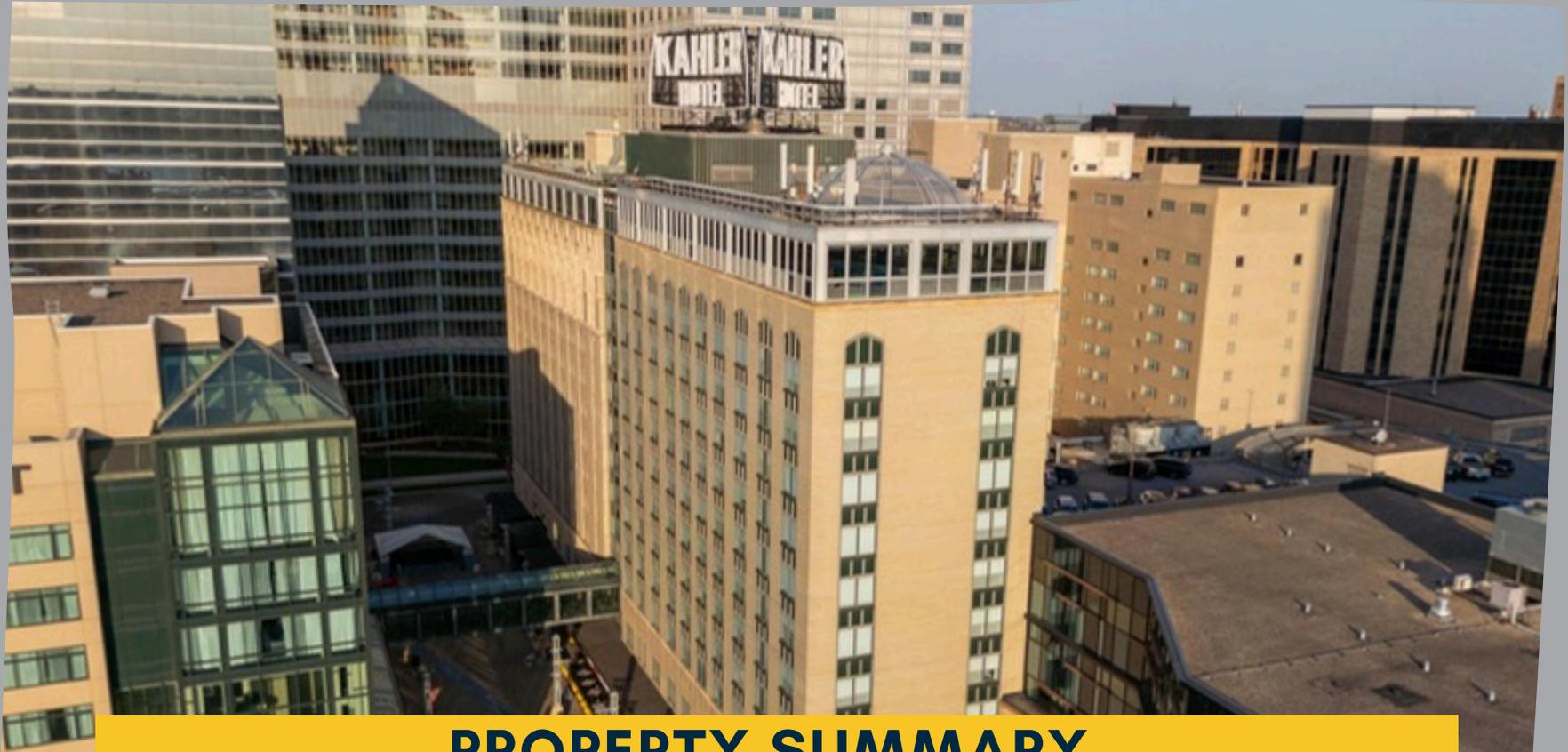


# Kahler Grand Hotel



## PROPERTY SUMMARY

- World-Class Visibility
- ADA Accessibility
- Prime Location
- Pedestrian and Parking-Friendly

# Kahler Grand Hotel

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.



