



## Street Retail in the Kalher Grand Hotel

15 1st Ave SW, Rochester, MN, 55902



**Leaseable Space**      **1,441 SF**

**Lease Rates**      **\$30 PSF**

**CAM/RETax**      **\$10.50 PSF**

- Direct proximity to Mayo Clinic – Just steps from patient, visitor, and employee traffic
- Adjacent to Kahler Grand Hotel – A historic anchor for out-of-town guests
- Surrounded by upscale dining – including Victoria's, Chester's, and other popular spots
- Retail-rich environment – High foot traffic and nearby national and local shops
- Close to hotels and apartments – Ideal for client access and employee convenience



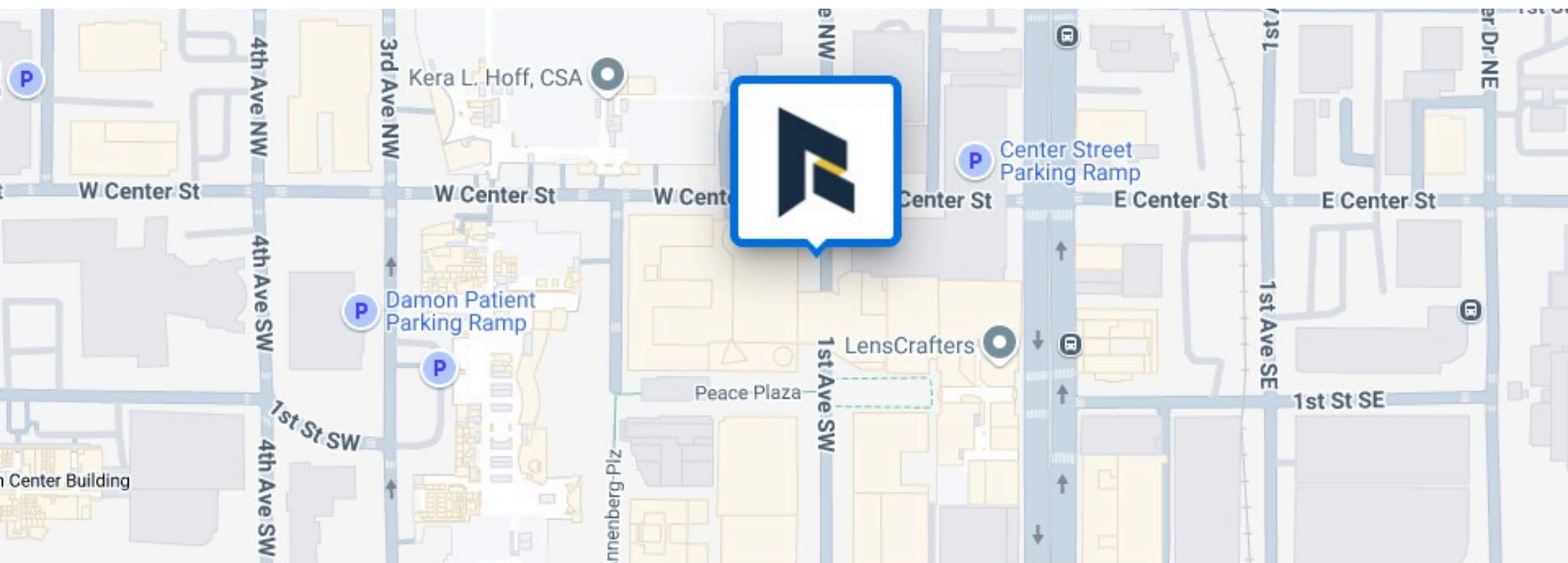
# Street Retail in the Kalher Grand Hotel Downtown

15 1st Ave SW, Rochester, MN 55902



Leasable retail, restaurant, or office spaces available in the heart of downtown Rochester, MN. ADA-compliant and within walking distance to Mayo Clinic, these versatile spaces offer high visibility and foot traffic, appealing to both large national brands and local businesses. Surrounded by high-end dining, retail, and accommodations, these locations support diverse business needs in a thriving, pedestrian-friendly community.

Leaseable Space	1,441 sqft
Lease Rate	\$30 PSF
CAM/ReTax	\$10.50 PSF



Justin Collopy  
(507) 289 - 8000  
justin@rgi-group.com

Bucky Beeman  
(507) 951-7130  
bucky@rgi-group.com