



**STAYBRIDGE SUITES / EVEN HOTEL**  
101 11TH AVE SW, ROCHESTER, MN

**FOR LEASE**

**CONTACT**

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**ADDRESS**

ROCHESTER OFFICE  
2519 Commerce Dr. NW #200  
Rochester, MN 55901

TWIN CITIES OFFICE  
441 2nd Street  
Excelsior, MN 55331







Corner Starbucks location just opened.



Ample heated underground parking available.



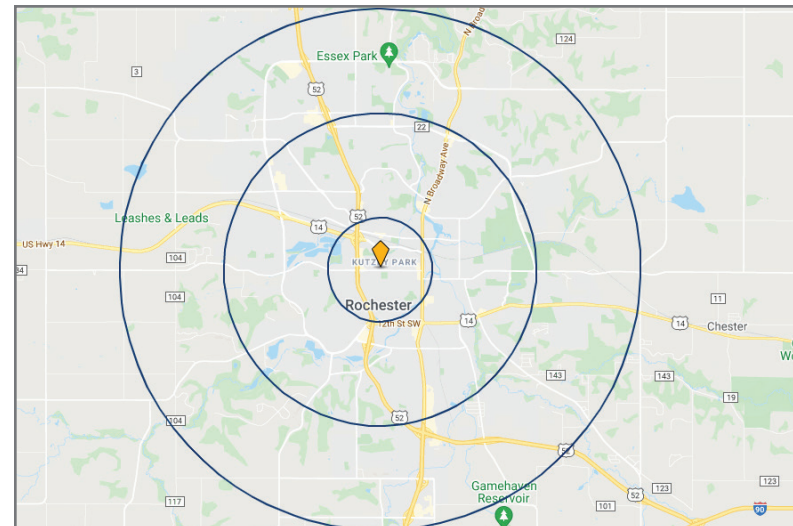
Close proximity to the St. Mary's stop of Link Rapid Transfer



# PROPERTY DETAILS

LEASE TERMS	
AVAILABLE SPACE	2,276 SQ. FT.
MINIMUM RENT	NEGOTIABLE
ADDITIONAL RENT	\$10.50 PSF
MINIMUM TERMS	10 YEARS
TENANT IMPROVEMENT ALLOWANCE	AVAILABLE TO QUALIFIED TENANTS

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	12,795	75,467	117,195
DAYTIME POPULATION	80,157	122,684	137,243
HOUSEHOLDS	6,281	32,374	47,688
AVG. HOUSEHOLD INCOME	\$99,619	\$90,347	\$98,142



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# NEARBY RETAILERS



MAYO CLINIC  
SAINT MARYS CAMPUS

FOR LEASE

21,800 AADT



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# ABOUT THE AREA

Mayo Clinic's Board of Trustees has approved *Bold. Forward. Unbound.*, a \$5 billion expansion of the Mayo Clinic is commencing in 2024. The expansion represents the largest private project in Minnesota history and is expected to drive growth in Rochester both during construction and upon completion.



DOWNTOWN  
ROCHESTER

AVAILABLE  
FOR  
LEASE

*With* a 2020 population of 122,711, Rochester is the 3rd largest city in Minnesota, located in Olmsted County. Home to the #1 rated hospital in U.S., Rochester is currently growing at a rate of over 1.5% annually and its population has increased by just under 15.0% since the most recent consensus, which recorded a population of 106,769 in 2010. The city is frequently recognized as one of the best places to live in the United States. Rochester's top employer is the Mayo Clinic, which employs over 34,000 people and is visited by 1.3 millions people per year. IBM is another top employer, providing jobs to nearly 3,000 people.

