



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 campus with four large, single-story industrial-style buildings. The buildings are surrounded by parking lots filled with cars and trees with vibrant autumn foliage in shades of yellow, orange, and red. The sky is clear and blue. Four red callout boxes with white text are overlaid on the image, each pointing to a specific building. The buildings are arranged in a row, with Mendota Tech I on the left, Mendota Tech II in the middle-left, Mendota Tech III on the middle-right, and Mendota Tech VII in the foreground.

MENDOTA TECH I

2060 CENTRE POINTE BLVD
YEAR BUILT: 1997
TOTAL SF: 42,600
CLEAR HEIGHT: 14'
AVAILABLE SF: 4,360 - 14,312
NET RATE: \$14.00
TAX/OPS: \$6.29

MENDOTA TECH II

1155 CENTRE POINTE DR
YEAR BUILT: 1997
TOTAL SF: 35,200
CLEAR HEIGHT: 14'
AVAILABLE SF: 3,879 SF
NET RATE: \$14.00
TAX/OPS: \$7.70

MENDOTA TECH III

1120 CENTRE POINTE DRIVE
YEAR BUILT: 1998
TOTAL SF: 30,208
CLEAR HEIGHT: 14'
AVAILABLE SF: 8,068 - 12,280 SF
NET RATE: \$14.00
TAX/OPS: \$6.36

MENDOTA TECH VII

1175 CENTRE POINTE CIRCLE
YEAR BUILT: 2007
TOTAL SF: 30,586
NET RATE: \$14.00
TAX/OPS: \$5.57
POTENTIAL DRIVE-IN OPTION



MENDOTA TECH IV

1140 CENTRE POINTE DR

YEAR BUILT: 2000

TOTAL SF: 27,170

CLEAR HEIGHT: 14'

AVAILABLE SF: 10,563 SF

NET RATE: \$14.00

TAX/OPS: \$6.57

MENDOTA TECH V

1160 CENTRE POINTE DR

YEAR BUILT: 2001

TOTAL SF: 27,170

CLEAR HEIGHT: 14'

NET RATE: \$14.00

TAX/OPS: \$7.47

MENDOTA TECH VI

1180 CENTRE POINTE CIRCLE

YEAR BUILT: 2003

TOTAL SF: 40,345

CLEAR HEIGHT: 15'6"

NET RATE: \$14.00

TAX/OPS: \$6.38

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: \$6.86

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