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# 101 1st St SW, Rochester, MN 55902



This approx. 2,721 sq. ft. turn-key retail space offers unmatched visibility and prestige in the heart of Rochester's bustling downtown. Steps from the world-renowned Mayo Clinic, which attracts millions of visitors annually, this site is truly the most absolute prime retail location in all of Rochester, MN.

Surrounded by high-end dining, luxury accommodations, and vibrant pedestrian activity, this space presents an extraordinary opportunity to make your business thrive.

## Property Features

- Prime Location
- ADA Accessibility
- Pedestrian and Parking-Friendly
- World-Class Visibility
- Turn-Key Setup



**Total Size**  
2,271 sqft

**Use Type**  
Retail

**Suite**  
101



**15 1st Ave SW, Rochester, MN 55902**



## Property Features

- Prime Location
- ADA Accessibility
- Pedestrian and Parking-Friendly
- World-Class Visibility
- Turn-Key Setup

This approx. 1,441 sq. ft. space offers a prime, turn-key setup suitable to operate a coffee shop or restaurant just steps from the world-renowned Mayo Clinic, attracting a global audience. Ideally positioned in the Kahler Grand Hotel, this site benefits from unmatched visibility in the heart of Rochester's bustling downtown, making it an iconic space to serve nearly any business.



**Total Size**

1,441 sqft

**Use Type**

Retail/ Restaurant (QSR)





## Property Features

- Prime Location
- ADA Accessibility
- Pedestrian and Parking-Friendly
- World-Class Visibility
- Turn-Key Setup

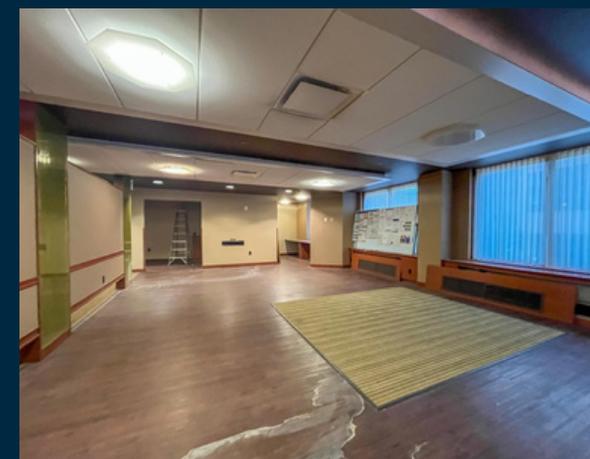
This approximately 2,618 sq. ft. space fits the needs of a large national company or small business. Its versatility provides a great range of uses, including office space, medical services, corporate headquarters, educational facilities, tech startups, and wellness centers. With a welcoming layout and ample natural light, this space is ready to accommodate your vision.



**Total Size**  
2,618 sqft

**Use Type**  
Retail

**Suite**  
80





## Property Features

- Steps from Mayo Clinic
- ADA Accessibility
- Direct Access to the Kahler Hotel Lobby
- Access to the Skyway and Subway
- Neighboring Established Businesses

**Total Size**

1,100 sqft

**Use Type**

Retail

**Suite**

100



Located just steps from Mayo Clinic, this commercial space offers unmatched connectivity and visibility in the heart of downtown Rochester. With direct access to the Kahler Hotel lobby, Peace Plaza, and the city's Skyway and Subway system, the location ensures seamless convenience for both customers and employees. Large windows provide abundant natural light and a prominent street presence, complemented by steady foot and vehicle traffic throughout the day. ADA accessibility adds to the welcoming environment, while the central setting places your business in one of the city's most active and recognizable areas.



