

**END CAP WITH GREAT EXPOSURE
AVAILABLE FOR LEASE SPRING 2022**



CONTACT

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WEBSITE

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ADDRESS

ROCHESTER OFFICE
2519 Commerce Dr. NW #200
Rochester, MN 55901

TWIN CITIES OFFICE
441 2nd Street
Excelsior, MN 55331

SUITE HIGHLIGHTS

- Fully Signalized Intersection
- 150 Linear feet along West Circle Drive
- 3 exterior walls with large storefront windows
- Great Synergy between National, Regional & Local Tenant Mix
- 5.0 Parking Ratio



LOCATION

- Located between Mayo Clinic Centered in the West Circle Drive commercial corridor
- NW Rochester fastest growing quadrant
- Easy access from HWY 52 (2.5 Miles) and Hwy 14 (1 Mile)
- Multiple public transit stops and many amenities nearby





PROPERTY DETAILS

SUMMARY	
PROPERTY USE TYPE	Retail/Health Care
RENTABLE SQUARE FEET AVAILABLE	1,530 Total Sq. Ft.
BASE RENT RATE	\$22.00/Sq. Ft. / Yr.
NNN RATE	\$10.12/Sq. Ft. / Yr.
ZONING	M1 Mixed Commercial-Industrial District
PARKING	Off Street Surface Lot
TRAFFIC COUNTS	27,000 (AADT)
LINEAR FEET OF FRONTAGE	150 ft. of West Circle Drive Frontage





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