 **JLL** SEE A BRIGHTER WAY

For sublease

High image office flex space
22,935 RSF Available

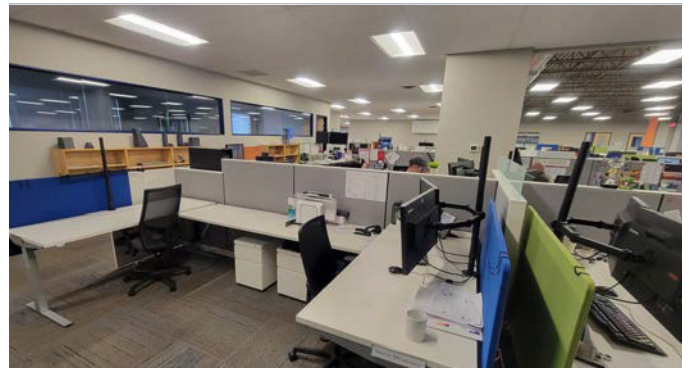
1179 Centre Pointe Circle, Mendota Heights, MN 55120

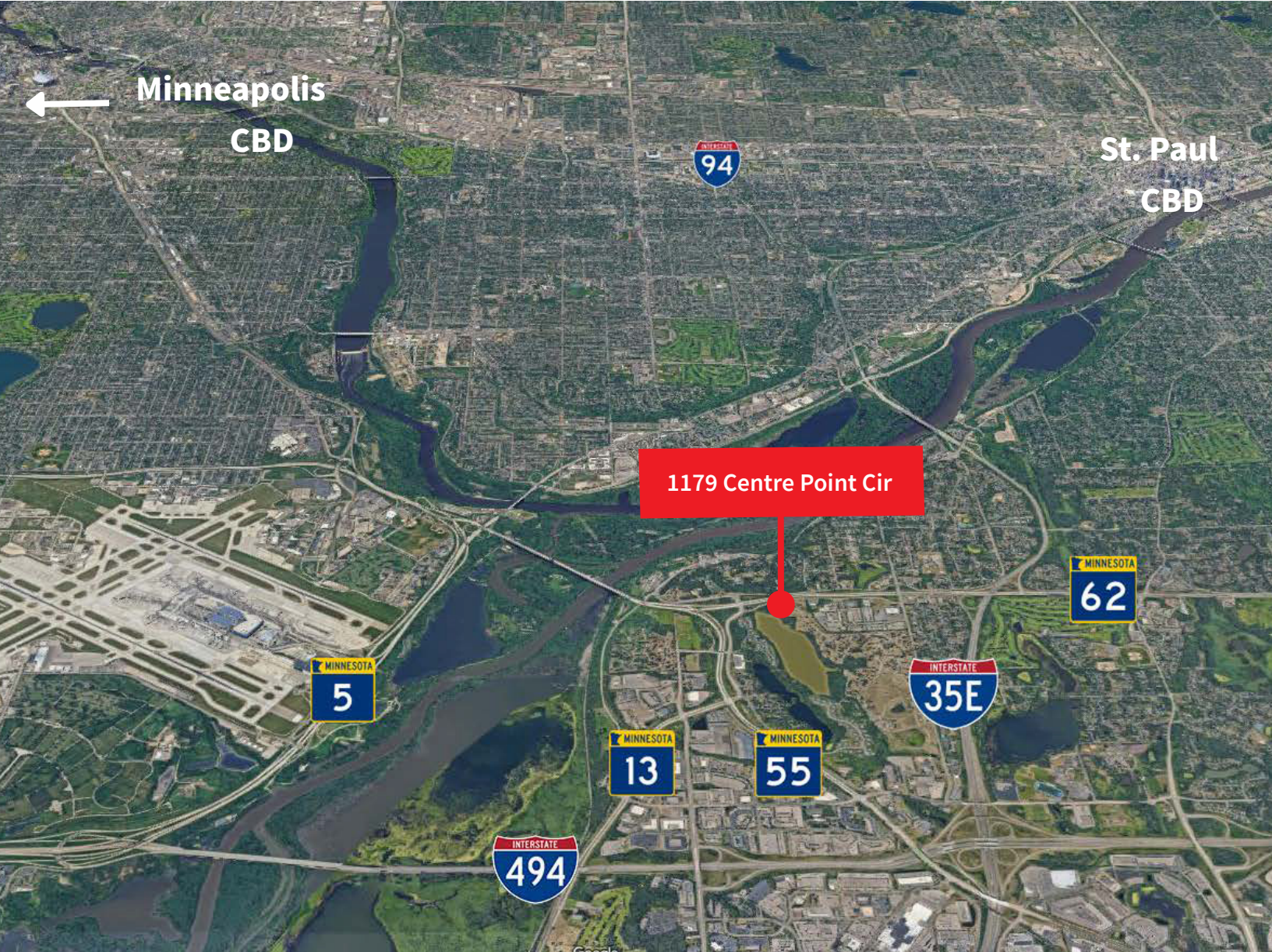
Mendota Tech VIII

1179 Centre Pointe Circle
Mendota Heights, MN 55120

Sublease opportunity

- 22,935 SF space available now
- Term through February 28, 2030
- Gross Rental Rate: Negotiable
- Furnished or unfurnished options available
- Crestron scheduling panels in conference rooms
- Flexible walls in training and breakrooms
- Integrated presentation technology in training room
- HFC-125 fire supression in server room





Building and area amenities

- Outdoor patios and green space
- Outdoor patio pre-plumbed for natural gas fire pit
- 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

