



Shoppes on 2nd - Space For Lease

123 16th Avenue SW, Rochester, MN, 55902

Suite 200

- **Lease Rate** \$22.00 SF
- **CAM/RETAX** \$18.40
- **Leasable Space** 1,370 SF
- **Building Size** 11,520 SF



- High-Visibility – Prime strip mall off 2nd Street
- Excellent Signage – Maximize brand exposure
- Versatile Space – Ideal for businesses of all sizes
- Ample Parking – Easy access for customers and staff



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123 16th Avenue SW, Rochester, MN, 55902



Suite 300-400

- **Lease Rate** \$22.00 SF/yr (NNN)
- **CAM/RETAX** \$18.40
- **Leasable Space** 2,933 SF
- **Building Size** 11,520 SF

- High-Visibility – Prime strip mall off 2nd Street
- Excellent Signage – Maximize brand exposure
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- Ample Parking – Easy access for customers and staff



Leigh Ann Peltoma

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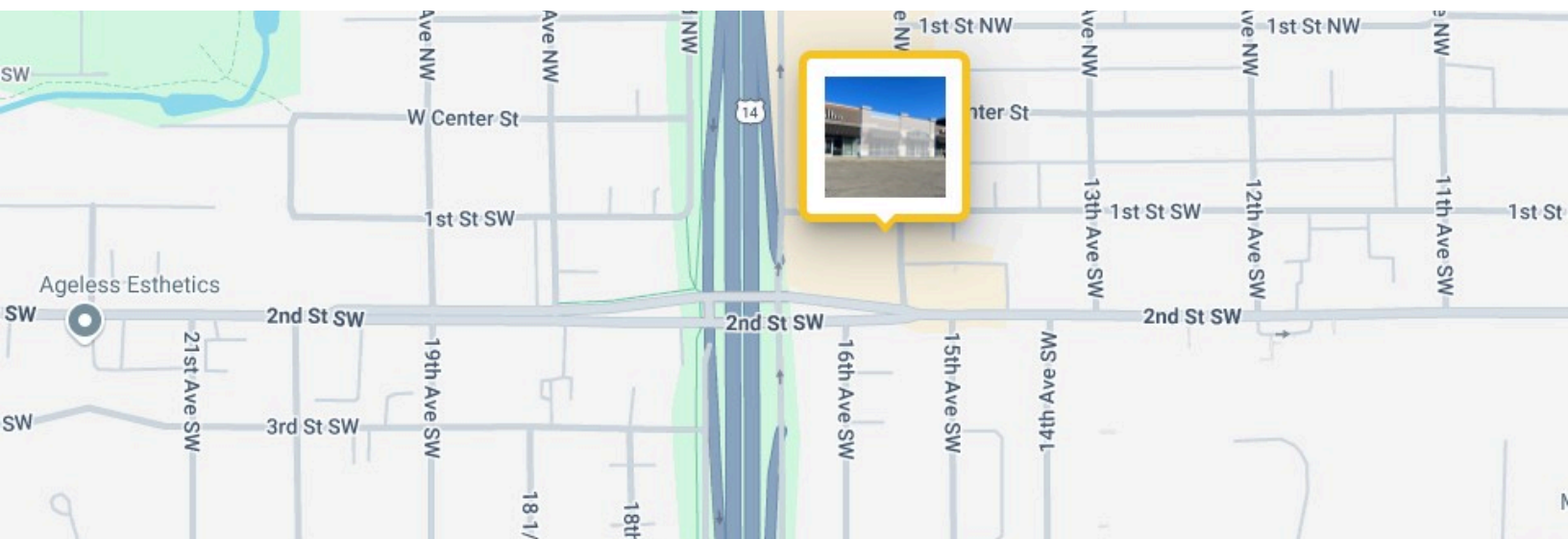
(507) 358-6577

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Suite 200
Suite 300 - 400



Position your business for success in this outstanding lease opportunity off 2nd Street. With unbeatable visibility and excellent signage options, this space ensures your brand gets noticed. Its strategic location near Highway 52, downtown Rochester, and St. Mary's Hospital makes it a prime choice for businesses looking to attract steady traffic and maximize convenience for customers. Designed to accommodate everything from small businesses to national retailers, this adaptable space offers endless potential. Ample parking and easy accessibility make it even more appealing. Don't miss out on this premier leasing opportunity—schedule a tour today and take your business to the next level!

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