



MENDOTA TECH WORKPLACE



8 BUILDING OFFICE TECH PARK
LOCATED IN MENDOTA HEIGHTS, MN

LEASED BY:

 **TRANSWESTERN**

OWNED & MANAGED BY:

 **Capital
Partners**

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 II

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

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: 2,126 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

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