



# Centre Pointe

OF MENDOTA HEIGHTS

8 BUILDING OFFICE PARK  
**6,000 - 35,000 SF AVAILABLE**

WORK WHERE IT'S EASIER TO WORK



**Patrick Cullen**  
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**NEWMARK**

**St Paul Commercial**  
REAL ESTATE & MANAGEMENT



## SPACE FOR CUSTOMIZATION

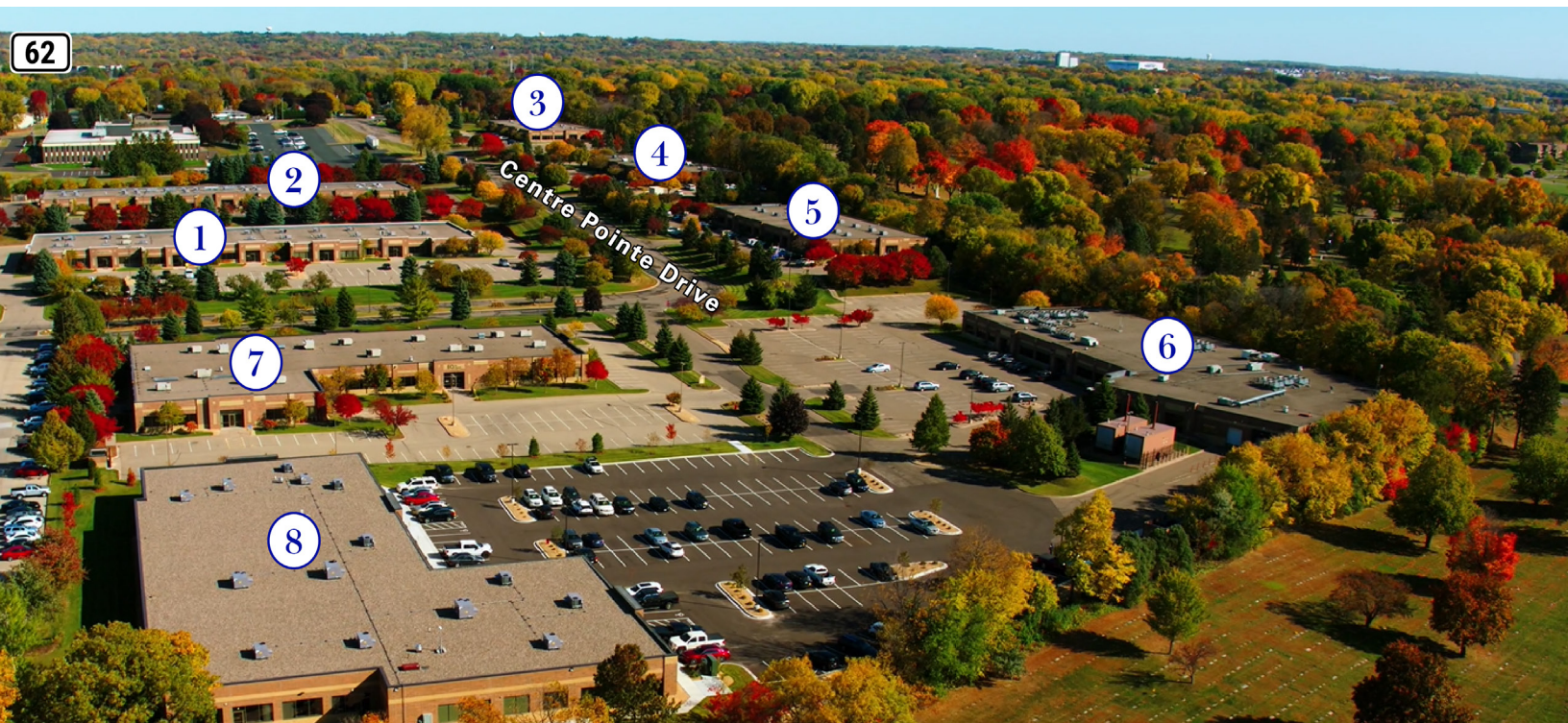
Featuring single story offices with superb options for space customization, Centre Pointe Business Park offers tenants the flexibility to transform their space to fit a variety of company needs.

