

## PARAMARK REAL ESTATE SERVICES

21 1st Avenue SW • Rochester, MN

Multiple Spaces Available

## PROPERTY HIGHLIGHTS

- Premium downtown corner overlooking Peace Plaza
- Main floor, skyway and subway retail/office spaces
- Multi-million dollar interior and exterior renovation has created the premier commercial building in downtown Rochester
- Located 1 block from Mayo Clinic campus and headquarters



### PARAMARK REAL ESTATE SERVICES

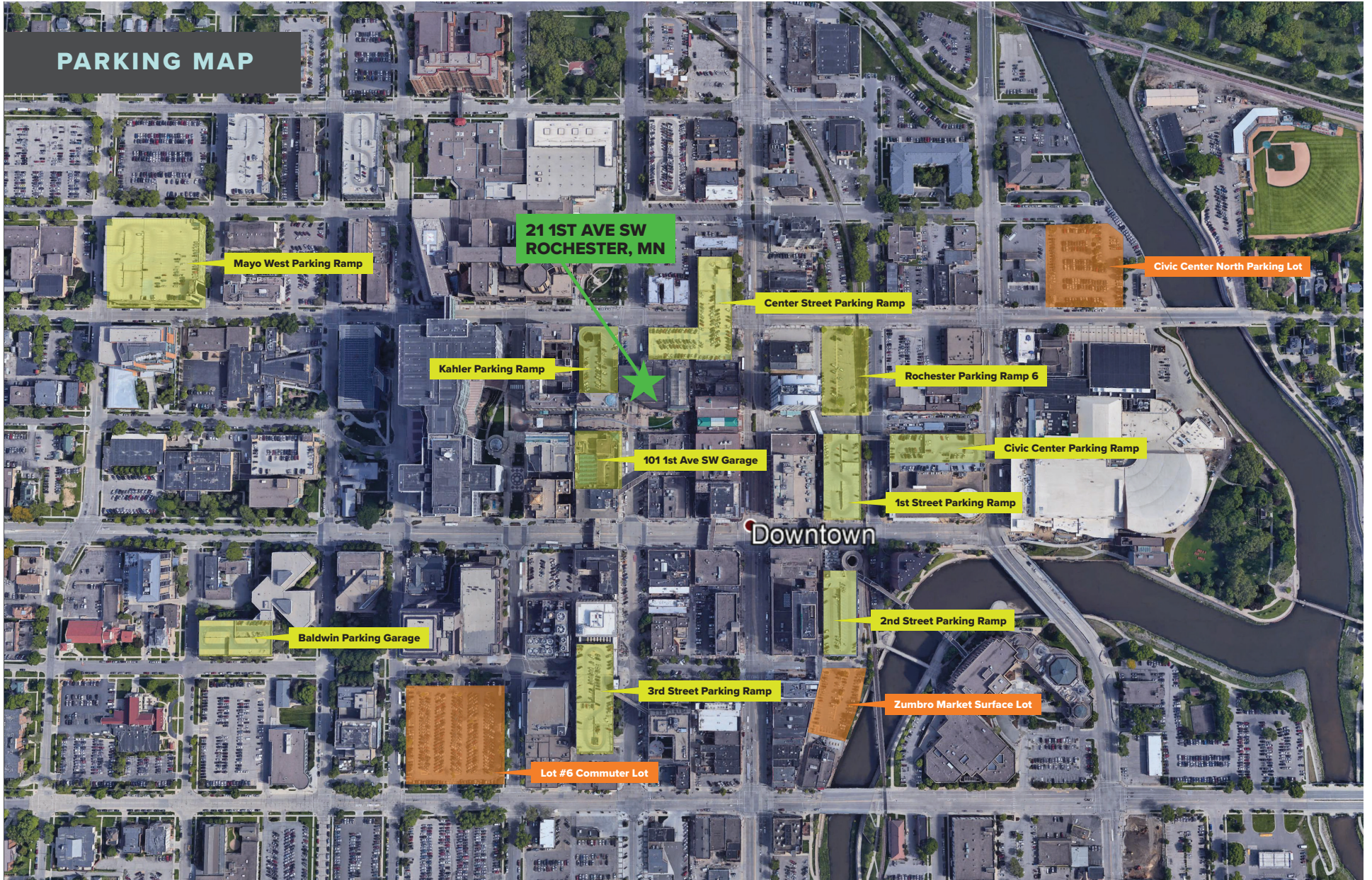
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# PARKING MAP