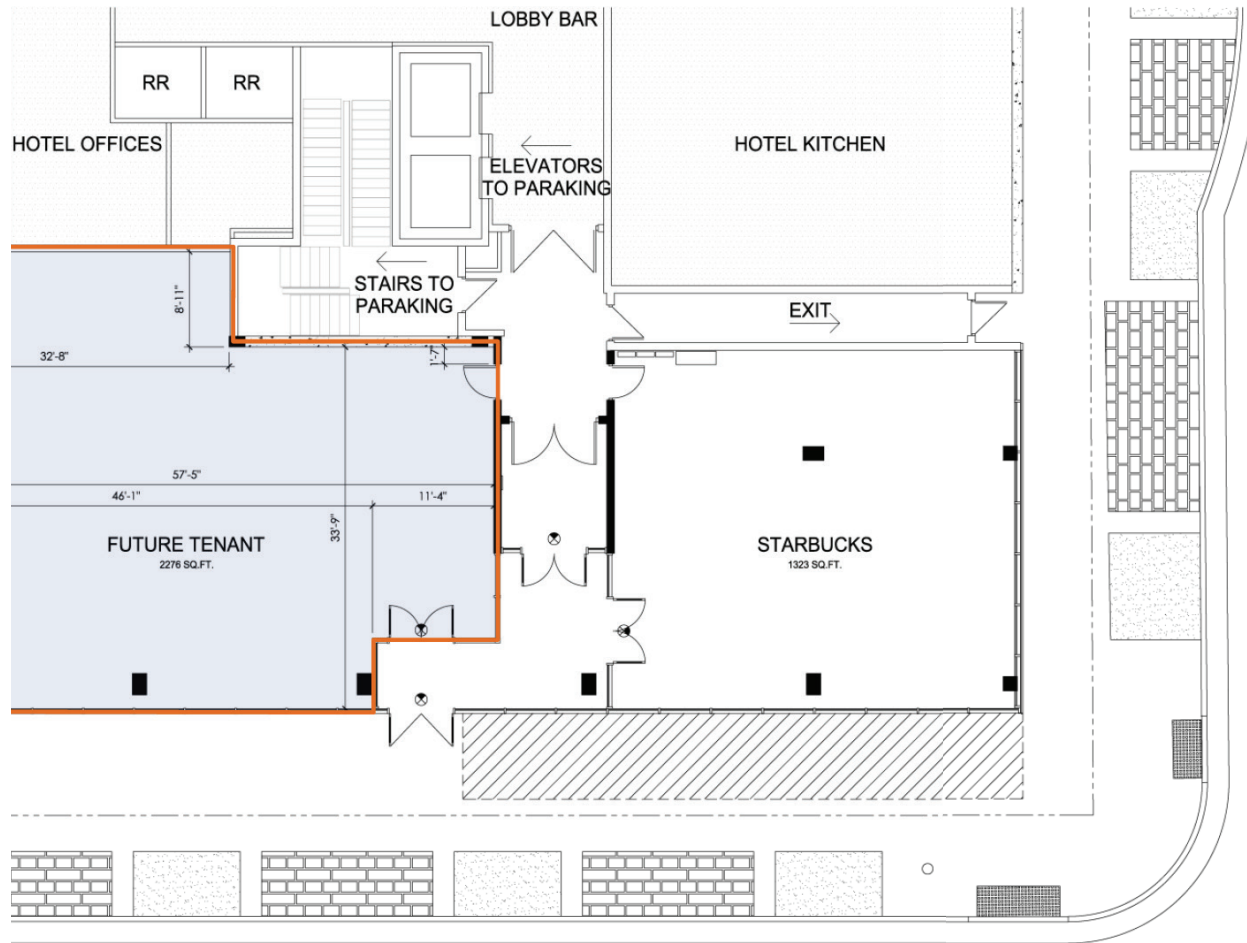
Destination Medical Center is poised to facilitate additional growth and stability in the market – a 20 year economic development initiative with \$5.6 billion of public and private investments through a partnership between the state of MN, the city of Rochester, the Mayo Clinic and private developers.



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# FLOOR PLANS



STAYBRIDGE RETAIL  
LEASE EXHIBIT  
1/4" = 1'-0"



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