

# SPACE FOR LEASE

1,707

SQUARE FEET AVAILABLE



100 1st Ave NW  
Rochester, MN 55902

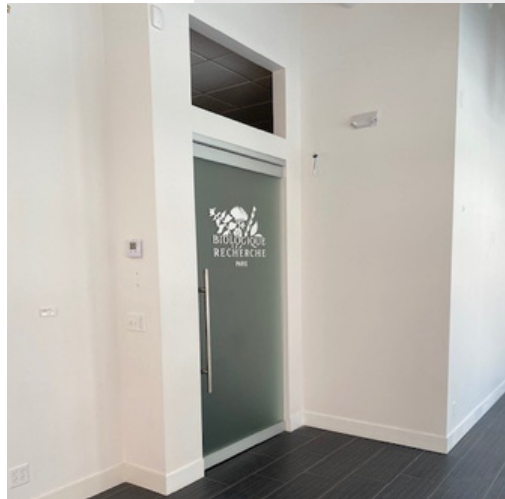
## PROPERTY FEATURES

- Plumbing in multiple rooms – styling, wash, and treatment ready
- Modern floating vanities, frosted glass doors, dark tile throughout
- Custom cabinetry with glass-front uppers and quartz countertops
- Full glass street frontage facing Peace Plaza
- Flexible lease terms and rates

## ABOUT THE PROPERTY

Situated in Peace Plaza, this beautifully finished salon and spa space sits at the heart of downtown Rochester's highest foot-traffic corridor. Steps from Mayo Clinic, the Kahler Grand Hotel, the Marriott, and surrounded by thousands of daily visitors, this skyway-connected location offers the kind of built-in clientele most businesses spend years trying to build.

The space has been thoughtfully built out with salon and spa operators in mind. Plumbing is already in place across multiple rooms, modern finishes are throughout, and the heavy lifting is done. This is a rare, turn-key opportunity in a location that simply does not come available often.



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7392 Airport View Dr  
Rochester, MN 55902



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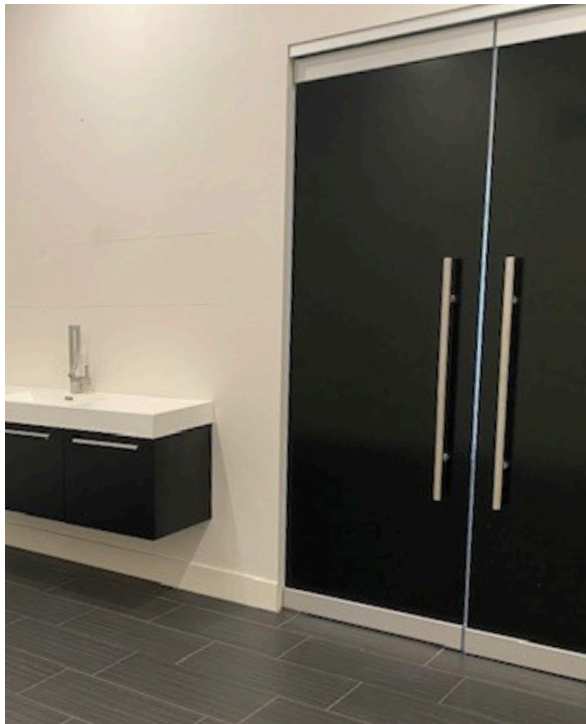
F O R L E A S E

THE IDEAL SALON & SPA SPACE



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