



Office Opportunity Along the West Circle Drive Corridor
3416 Lakeridge Pl NW , Rochester, MN, 55901



Lease Rate	\$16 PSF NNN
CAM/ReTax	\$11.23 PSF
Leaseable Space	4,968 SF
Total Building Size	9,220 SF

- Flexible lease options
- Desirable NW Rochester location off West Circle Dr
- Large open workspace with natural light
- Reception area, conference room, and storage
- Three drive-in doors for added functionality
- Ample on-site parking



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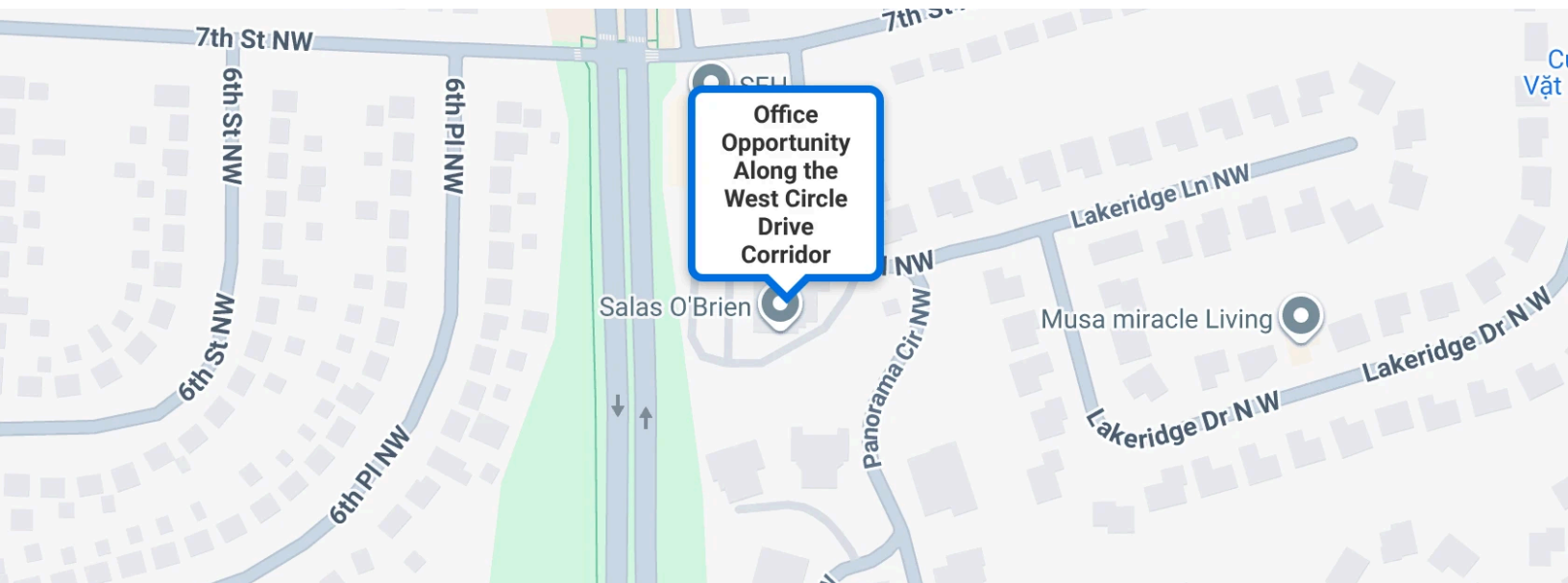


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Now available for lease, this well-maintained office building offers a prime 4,968 SF suite ideal for professional, medical, or service-based users. Located on Lakeridge Place NW in Rochester, MN, the property boasts a highly desirable setting just off West Circle Drive and near Highway 14, providing excellent accessibility and visibility for your business.

Originally constructed in 2005, the building features a clean, modern design with a fully ADA-accessible layout. The available space is currently configured with a welcoming reception area, a large open work environment that maximizes natural light, a private conference room, and generous storage. A unique highlight of this office space is the inclusion of three drive-in doors, offering a rare combination of professional office atmosphere and light industrial functionality.

With ample on-site parking and a strategic west-side location close to major transit routes and local amenities, this is an exceptional opportunity to secure high-quality, adaptable space in a thriving corridor.



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