



Lease Rates	\$16 PSF
Lease Type	NET
Building Size	1292 SF
Lot Size	0.31 Acres

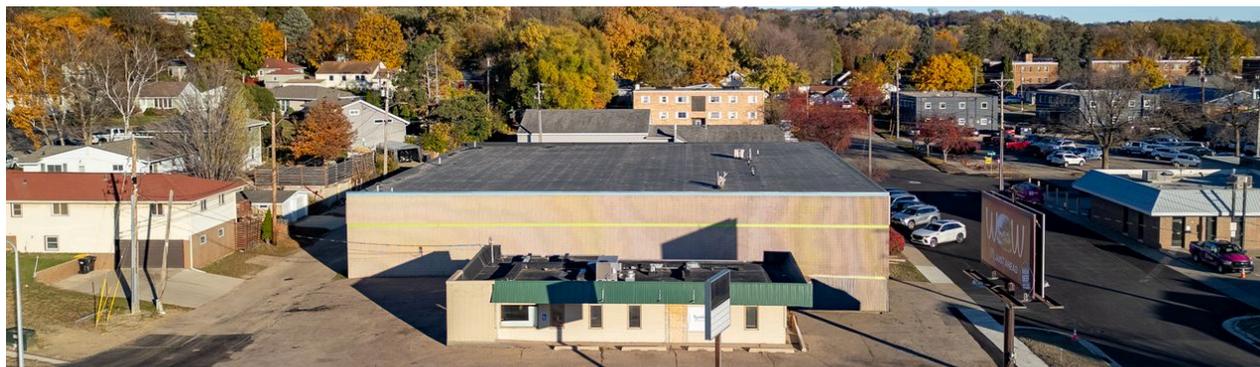
## Prime Free-Standing Opportunity

1600 N Broadway Ave , Rochester, MN 55906

### Rare high-visibility opportunity on North Broadway!

This iconic 1,292 sq. ft. standalone commercial building is now white-boxed and ready for your custom build-out. Perfectly positioned on a high-traffic corridor with over 21,000 cars passing daily, this location offers unparalleled brand exposure for retail, professional office, or service-based businesses.

The property features a prominent pylon sign for maximum street-level marketing and convenient front-door parking for clients and staff. Located just north of Downtown Rochester and the Mayo Clinic district, this site combines the autonomy of a free-standing building with the accessibility of a central urban hub. Skip the demolition and start fresh in a clean, open space designed to bring your business vision to life today!



## Highlights

- Prime Exposure: 21,000+ vehicles per day on North Broadway.
- White-Boxed: Clean, open shell ready for custom build-out.
- Maximum Branding: High-visibility pylon and building signage.
- Prime Location: Minutes from Downtown/Mayo with dedicated parking.



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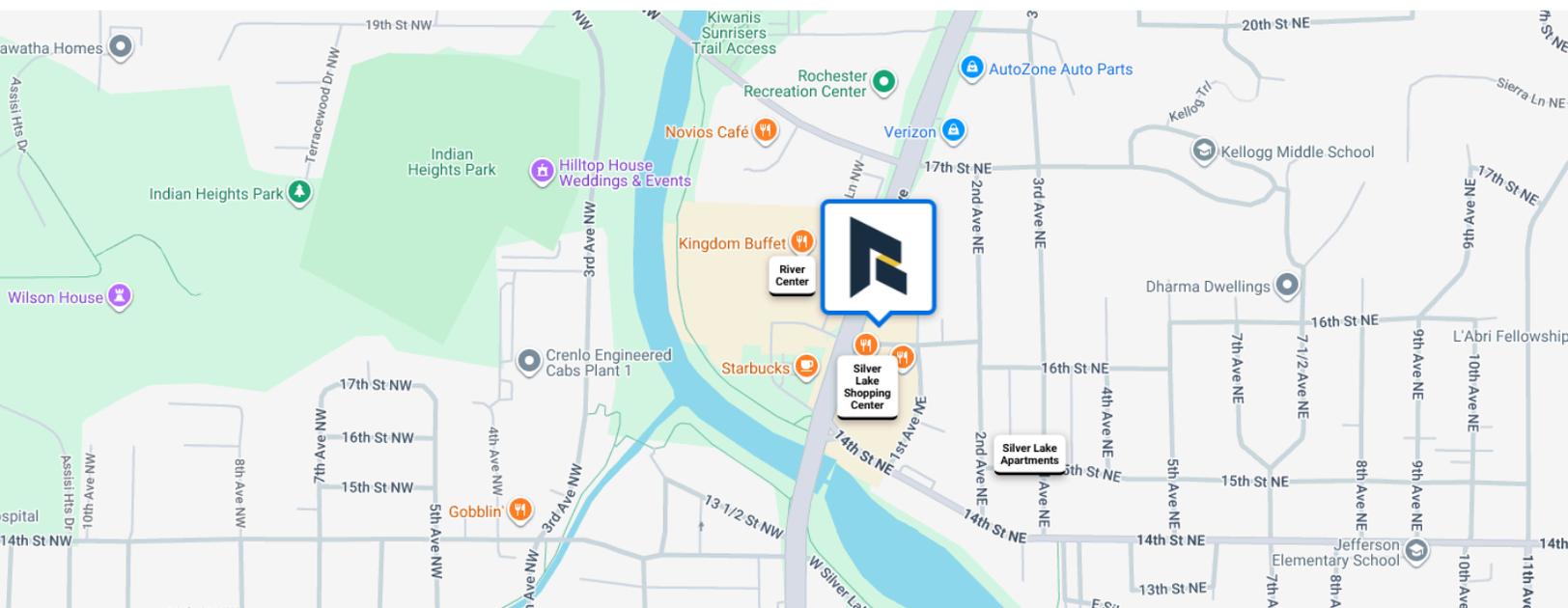


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