- Eight building professional office park
- I-Wave enhanced air purification
- Outdoor patios and nature views
- Locally owned and managed
- Low CAM and Tax
- Separate utility metering
- Full use of space - No common area factor provides tenants with the physical use of 100% of their leased space



6,000-35,000 SF Available





The eight building professional office park's central location to Minneapolis and St. Paul, flexibility, proximity to MSP airport and accessibility to the interstate system, is an ideal place for tenants looking for a value-forward move or a company expansion.

Along with user-defined spaces, the campus offers:



Ample, free parking



Park-like setting



Walking trails by  
the Mississippi  
River



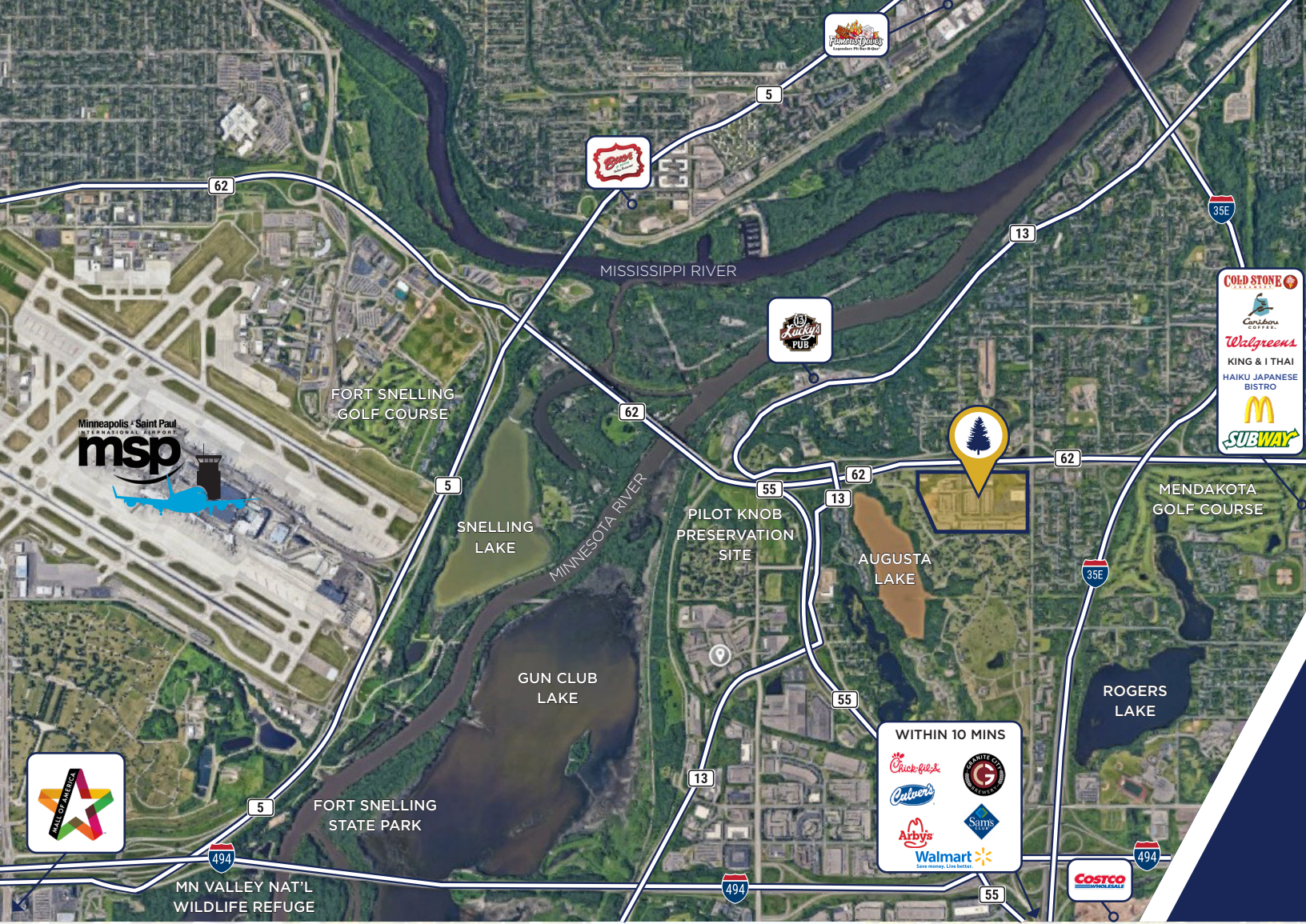
Close Proximity to  
MSP International  
Airport



