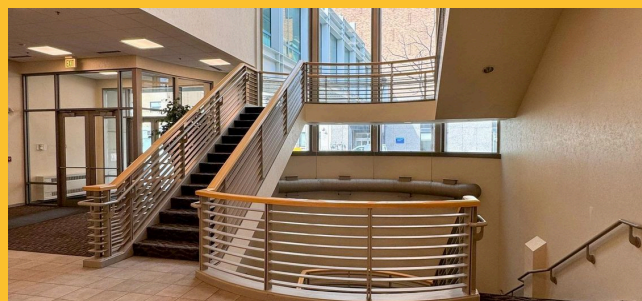




Downtown Mixed Use Building

14 2nd Street SW, Rochester, MN, 55902



- **Lease Rate** \$14 - \$22 sqft NNN
- **CAM/RETAX** \$14.46 psf
- **Year Built** 1950
- **Available Space** 2,707 - 40,103 SF

- Skyway Access
- Prime Downtown Location
- Versatile Usage
- Versatile Space: Office, Retail, or Restaurant and Restaurant

Space For Lease

14 2nd Street SW Rochester, MN 55902



Nestled in a prominent downtown Rochester location at the corner of 2nd Street and Broadway Ave, this versatile lease opportunity offers prime visibility. The street-level space presents an adaptable canvas, suitable for conversion into a restaurant, retail establishment, or maintained as office. Choose flexibility with available spaces ranging from 2,707 square feet to an entire floor spanning nearly 15,000 square feet. The strategic proximity, being only 2 blocks from the Mayo Clinic, coupled with convenient Skyway access at both the north and south ends of the building, adds an extra layer of convenience for businesses seeking a central and accessible location.

Lease Rates	\$14 - \$22 sqft NNN
Leaseable Space	2,707 SF - 40,103 SF
CAM/RETAX	\$14.46 psf
Year Built	1950

