



High-Visibility NW Flex Space | Highway 52 Exposure
 5931 Bandel Road NW, Suite 120, Rochester, MN 55901



Lease Rate	\$14 PSF NNN
CAM/ReTax	Contact Agent
Leaseable Space	2,500 SF
Building Size	5,000 SF

- Prime Highway 52 Visibility
- Versatile 2,500 SF Open Layout
- Seamless Loading & Accessibility
- Strategic Cannabis-Zoned Location



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

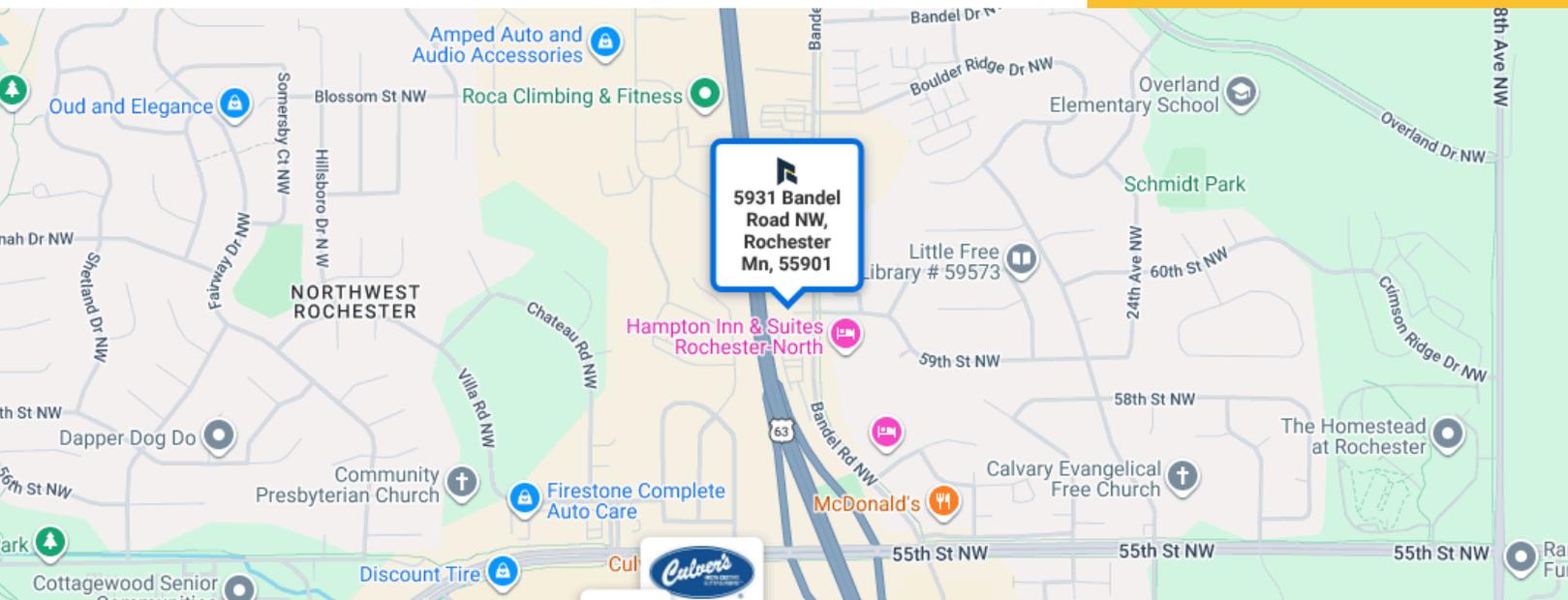
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Highway 52 visibility with strong brand exposure and a clean, multi-functional layout. This 2,500 SF suite features a private office, reception area, two restrooms, and an open studio space of approximately 1,715 SF — ideal for office, creative, fitness, or specialty retail uses. The space includes an 8' x 8' drive-in garage door and ample parking on both sides of the building. The neighboring tenant, VAL-U-BLINDS, has demonstrated the strength of this location's traffic and visibility.

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