

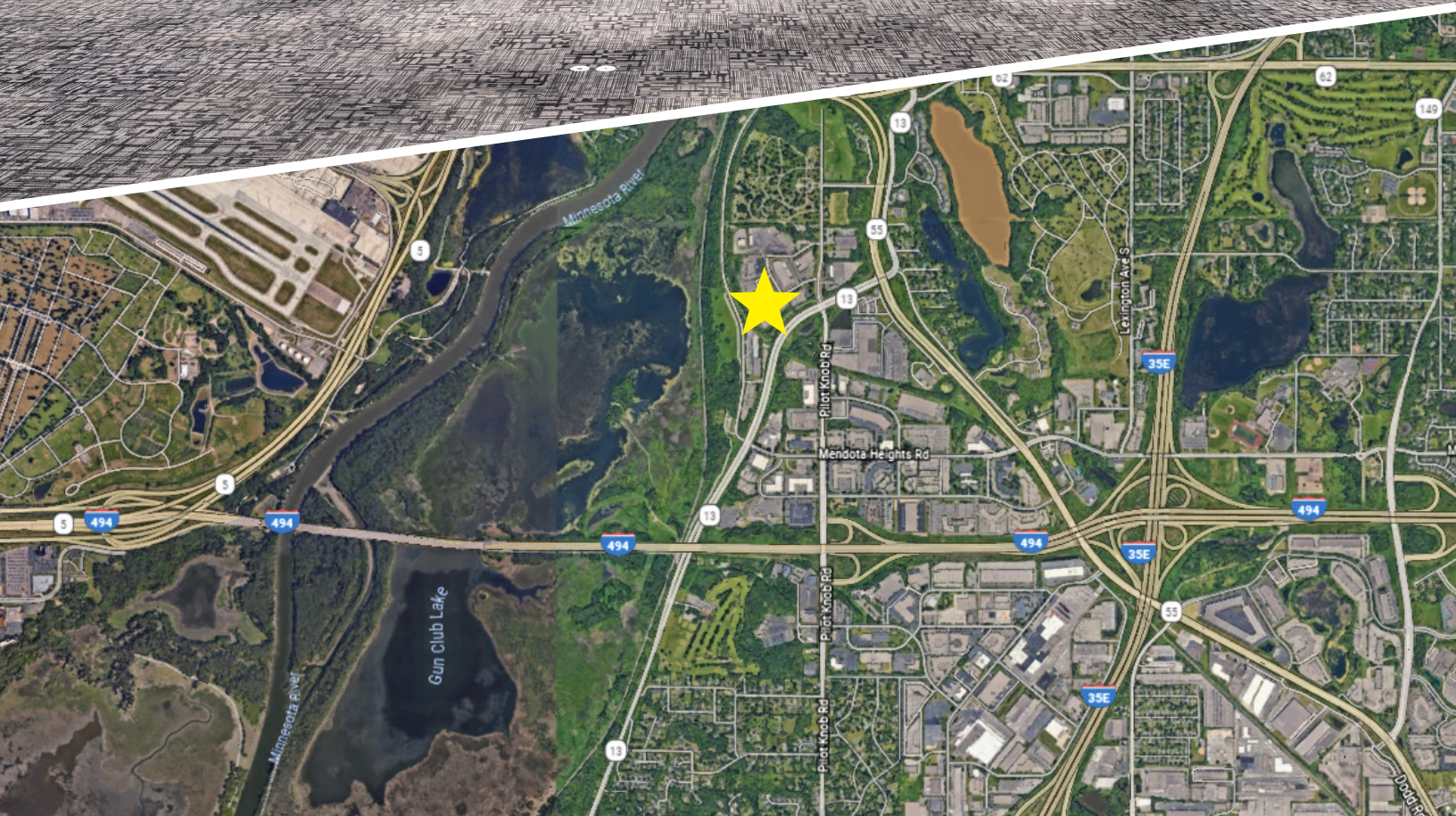


TRANSWESTERN

REAL ESTATE
SERVICES

1500 COMMERCE DRIVE

MENDOTA HEIGHTS, MN 55120



PROPERTY SPECIFICATIONS

Building Information

1500 Commerce Drive is conveniently located in Mendota Heights near the intersection of Pilot Knob Road and Highway 13. The property boasts excellent highway access to several major thoroughfares including I-494, I-35E, Hwy 55 and Hwy 13. Additionally, this property is located within minutes of the Minneapolis-Saint Paul International Airport and is within close proximity to both downtowns. This location offers a variety of neighborhood amenities including ample restaurants, lodging, and shopping alternatives.

Property Summary

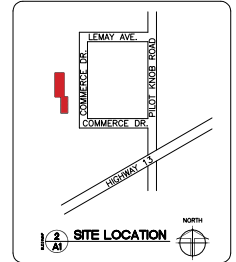
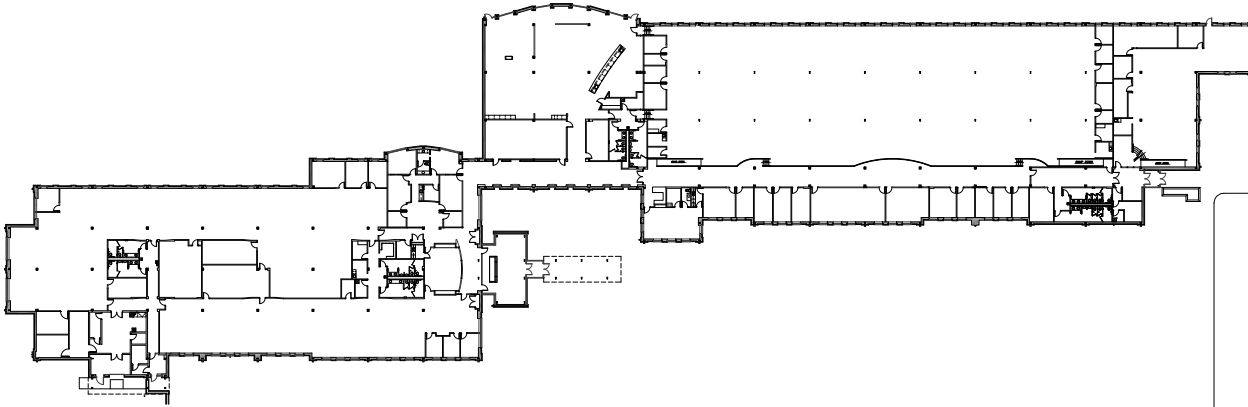
- **Building Area:** 65,000 SF Total
- **Site Size:** 13.41 acre lot
- **Availability:** 65,000 SF
- **Lease Rate:** \$13.00/SF NNN
- **2020 CAM/Tax Estimate:** \$5.34 PSF
- **Parking Patio:** 7.5/1,000 SF

Property Amenities

- Exceptional HQ or single tenant opportunity
- Demisable to 30,000 SF
- Beautiful campus environment overlooking Minnesota River Valley and MSP International Airport
- Unparalleled highway access
- Big Rivers Regional Trail adjacent to property
- Walking distance to Metro Transit bus routes 436 and 446



BUILDING PLANS & LOCATION



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