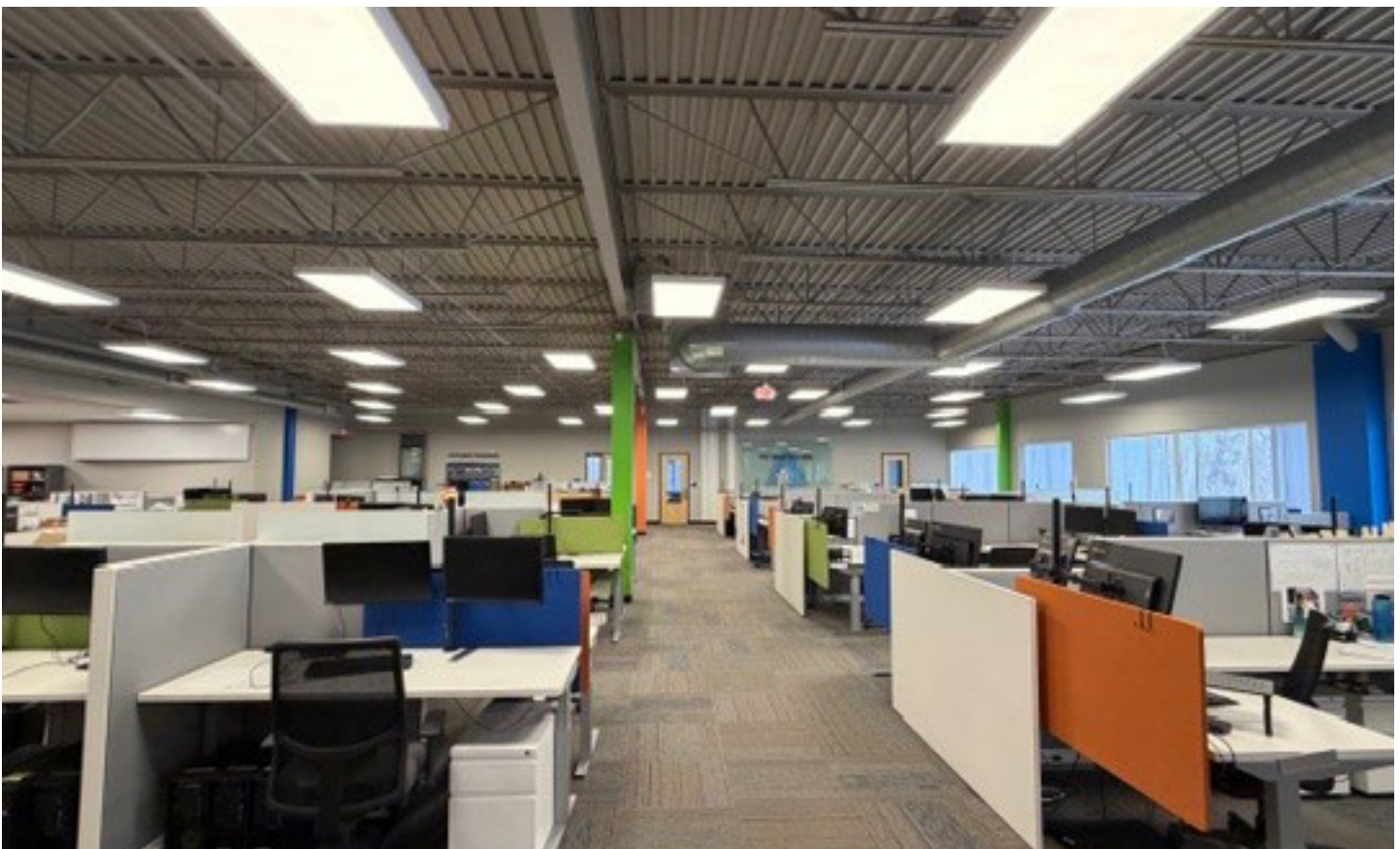
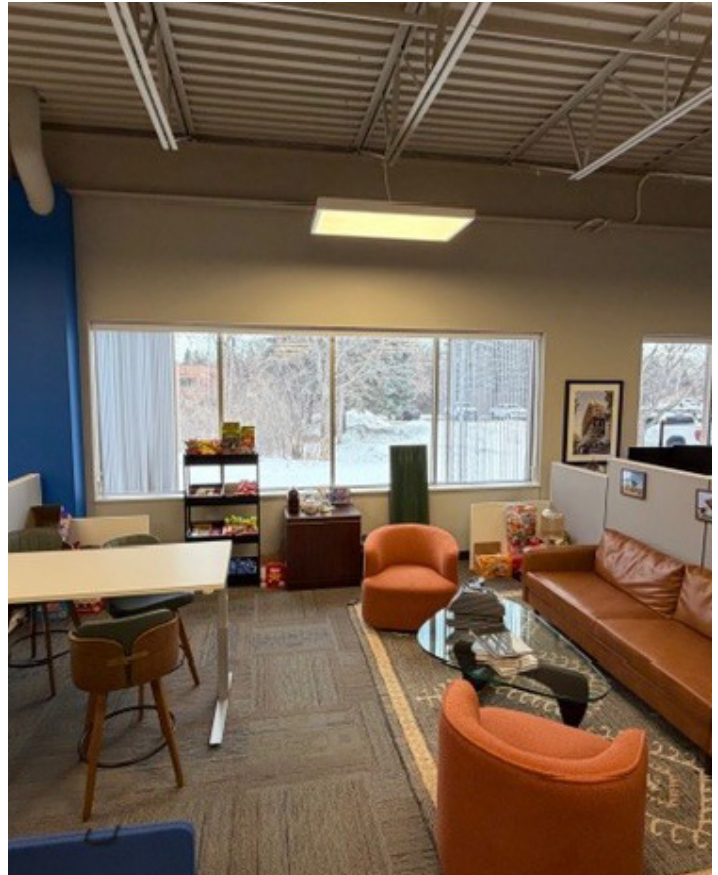
To MSP Airport

15 mins

To Downtown Minneapolis

8 mins

To Downtown St. Paul



Connor Ott

Senior Vice President
connor.ott@jll.com
+1 612 965 0912

Teig Hutchison

Vice President
teig.hutchison@jll.com
+1 612 217 5157