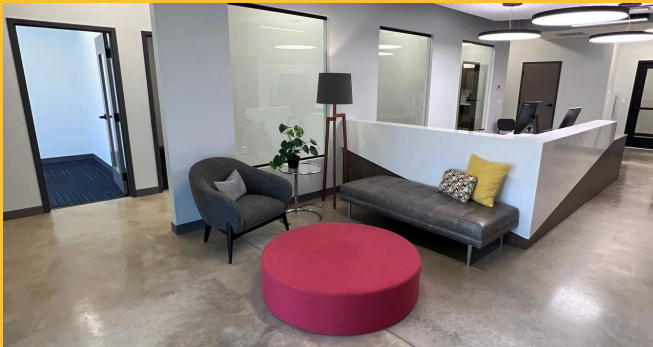




## Office Space For Lease

401 N Broadway Ave, Rochester, MN, 55901



- **Lease Rates** \$21 PSF
- **Space Available** 200 - 2,476 SF
- **Zoning** Commercial
- **Year Built** 2020

- Modern building with an attractive exterior and ample customer parking.
- Excellent opportunity to capitalize on the area's growing traffic and vibrant economic growth.
- Signage options facing Broadway Ave



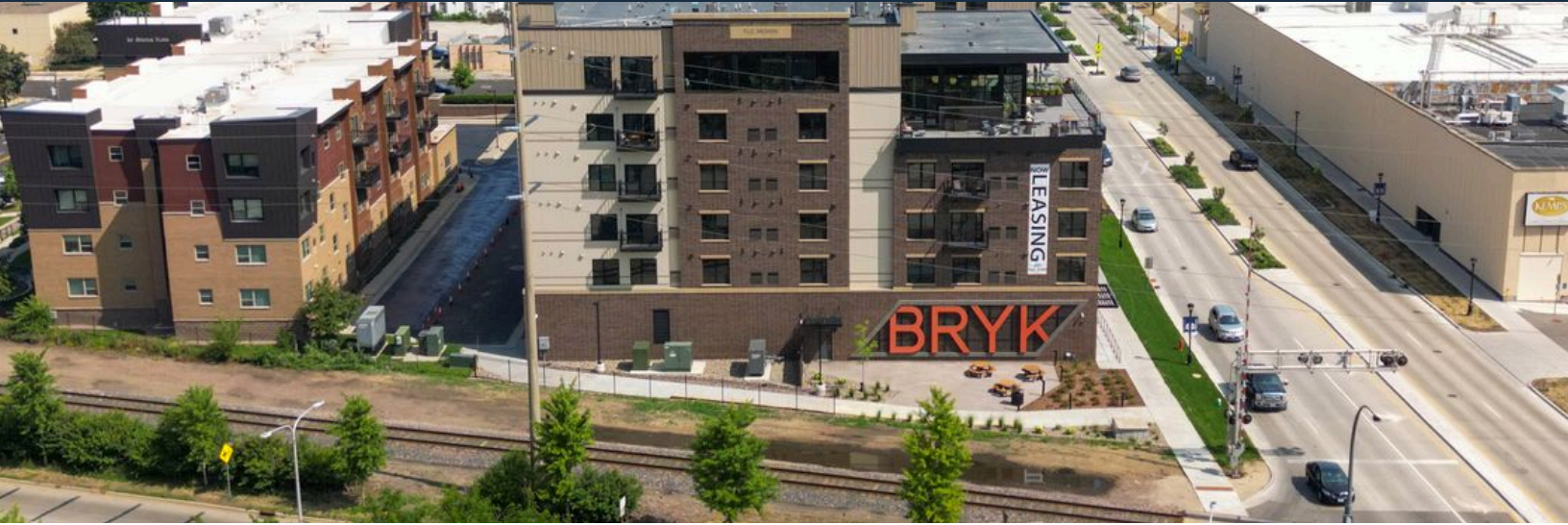
**Justin Collopy**  
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# 401 Broadway Ave N, Rochester, MN

## Retail Space For Lease



Discover a modern and versatile commercial space in the newly constructed BRYK on Broadway building. With a contemporary design and a professional atmosphere, this space is perfect for businesses looking to make a strong impression.

Located in Rochester's vibrant Lowertown neighborhood, the property is surrounded by popular restaurants, shops, and entertainment venues, benefiting from a dynamic and growing community. Large glass windows facing Broadway Ave ensure high visibility, drawing attention and promoting your brand to passing customers.

Enjoy easy accessibility with excellent connectivity to major roadways, public transportation, and pedestrian-friendly areas. As Lowertown continues to experience rapid growth and development, this is an exceptional opportunity to establish or expand your business in a thriving location.

Lease Rates	\$21 PSF
Space Available	200 SF - 2,476 SF
Zoning	Commercial
Year Built	2020

