

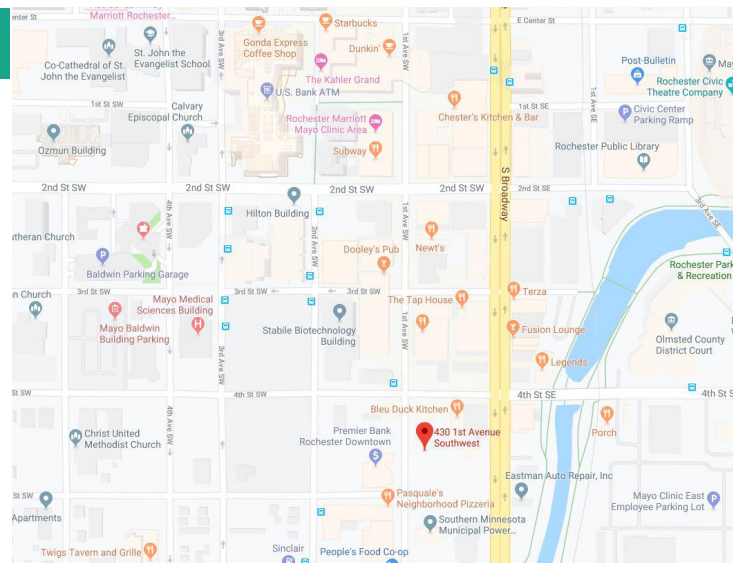
**MULTIPLE SPACES  
AVAILABLE**

**430 1ST AVENUE SW | ROCHESTER, MN 55902**



## PROPERTY HIGHLIGHTS

- Retail, restaurant, office space
- Located downtown Rochester - 1 block to skyway and public parking ramp
- Easy access to over 35,000 downtown employees and over 500 apartments within three blocks
- Up to 9,347 contiguous square feet available on the main level
- Floor to ceiling windows with high ceilings
- Outdoor patio seating areas
- 154 apartments above retail space
- Generous t.i. from landlord



**DARCI FENSKE**

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**PARAMARK REAL ESTATE SERVICES**

7392 Airport View Dr. SW

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## 430 1ST AVENUE SW | ROCHESTER, MN 55902



### BUILDING INFORMATION

<b>Location:</b>	430 1st Ave SW
<b>Building Size:</b>	156,000 SF
<b>Space Available:</b>	1,918 SF - 9,347 SF
<b>Base Rent:</b>	\$25.00 - \$29.00 /SF/Yr
<b>Space Type:</b>	Office/Retail
<b>Lease Term:</b>	Negotiable
<b>Service Type:</b>	Triple Net
<b>Date Available:</b>	July 1, 2019



### TRAFFIC COUNTS (vehicles per day)

<b>1st Avenue SW:</b>	1,750 cpd
<b>Broadway Avenue :</b>	26,000 cpd
<b>4th Street SW:</b>	12,600 cpd
<b>3rd Avenue SW:</b>	3,250 cpd
<b>6th Street SW:</b>	8,600 cpd



### DEMOGRAPHICS

	1 MILE	3 MILES
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<b>Population:</b>	16,144	75,319
<b>Households:</b>	8,320	32,009
<b>Average HH Income:</b>	\$62,777	\$83,361
<b>Daytime Employees:</b>	85,231	111,687
<b>Median Age:</b>	38.2	38.0
<b>Businesses:</b>	3,483	5,729

