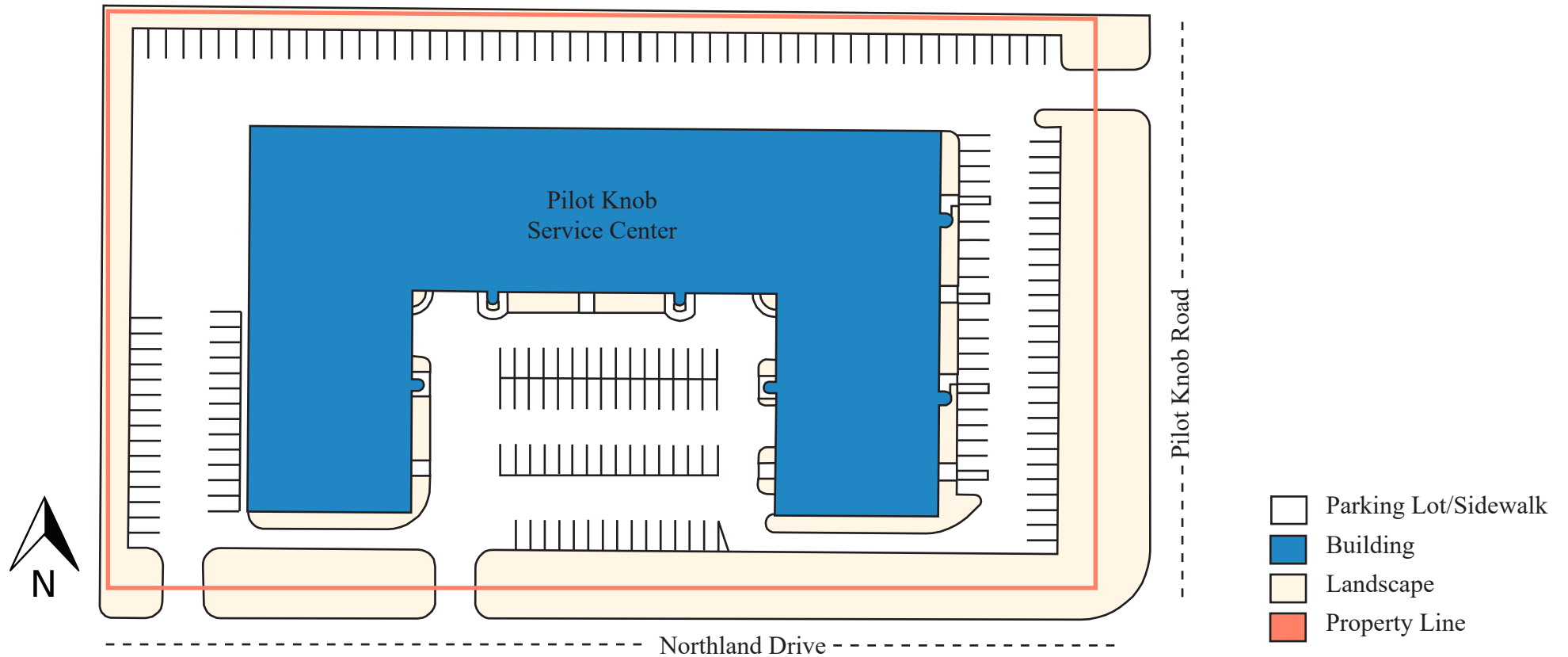


# PILOT KNOB



2535 Pilot Knob Road, Mendota Heights, MN 55120

# SITE PLAN



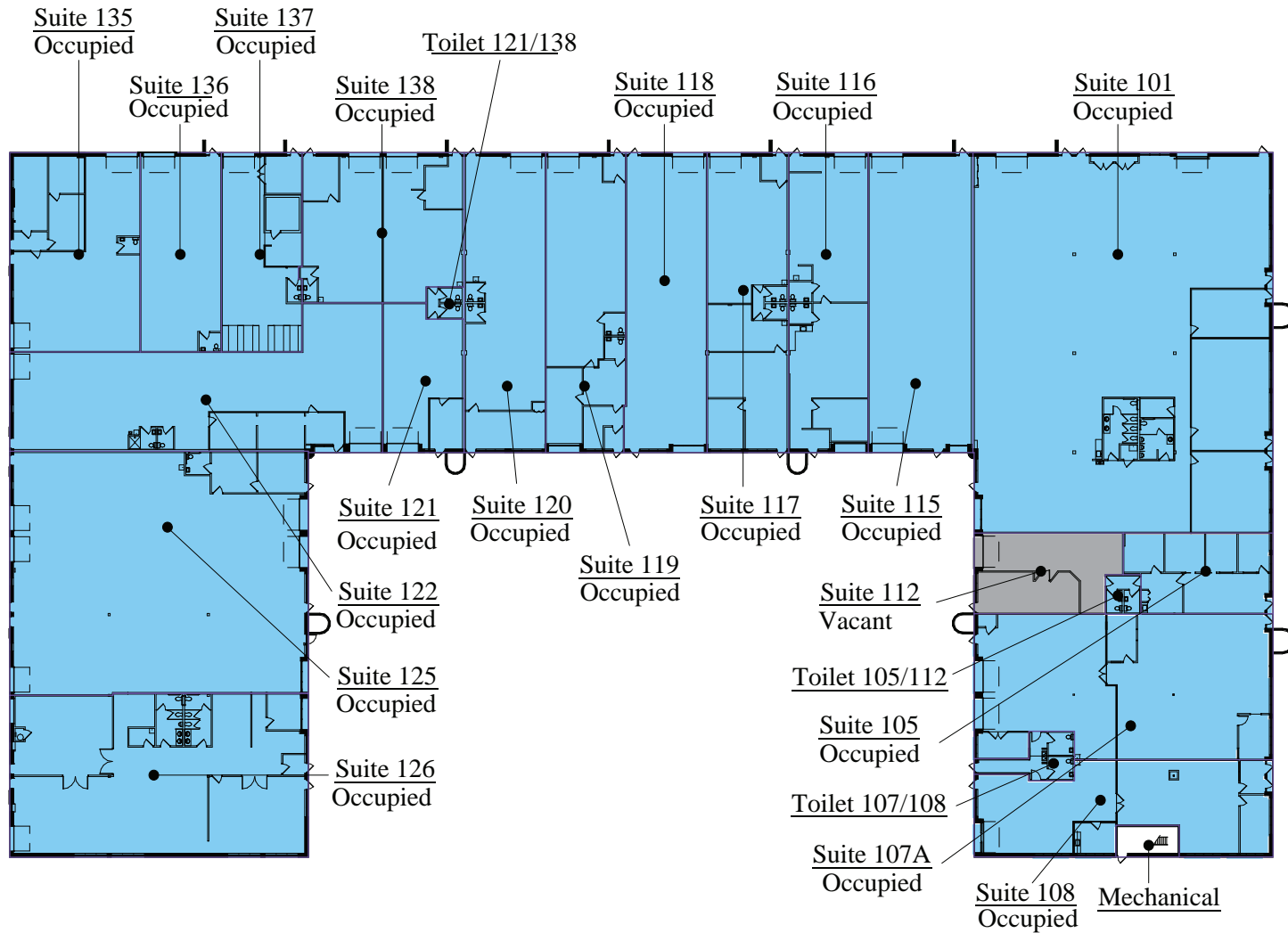
## PROPERTY HIGHLIGHTS

- Flexible office/Warehouse complex
- Just blocks from hotels and restaurants
- Just minutes from the Minneapolis/St. Paul Airport
- Combination of drive-in and dock height doors
- Located just one block north of the 94/Pilot Knob Interchange

ADDRESS	2535 Pilot Knob Road, Mendota Heights, MN 55120
BUILDING AREA	64,100 SF
NUMBER OF STORIES	1
PARKING STALLS	201 Stalls 3.41/1,000 SF
CLEAR HEIGHT	13' 6"
YEAR BUILT	1984



# FLOOR PLANS



MAIN FLOOR  
64,100 SF

- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration



# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,791	55,892	209,310
HOUSEHOLDS	1,529	23,782	89,980
HOUSEHOLD INCOME	\$149,430	\$91,085	\$88,060

