 **JLL** SEE A BRIGHTER WAY

# For sublease

High image office flex space  
15,000 RSF Available

1179 Centre Pointe Circle, Mendota Heights, MN 55120

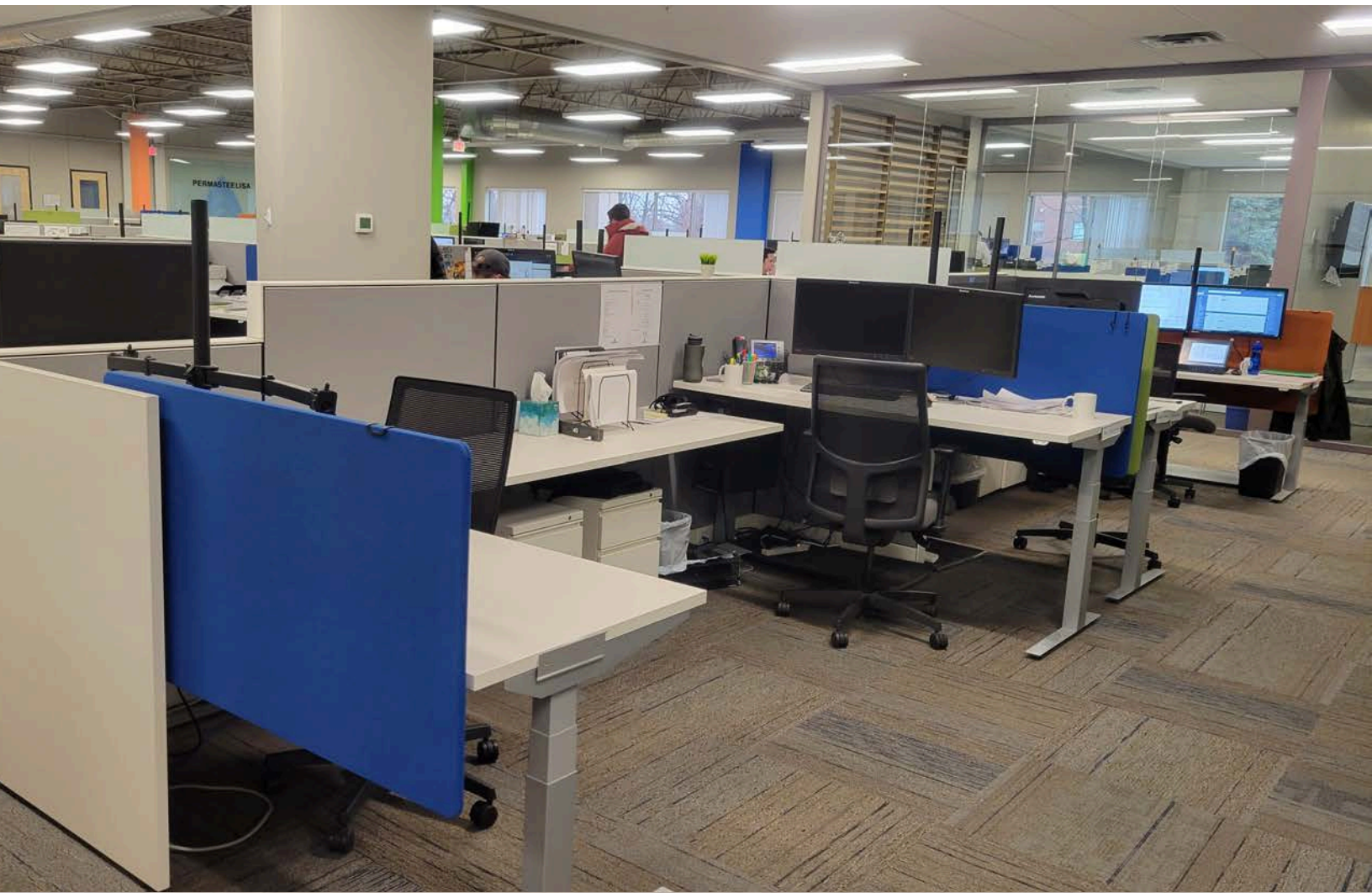
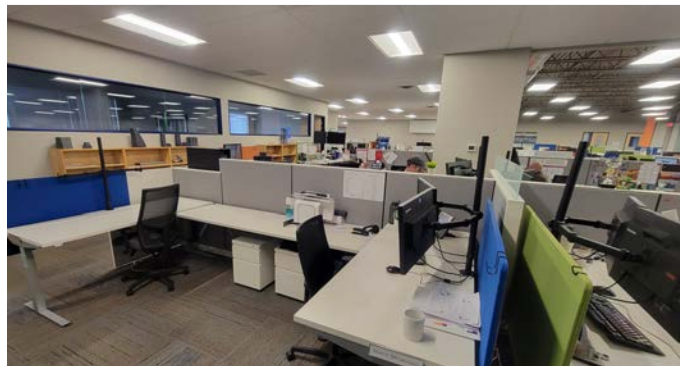
## Mendota Tech VIII