Easy access to  
35-E, 494 and US  
Highways 62 & 55

## Customizable Suites







For more information contact:

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Click links below:

-  Visit our website:  
[escapetomendota.com](http://escapetomendota.com)
-  View our Flyover Tour

NEWMARK

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# CENTRE POINTE I

2060 CENTRE POINTE BLVD. | MENDOTA HEIGHTS, MN 55120



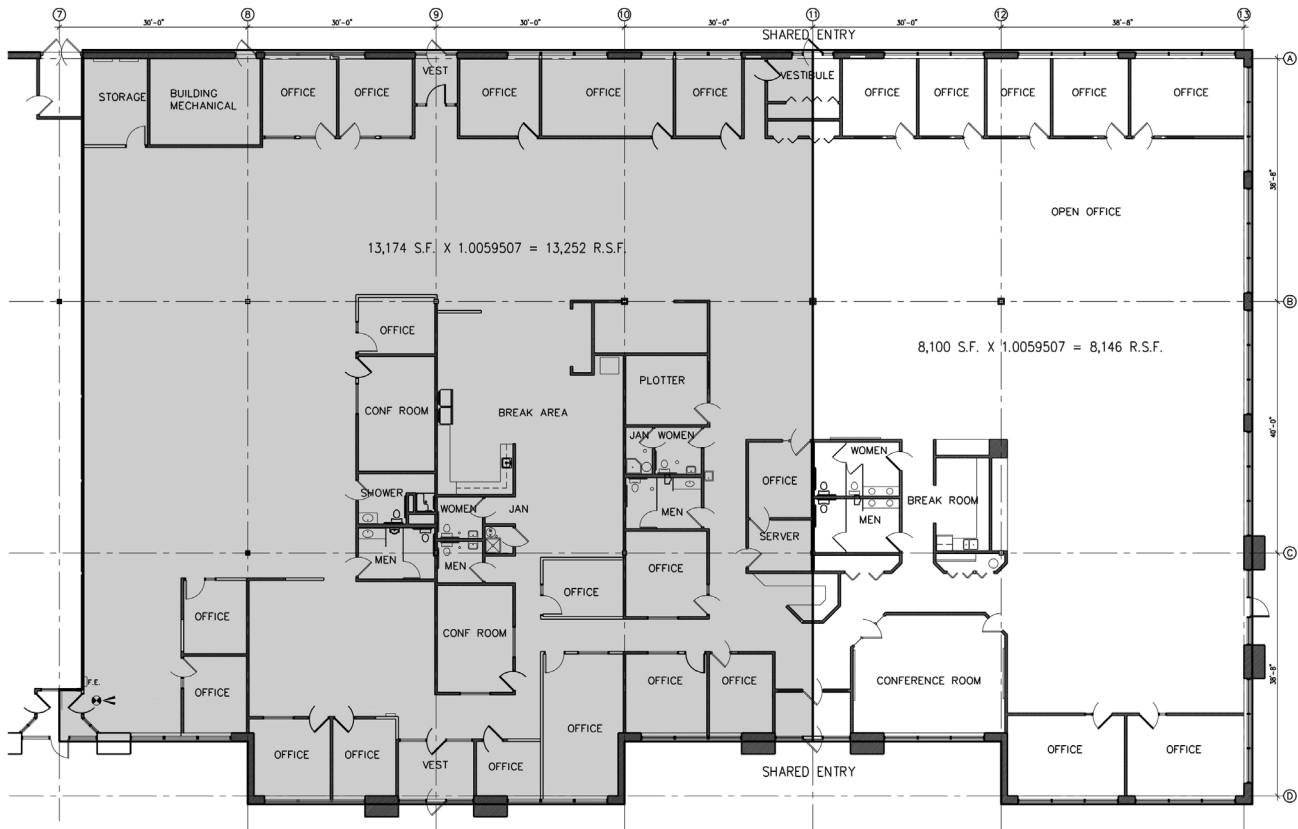
**Space Available:**  
13,252 SF | Divisible to  
6,311 SF/6,941 SF



