



Office Building For Lease

112 7th Ave NE, Rochester, MN, 55906



- **Lease Rate** \$12
- **NNN** \$10 Per Sqft approximate
- **Leaseable Space** 1,000 SF - 9,811 SF
- **Property Size** 9,811 SF

- Suites from 1,000 SF up to 9,811 SF total
- On-site parking available
- Convenient Lowertown location close to Downtown & Mayo
- Ideal for growing teams or businesses needing flexible layouts

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Welcome to your next big move! This versatile office building in the vibrant and rapidly growing Lowertown neighborhood offers the perfect blend of flexibility, convenience, and professional charm. With on-site parking (yes, parking!) and multiple suite sizes available, you can lease just what you need—whether that's 1,000 SF or take over the full 9,811 SF!

Each floor boasts approximately 4,905 SF of thoughtfully laid-out space, including:

- Private offices for focused productivity
- Open work areas for collaboration
- Conference rooms ready for big ideas

Elevator access to the second floor for easy navigation

Whether you're a startup looking to make your mark or an established company ready to expand, this building provides the infrastructure and location to help your business thrive.

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