I-494 88,000 VPD

PILOT KNOB ROAD 14,800 VPD





# CONTACTS

## Phil Simonet

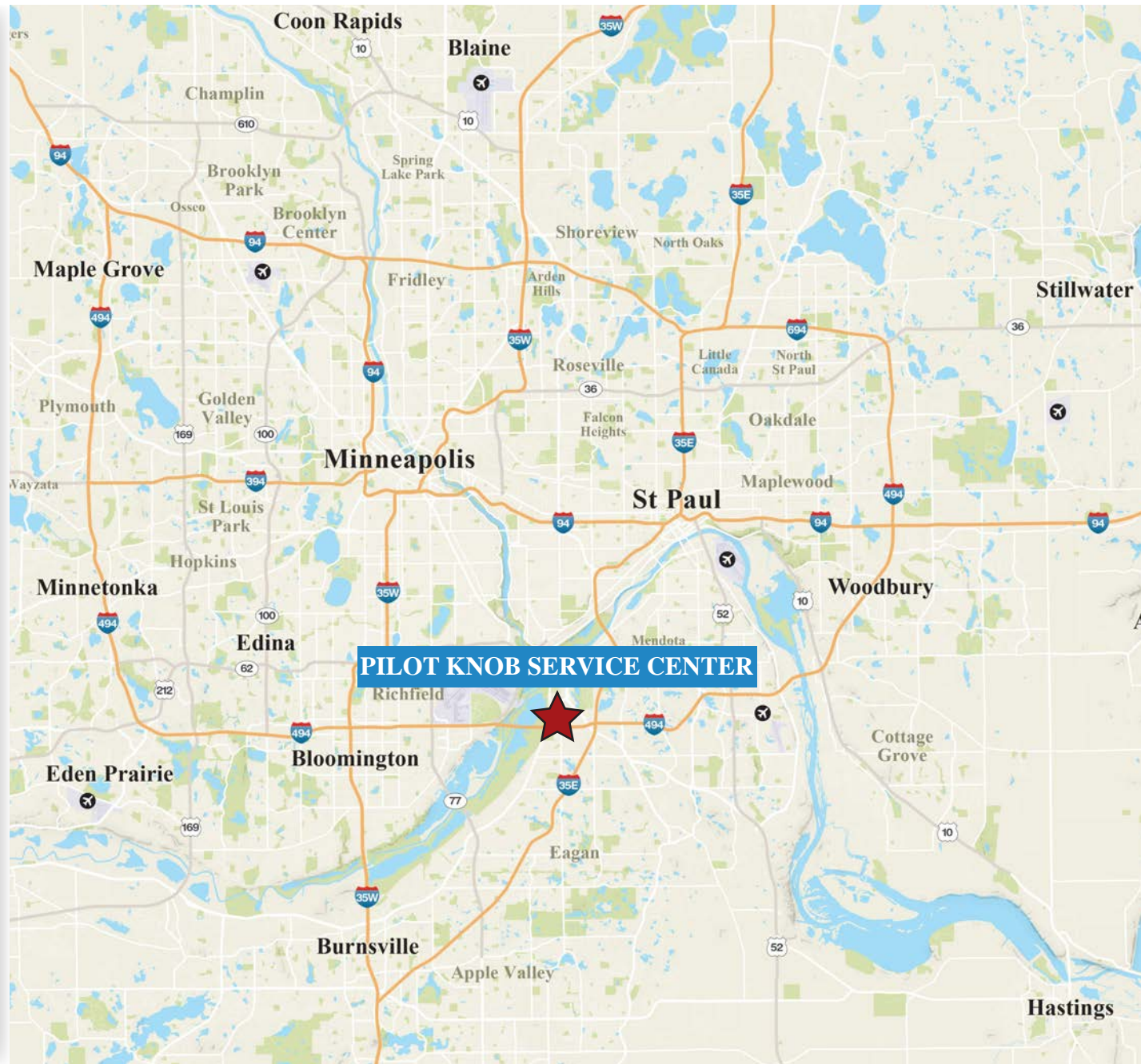
Leasing Agent  
Paramount Real Estate Corporation  
www.paramountre.com  
(612) 01-3870 Direct  
simonet@paramountre.com

## Robyn Plum

Property Manager  
(651) 999-5507 Direct  
rplum@wellingtonmgt.com

## Judy Olson

Customer Service & Property Administrator  
(651) 999-5541 Direct  
(651) 999-5516 Customer Service  
jolson@wellingtonmgt.com



1625 Energy Park Drive, Suite 100, St. Paul, MN 55108 | Main (651) 292-9844 | Fax (651) 292-0072 | wellingtonmgt.com