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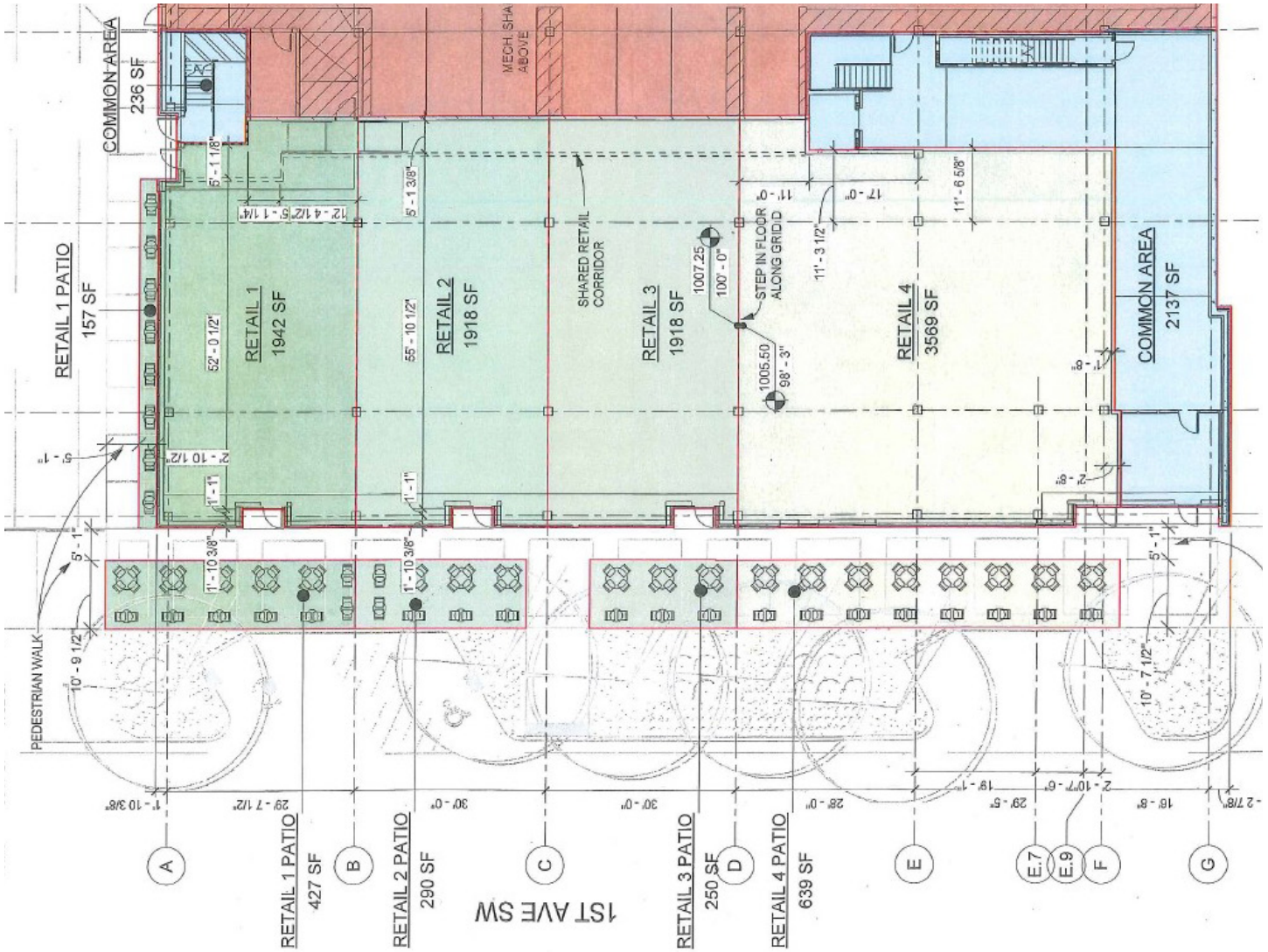
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**AVAILABLE SPACES**

Suite #	Space Available	Min. Divisible	Max Contig.	Lease Type	Service Type
10	1,942 SF	1,942 SF	9,347 SF	NEW	Triple Net
20	1,918 SF	1,918 SF	9,347 SF	NEW	Triple Net
30	1,918 SF	1,918 SF	9,347 SF	NEW	Triple Net
40	3,569 SF	3,569 SF	9,347 SF	NEW	Triple Net