= PARKING RAMPS



= SURFACE PARKING LOTS

## DAYTIME DEMOGRAPHICS

140,000 pedestrian count traffic count per month through the skyway system

1.5 million visitors per month

## DEMOGRAPHICS

	1 MILE	3 MILES
Population	15,886	76,659
Households	8,205	32,388
Average HH Income	\$60,482	\$81,266
Employees	84,983	113,137
Median Age	38.3	37.9

## BUILDING INFORMATION

Location	21 1st Avenue SW
Building Size	101,389 SF
Min. Divisible	1,022 SF
Building Class	A
Year Built/Year Renovated	1981/2020
Amenities: skyway and subway connected, Peace Plaza location, Wells Fargo retail branch on-site, directly adjacent to numerous parking options, hotels, retail and restaurants.	

## TRAFFIC COUNTS

West Center Street	7,800
3rd Avenue SW	3,950
2nd Street SW	11,400
Broadway Avenue S	22,000
4th Avenue SW	12,600

## SPACE 1 - SUBWAY LEVEL (SUITE B002)

**Rental Rate:** Negotiable

**Service Type:** Triple Net

**Space Available:** 5,198 SF

**Space Type:** New

**Lease Term:** Negotiable

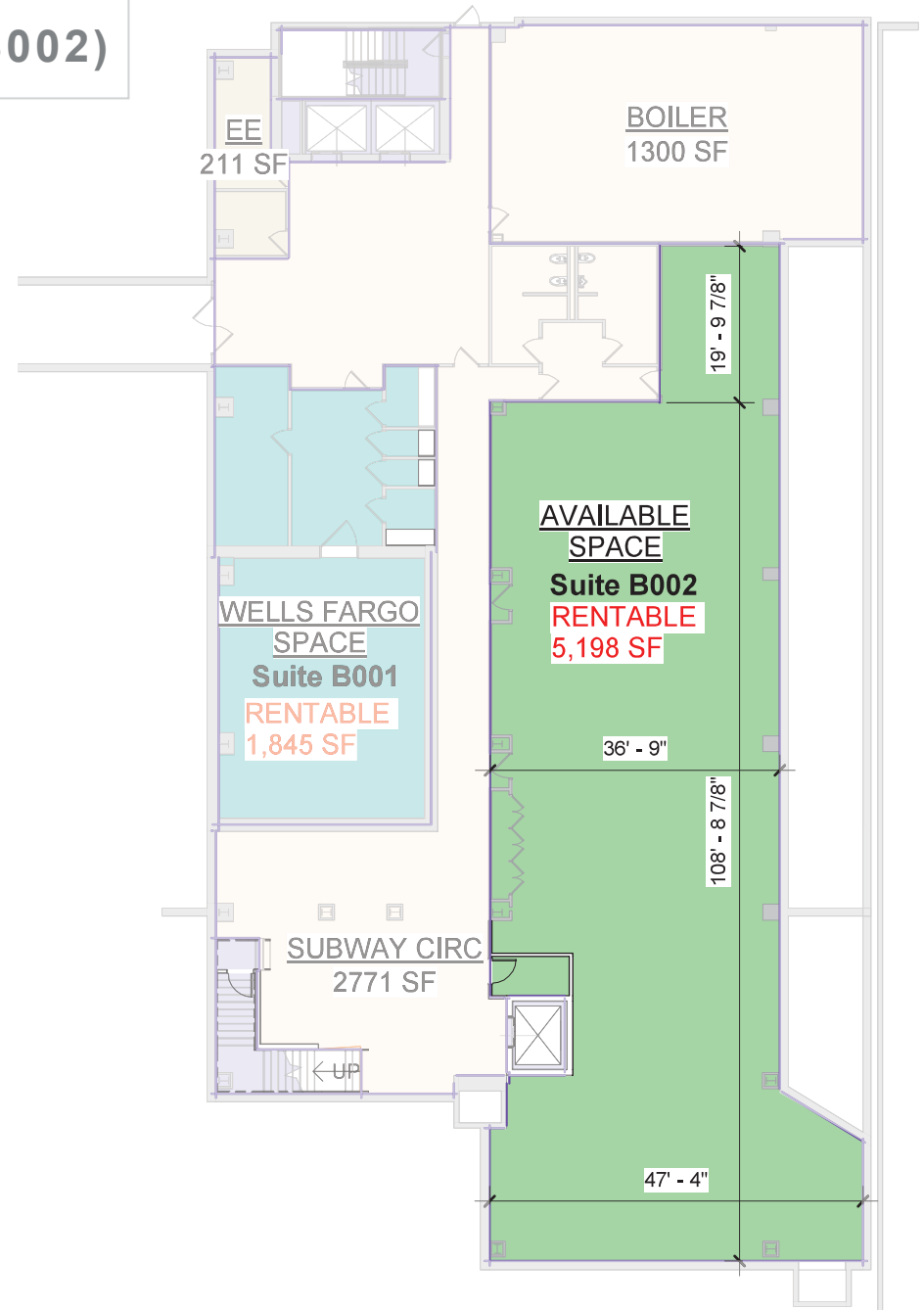
**Date Available:** Immediately

**Space Use:** Office / Tech / Storage

**Floor:** Subway

**Space Feature:** Subway

Connected