**Lease Rate:**  
\$12.50 PSF



**Est. CAM & Tax:**  
\$4.19



# CENTRE POINTE II

1155 CENTRE POINTE DRIVE | MENDOTA HEIGHTS, MN 55120



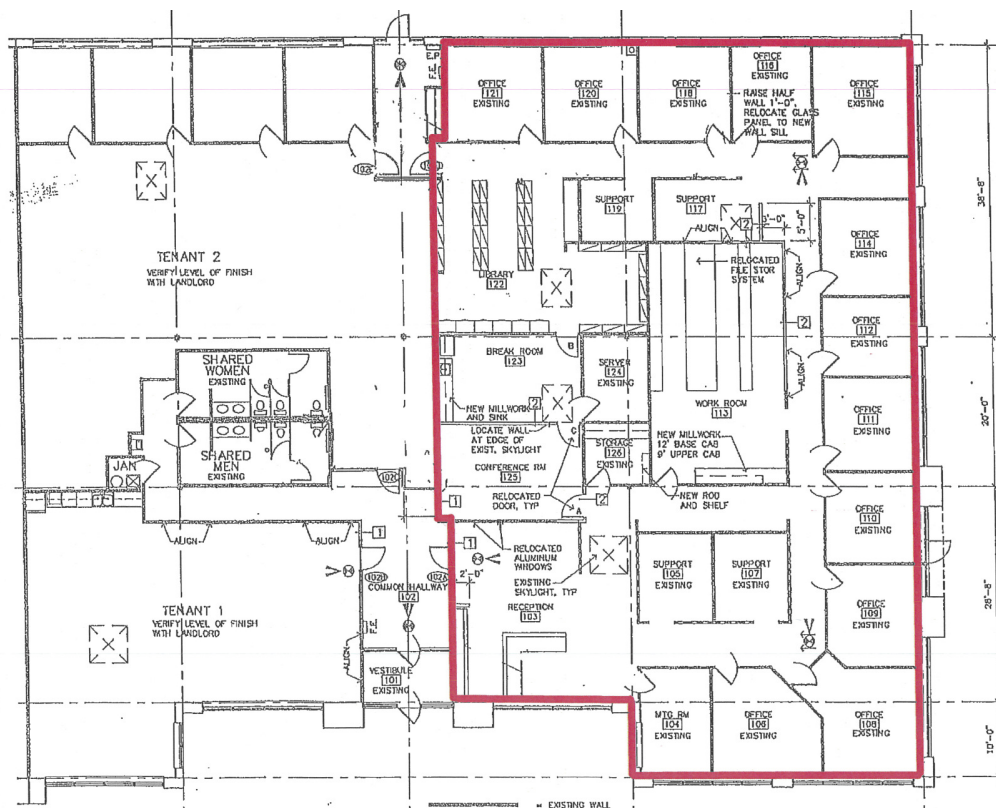
Space Available:  
6,971 SF



Lease Rate:  
\$12.50 PSF



Est. CAM & Tax:  
\$4.60



# CENTRE POINTE III

1120 CENTRE POINTE DRIVE | MENDOTA HEIGHTS, MN 55120



**Space Available:**  
12,280 SF



**Lease Rate:**  
\$12.50 PSF



**Est. CAM & Tax:**  
\$4.50