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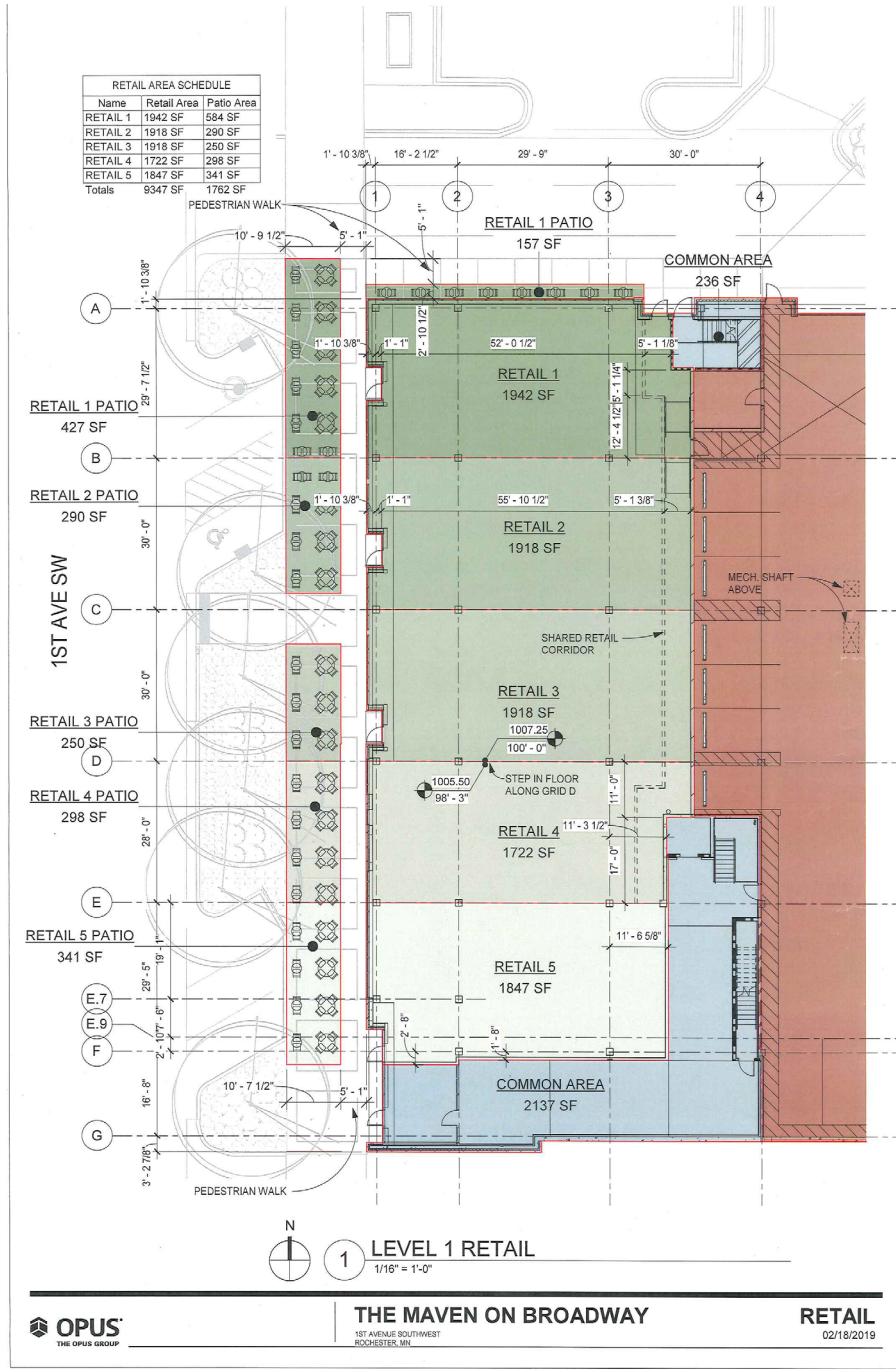
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**OPUS**  
THE OPUS GROUP