# 7 1st Ave SW, Rochester, MN 55902



## Property Features

- Prime Location
- ADA Accessibility
- Spacious Layout
- Historic Appeal
- Neighboring Established Businesses

This approximately 567 sq. ft. space offers an excellent location within the iconic Kahler Grand Hotel, a building rich in history and deeply connected to Rochester's vibrant past. This office includes 4 private offices, 2 of which feature windows that offer natural light, providing a comfortable workspace for a variety of uses. The Kahler Grand has long been a cornerstone of the downtown area, known for its proximity to the Mayo Clinic and as a gathering spot for visitors and locals alike. Its timeless architecture and legacy blend seamlessly with the modern needs of today's businesses, creating an atmosphere of prestige and professionalism.



**Total Size**

567 sqft

**Use Type**

Office

**Suite**

203



REALTY  
GROWTH  
INCORPORATED





## Property Features

- Prime Location
- ADA Accessibility
- Spacious Layout
- Historic Appeal
- Neighboring Established Businesses

**Total Size**

382 sqft

**Use Type**

Office

**Suite**

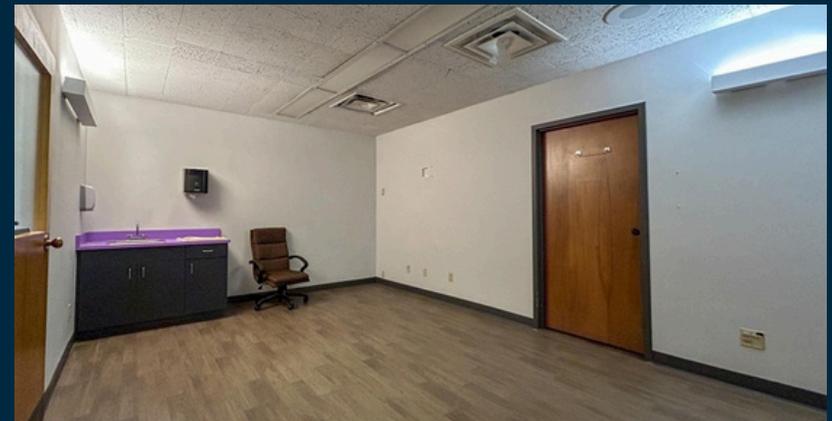
1A



REALTY  
GROWTH  
INCORPORATED

In need of office space? Two separate office spaces, each with approximately 382 sq. ft. space, offer an excellent location within the iconic Kahler Grand Hotel, a building rich in history and deeply connected to Rochester's vibrant past.

The Kahler Grand has long been a cornerstone of the downtown area, known for its proximity to the Mayo Clinic and as a gathering spot for visitors and locals alike. Its timeless architecture and legacy blend seamlessly with the modern needs of today's businesses, creating an atmosphere of prestige and professionalism.



# 7 1st Ave SW, Rochester, MN 55902



## Property Features

- Prime Location
- ADA Accessibility
- Spacious Layout
- Historic Appeal
- Neighboring Established Businesses

## Total Size

629 sqft

## Use Type

Office

## Suite

209 and 219



This space offers 2 office options. Suite 209 at approx. 285 sq. ft. and Suite 219 at approx. 344 sq. ft., located directly across from Mayo Clinic, positioned in the iconic Kahler Grand Hotel. This historic site serves as an ideal location suited to medical, professional, or office uses, featuring secure key fob entry and a private bathroom.



# Kahler Grand Hotel

Address	Suite	Total Size	Use Type
101 1st St SW, Rochester, MN 55902	101	2,721 sqft	Retail
15 1st Ave SW, Rochester, MN 55902		1,441 sqft	Retail/ Restaurant (QSR)
20 2nd Ave SW, Rochester, MN 55902	80	2,618 sqft	Office
20 2nd Ave SW, Rochester, MN 55902	100	1,100 sqft	Retail
7 1st Ave SW, Rochester, MN 55902	1A	382 sqft	Office
7 1st Ave SW, Rochester, MN 55902	203	567 sqft	Office
7 1st Ave SW, Rochester, MN 55902	209 & 219	344 sqft	Office

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