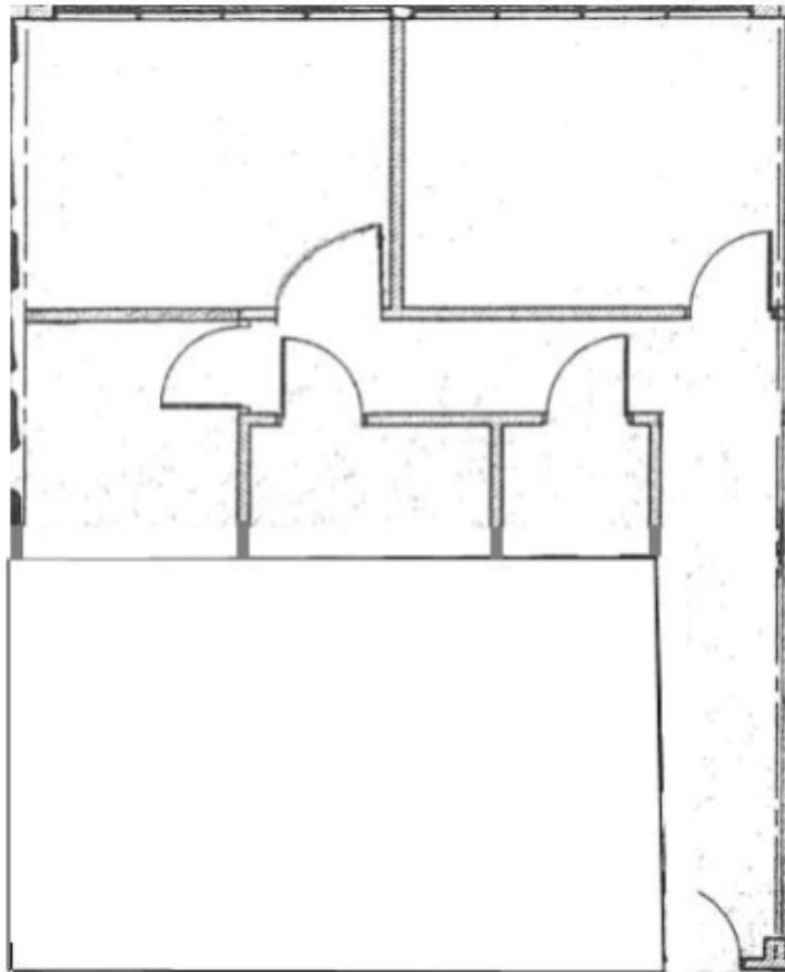


FLOOR PLANS-318

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120

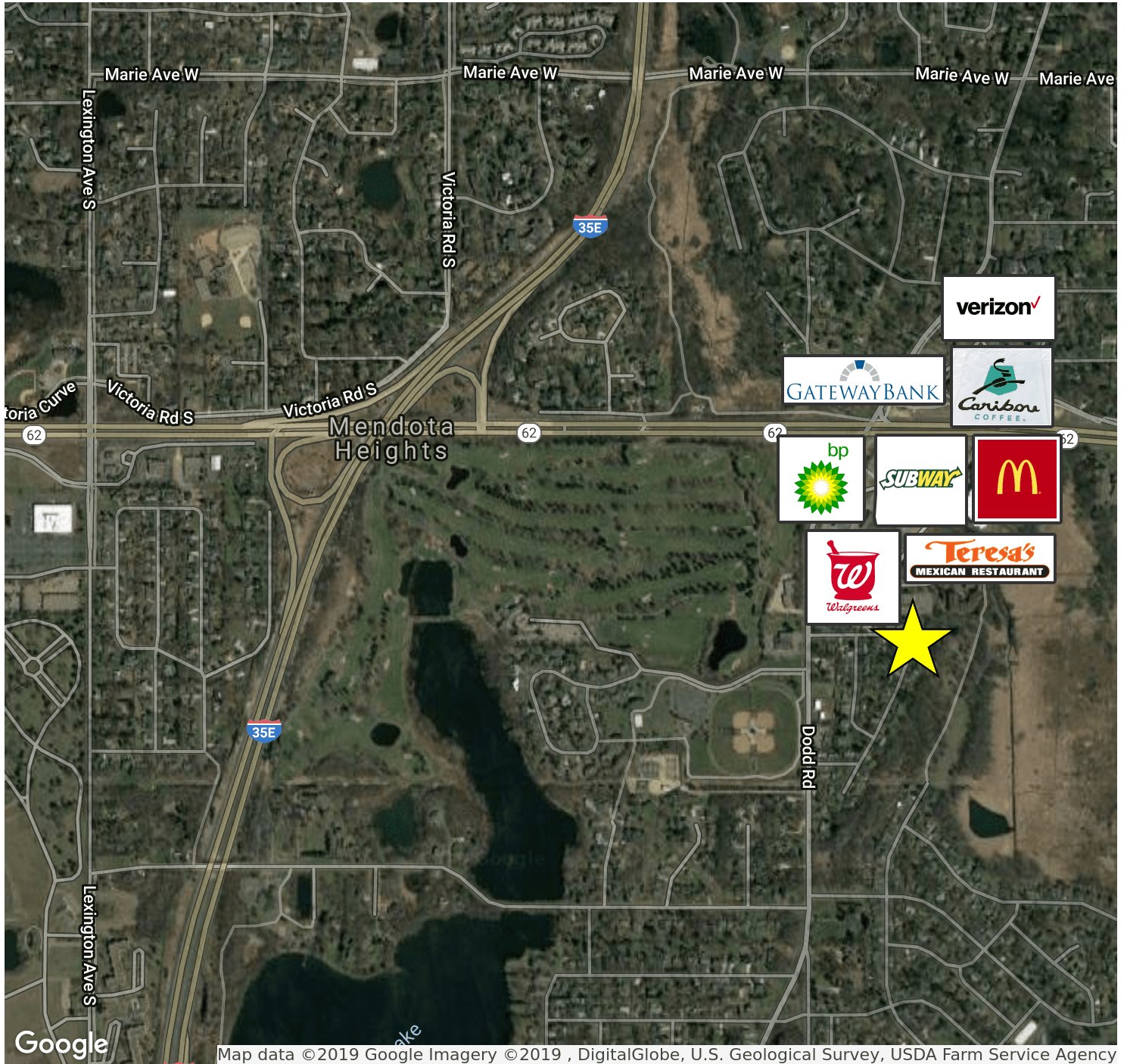
Mendota Heights

Suite 318 - 728 SF



RETAILER MAP

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120



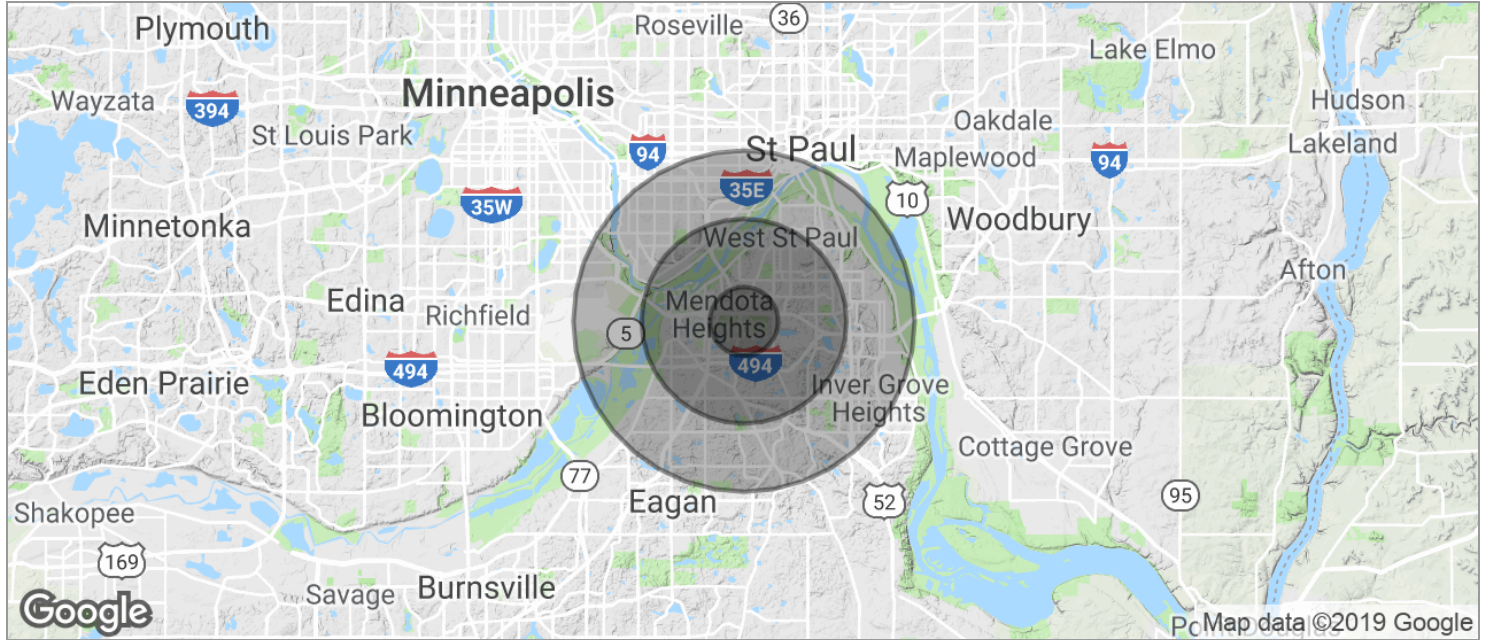
LOCATION MAPS

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120



DEMOGRAPHICS MAP

750 PLAZA DR, MENDOTA HEIGHTS, MN 55120



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	4,388	41,955	197,213
MEDIAN AGE	46.4	41.9	37.0
MEDIAN AGE (MALE)	45.8	40.9	35.7
MEDIAN AGE (FEMALE)	47.6	42.5	38.0
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,778	18,558	86,017
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$123,297	\$88,356	\$79,549
AVERAGE HOUSE VALUE	\$403,792	\$316,583	\$306,955
RACE			
% WHITE	91.5%	84.7%	81.3%
% BLACK	2.6%	6.3%	8.0%
% ASIAN	3.0%	3.2%	3.7%
% HAWAIIAN	0.0%	0.3%	0.1%
% INDIAN	0.1%	0.4%	0.7%
% OTHER	1.3%	2.5%	3.1%
ETHNICITY			
% HISPANIC	4.7%	8.1%	10.2%

* Demographic data derived from 2010 US Census