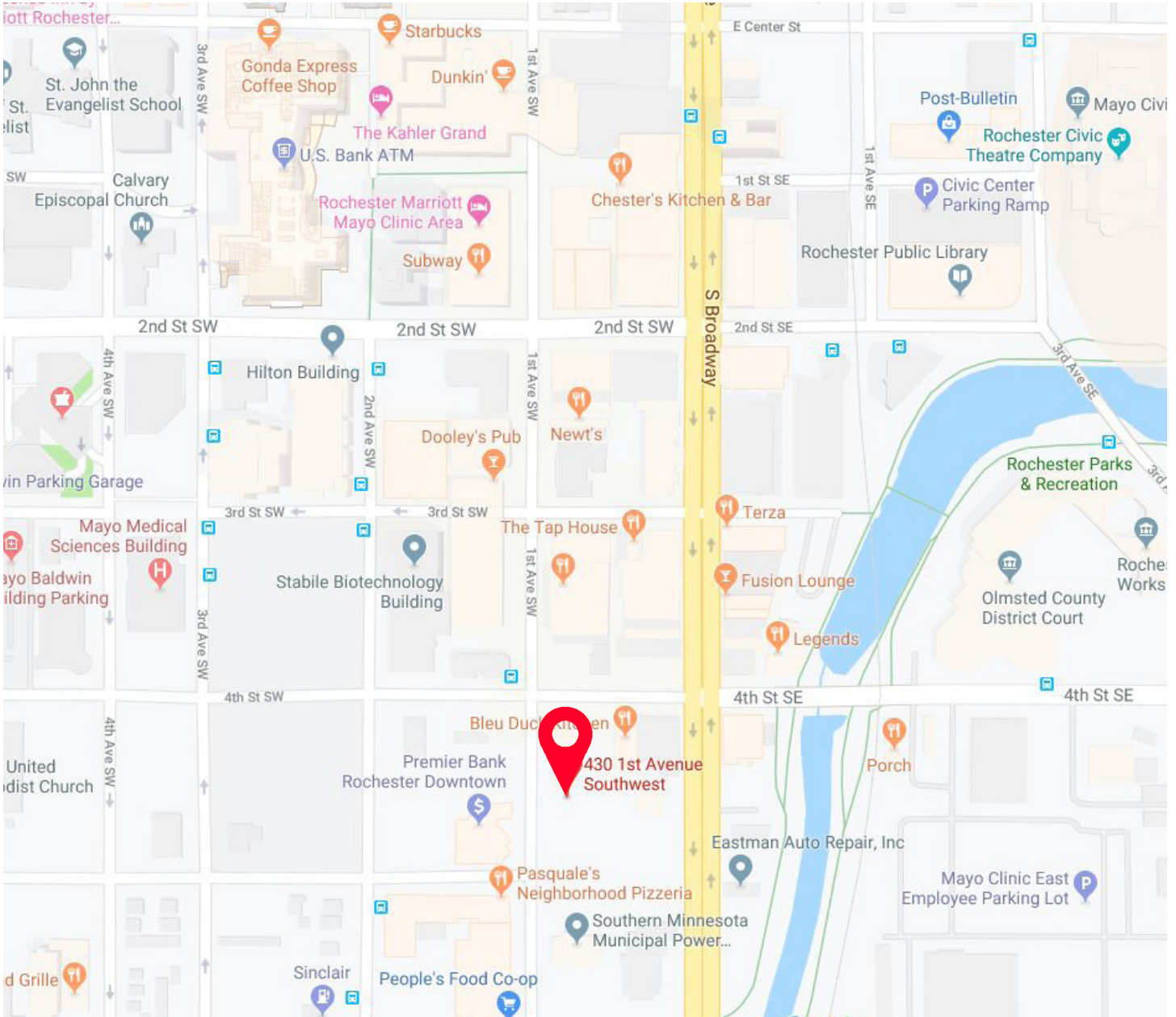
**THE MAVEN ON BROADWAY**  
151 AVENUE SOUTHWEST  
ROCHESTER, MN


**RETAIL**  
02/18/2019

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 = Available Property

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