



Flexible Office Solutions in Rochester's Premier Landmark



**206 S Broadway Ave
Rochester MN 55904**



\$18.50 PSF NNN



98,352 SF



**Flexible floor plans
(2,100 – 7,200+ SF)**

- **Total Skyway Connectivity:** Unbeatable, climate-controlled convenience with direct, year-round access to the Mayo Clinic and the entire downtown network.
- **Premier Downtown Location:** Situated in the heart of Rochester with iconic skyline views and immediate access to the city's best dining, shopping, and entertainment.
- **Modernized Infrastructure:** A prestigious landmark building recently upgraded with new elevators, HVAC systems, and mechanicals for a high-performance, efficient workspace.
- **Flexible & Bright Floor Plans:** Efficient layouts designed for versatility, featuring expansive windows that maximize natural light.



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AVAILABLE SPACES

Suite	Floor	Total Size	Description
200	2nd	7,217 SF	Suite 200 offers 7,217 SF of unfinished space with two access points and exterior entry.
210	2nd	3,658 SF	Suite 210 offers 3,658 SF of unfinished space with two access points. The flexible layout allows for the space to be divided into two separate suites.
310	3rd	3,543 SF	Suite 310 offers 3,543 SF of unfinished space with two access points. The space can be divided into two separate suites, providing flexibility for a custom build-out.
360	3rd	4,119 SF	Suite 360 offers 4,119 SF of unfinished space with a single access point. Ideal for tenants looking to customize a space to their unique layout and design needs.
400	4th	2,196 SF	Suite 400 features 2,196 SF of finished space with two access points. This suite is not divisible and offers a turnkey option for immediate occupancy.
410	4th	4,120 SF	Suite 410 offers 4,120 SF of unfinished space with two access points. The layout allows for potential division into two separate suites, ready for custom build-out.
650	6th	2,693 SF	Suite 650 offers 2,693 SF of unfinished space with a single access point. Ideal for tenants looking to design a space tailored to their specific needs.
710	7th	4,147 SF	Suite 710 offers 4,147 SF of unfinished space with two access points. The layout allows for division into two separate suites, offering flexibility for various business needs.



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