## SPACE 2 - 1ST FLOOR (SUITE 101)

**Rental Rate:** \$30.00-\$35.00 / SF / YR

**Service Type:** Triple Net

**Space Available:** 3,677 SF

**Space Type:** New

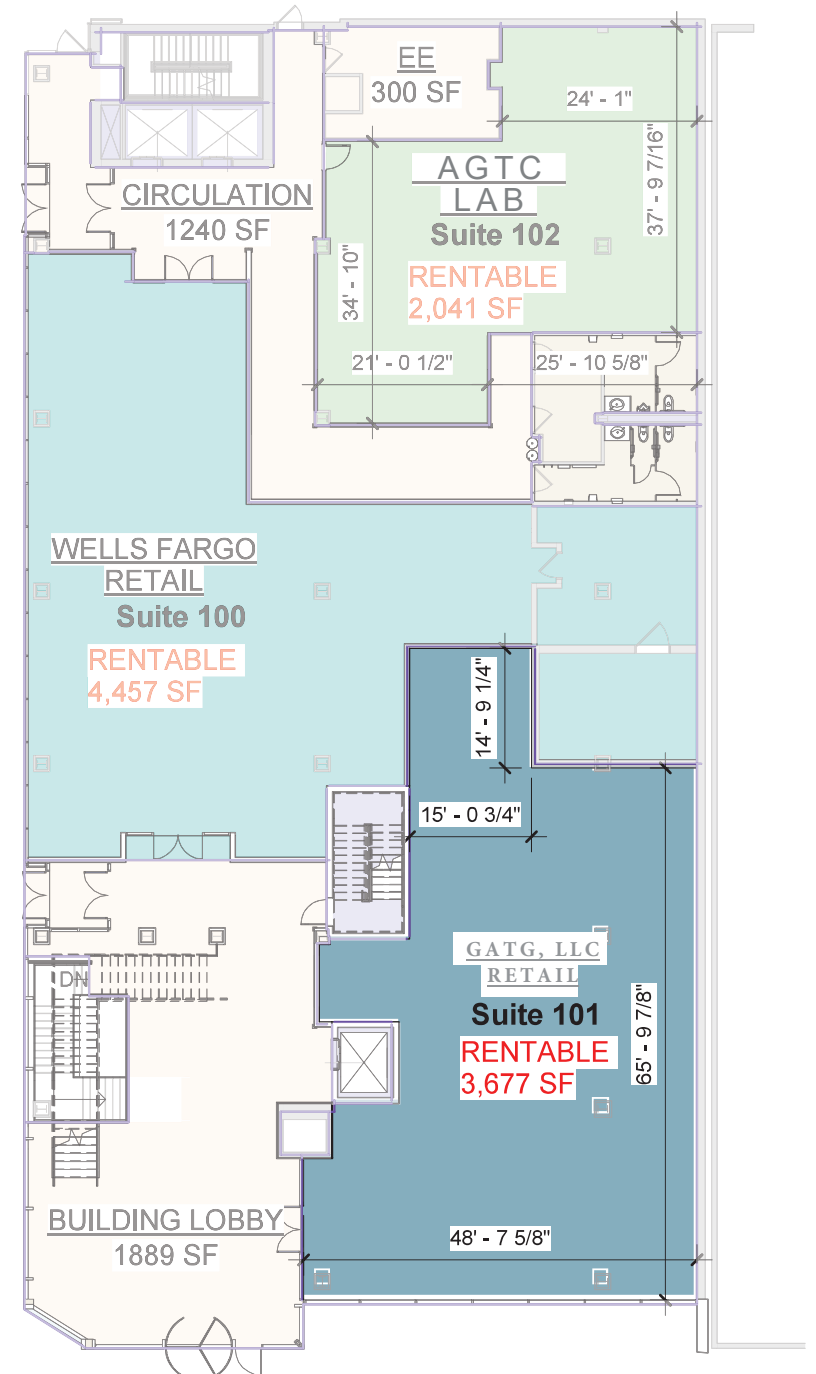
**Lease Term:** Negotiable

**Date Available:** Immediately

**Space Use:** Retail / Office

**Floor:** 1st

**Space Features:** Peace Plaza  
Frontage and Direct Access,  
Potential Signage, Outdoor  
Seating Options



