



9,500 SF Anchor Space | Miracle Mile Rochester  
122 17th Ave NW, Rochester, MN 55901



Leaseable Space	9,500 SF
Lease Rate	\$16 PSF
CAM/ReTax	\$8.30
Year Built	1979

- Massive Footprint
- Medical Synergy
- 2024 Modernization
- Unrivaled Visibility
- Ease of Access
- Exceptional Value

# 9,500 SF Anchor Space | Miracle Mile Rochester

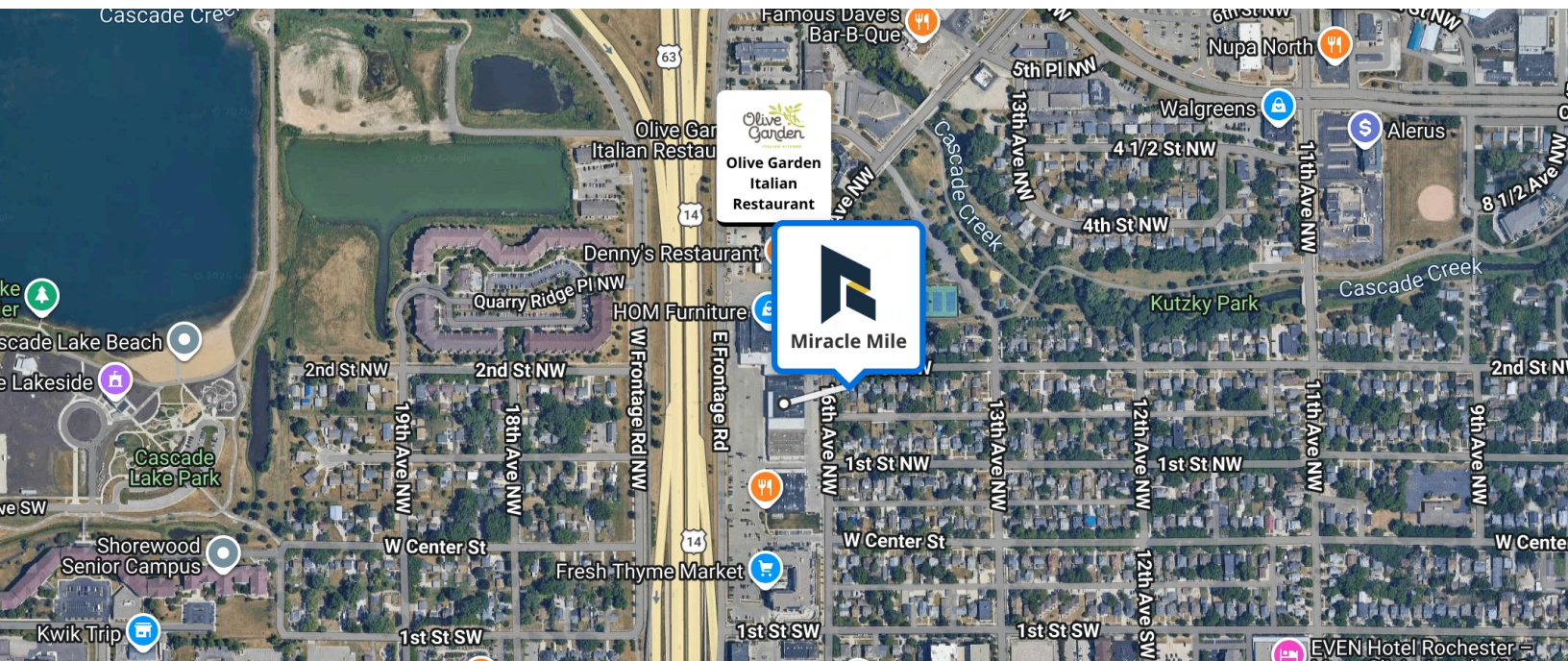
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Command the attention of thousands of daily commuters with this premier 9,500 sqft flagship suite at the Miracle Mile Shopping Center. Perfectly positioned just steps from Mayo Clinic's Saint Marys Campus, this expansive space offers an unmatched combination of scale and visibility.

Following major 2024 infrastructure investments—including a brand-new roof and a modernized façade—this unit is a turnkey canvas ready for a national retailer, a large-scale medical clinic, or a high-end fitness center. Benefit from a high-traffic regional draw and a competitive lease rate that makes this the most strategic "mid-box" opportunity in the Rochester market.

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