1179 Centre Pointe Circle  
Mendota Heights, MN 55120

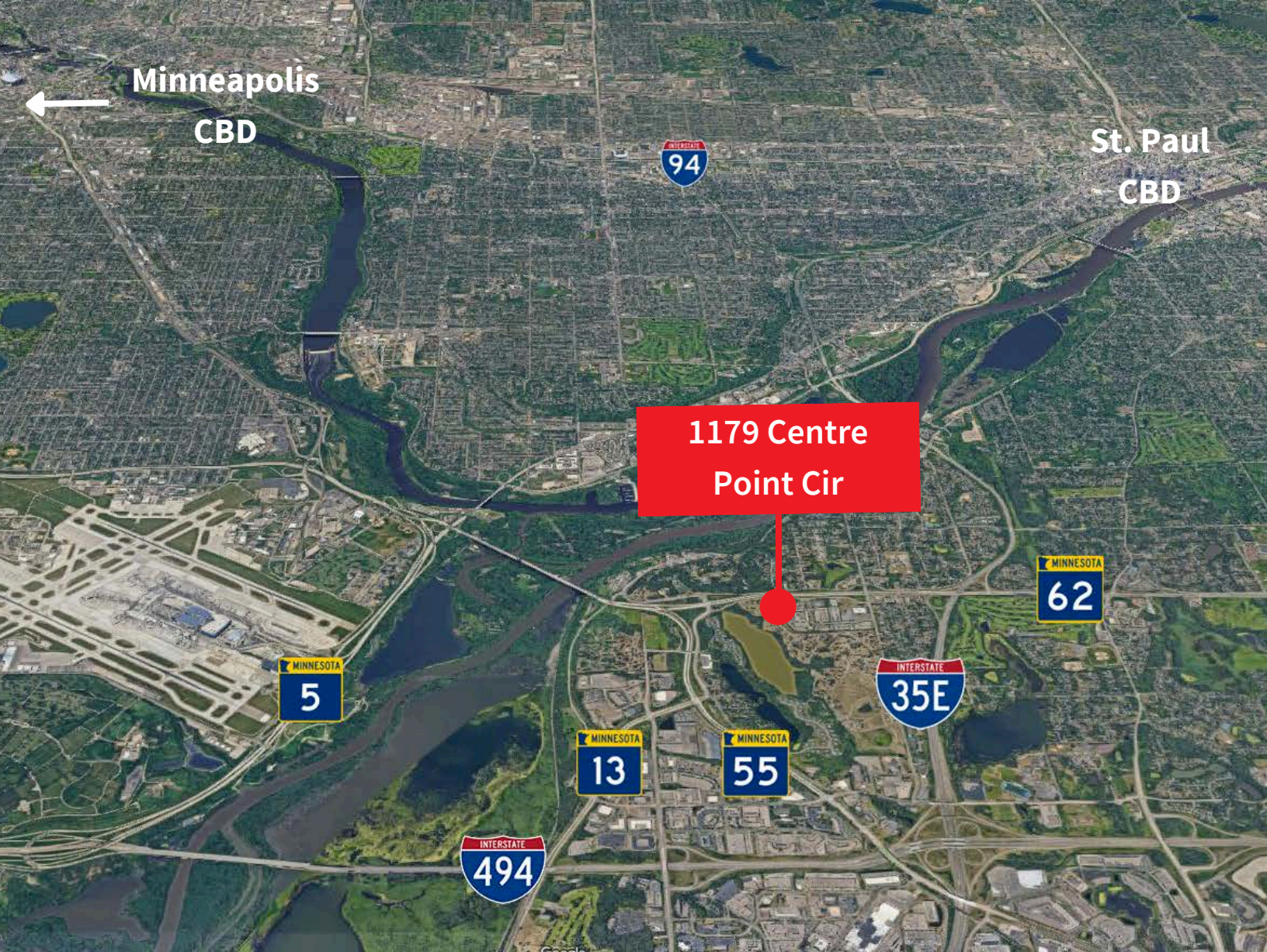
### Sublease opportunity

- 15,000 SF Space, demisable to 7,500 SF
- Available now
- Term through February, 28, 2030
- Gross Rental Rate: Negotiable

Located within an 8 building office park, this single story office-tech opportunity offers prime access to I-35E, I-494, highways 62 and 55.







**Building and area amenities**

- Outdoor patios and green space
- Ample, free parking
- Walking distance to historic downtown Mendota
- Surrounded by hotels, shops and restaurants
- Local ownership and management

**7 mins**  
To Mall of America

**5 mins**  
To MSP Airport

**15 mins**  
To Downtown Minneapolis

**8 mins**  
To Downtown St. Paul

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