# SPACE 3 - SKYWAY LEVEL (SUITE 201)

**Rental Rate:** \$25.00-\$35.00 / SF / YR

**Service Type:** Triple Net

**Space Available:** 3,233 SF

**Space Type:** New

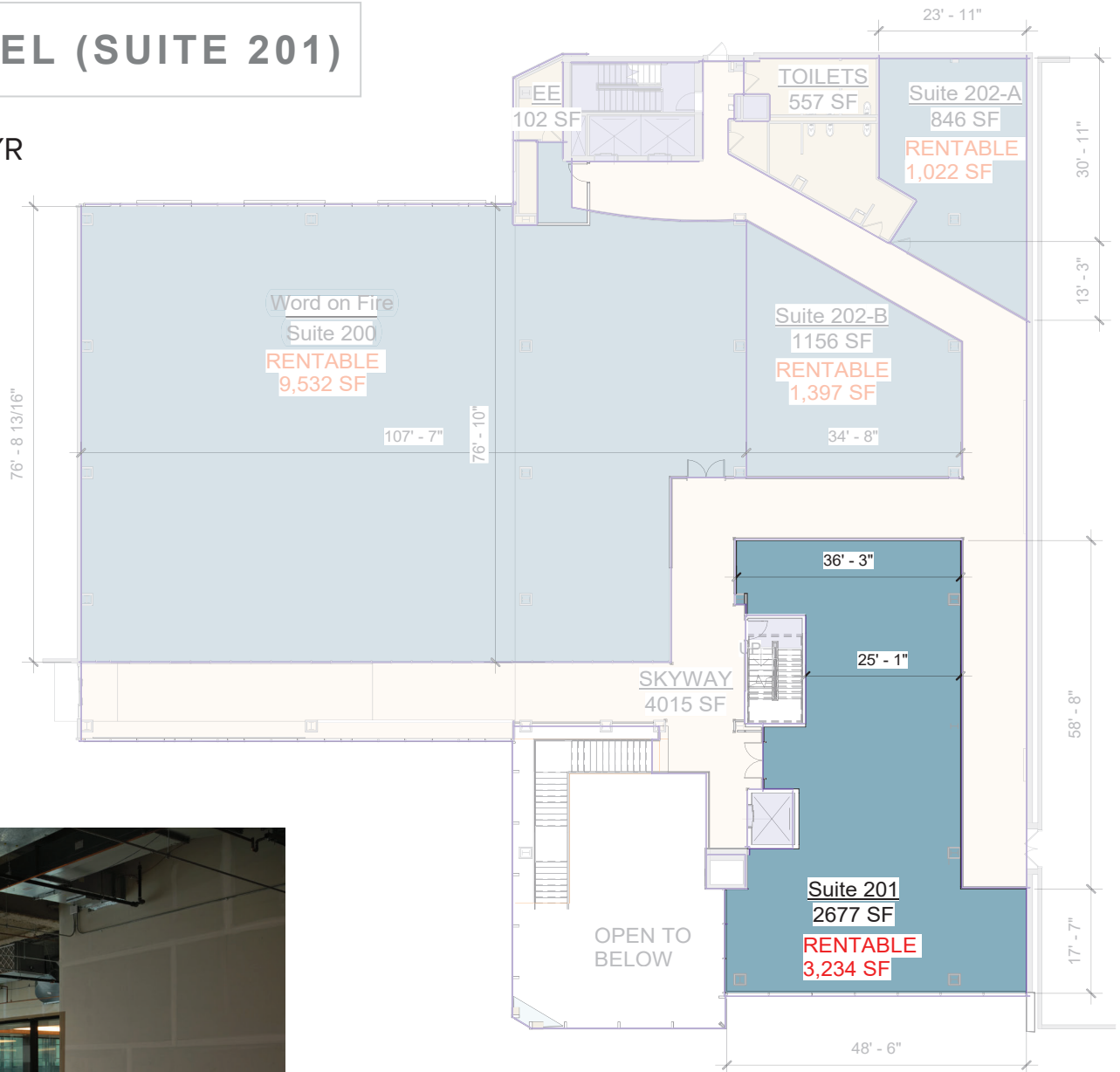
**Lease Term:** Negotiable

**Date Available:** Immediately

**Space Use:** Retail

**Floor:** 2nd / Skyway

**Space Feature:** Skyway Connected,  
Skyway Signage Opportunities,  
Peace Plaza View



## SPACE 4 - SKYWAY LEVEL (SUITE 200 & 202B)

**Rental Rate:** \$20.00-\$30.00 / SF / YR

**Service Type:** Triple Net

**Space Available:** 1,397-10,929 SF

**Space Type:** New

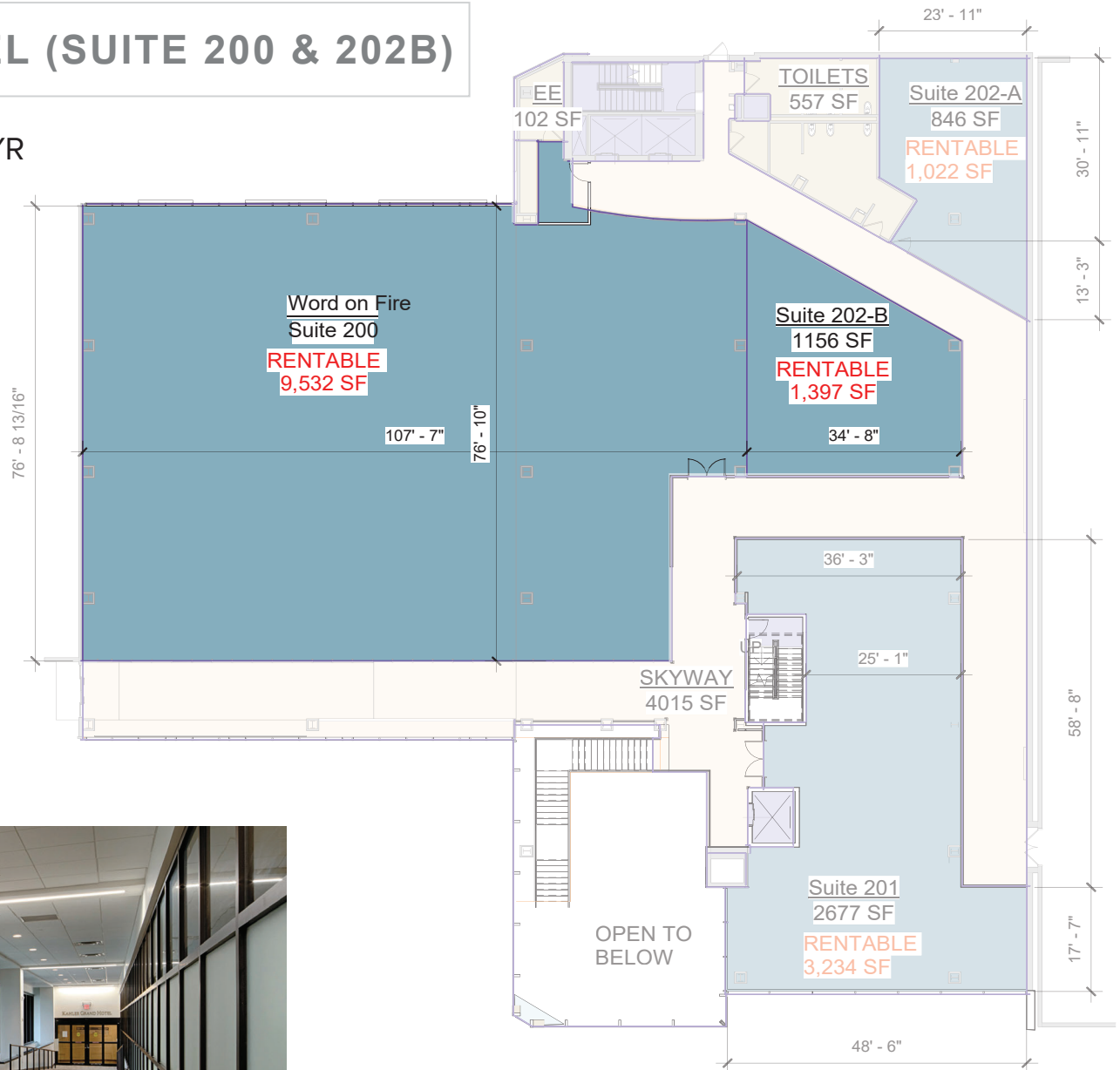
**Lease Term:** 5-10 Years

**Date Available:** Immediately

**Space Use:** Retail / Office

**Floor:** 2nd / Skyway

**Space Feature:** Skyway Connected,  
Skyway Signage Opportunities



## SPACE 5 - SKYWAY LEVEL (SUITE 202A)

**Rental Rate:** \$18.00-\$20.00 / SF / YR

**Service Type:** Triple Net

**Space Available:** 1,022 SF

**Space Type:** New

**Lease Term:** 5-10 Years

**Date Available:** Immediately

**Space Use:** Retail / Office

**Floor:** 2nd / Skyway

**Space Feature:** Skyway Connected,  
Skyway Signage Opportunities

