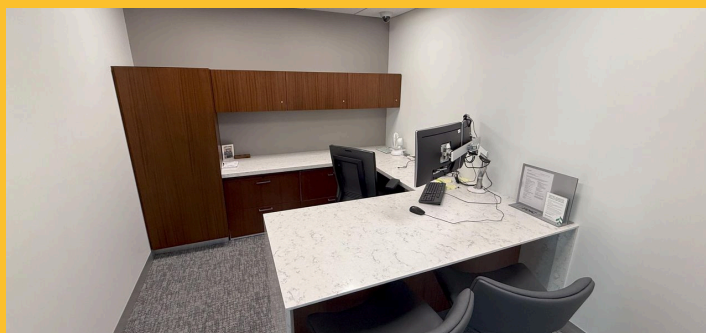




**Versatile Space For Lease in the
Marriott Hotel in Downtown Rochester**
101 1st Ave SW, Rochester, MN, 55902



Spaces	Lease Rate	Space Size
Marriott Hotel - 101 1st Ave SW, Rochester, MN 55902	\$40 PSF + NNN	1,744 sqft

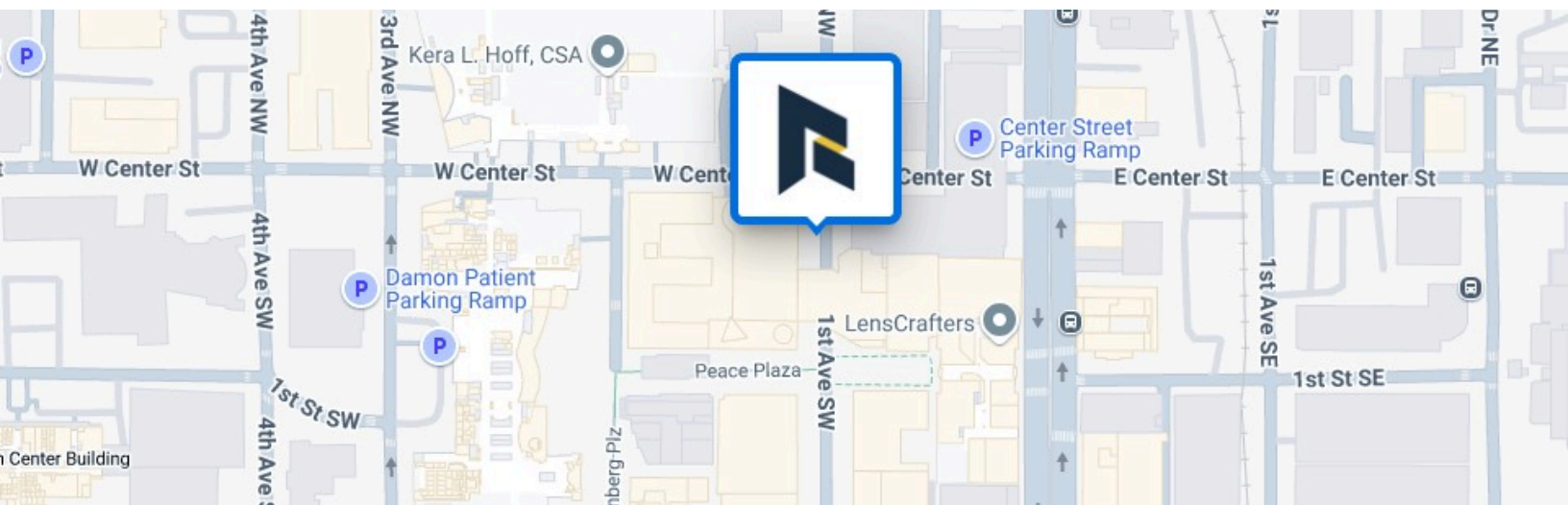
- Prime Location – Inside the iconic Marriott Hotel
- Direct Connection – Linked to Mayo Clinic and downtown skyways
- Unmatched Access – Steps from the #1 hospital in the world
- Business & Retail Hub – Surrounded by dining, shopping, and foot traffic

Versatile Space For Lease in the
Marriott Hotel in Downtown Rochester
101 1st Ave SW, Rochester, MN, 55902



This approx. 1,744 sq. ft. (tenant to verify) turn-key office space is perfectly positioned in the lower level of the Marriott Hotel, offering an unparalleled combination of elegance and functionality. This is perhaps the most unique and visually appealing space in all of downtown Rochester, MN. Steps from the Mayo Clinic and nestled in the heart of Rochester's thriving downtown area, which sees global visitors, professionals, and locals alike. Its distinctive design and premier location make it an ideal choice, fitting the needs of many business types such as retail, corporate offices, or financial services.

Spaces	Lease Rate	Space Size
Marriott Hotel - 101 1st Ave SW, Rochester, MN 55902902	\$40 PSF +NNN	1,744 sqft



Justin Collopy
(507) 289 - 8000
justin@rgi-group.com

Bucky Beeman
(507) 951-7130
bucky@rgi-group.com