

For Lease

Downtown Office & Warehouse

15 Civic Center Dr NE, Rochester, MN 55906



PROPERTY DESCRIPTION

Explore a prime leasing opportunity at 15 Civic Center Dr NE in Rochester, MN. This well-maintained building offers a flexible layout for versatile business use. Located in a high-traffic area with 8 exclusive parking stalls and proximity to major transportation routes, it provides excellent accessibility. This is a rare combination of office and flex-space with overhead door access, just 4 blocks from Mayo Clinic's Downtown Campus, and 1 block away from Skyway access.

PROPERTY HIGHLIGHTS

- Highly visible location with 8 exclusive parking stalls
- Well-maintained building
- Flexible layout for versatile use
- High traffic area for maximum exposure
- Proximity to major transportation routes
- Strategically located for business visibility
- Located downtown Rochester, 1 block away from Skyway access, and 4 blocks from Mayo Clinic Downtown Campus

CONTACT US

AJ Hawkins
507.259.6556
aj@northrockre.com

OFFERING SUMMARY

Lease Rate (117 E Center):	\$6.00 SF/yr (NNN)
Available SF:	4,000 SF Warehouse
Lease Rate (15 Civic Center):	\$14.00 SF/yr (NNN)
Available SF:	2,635 SF Office/Flex
Lot Size:	13,000 SF
Building Size:	15,990 SF

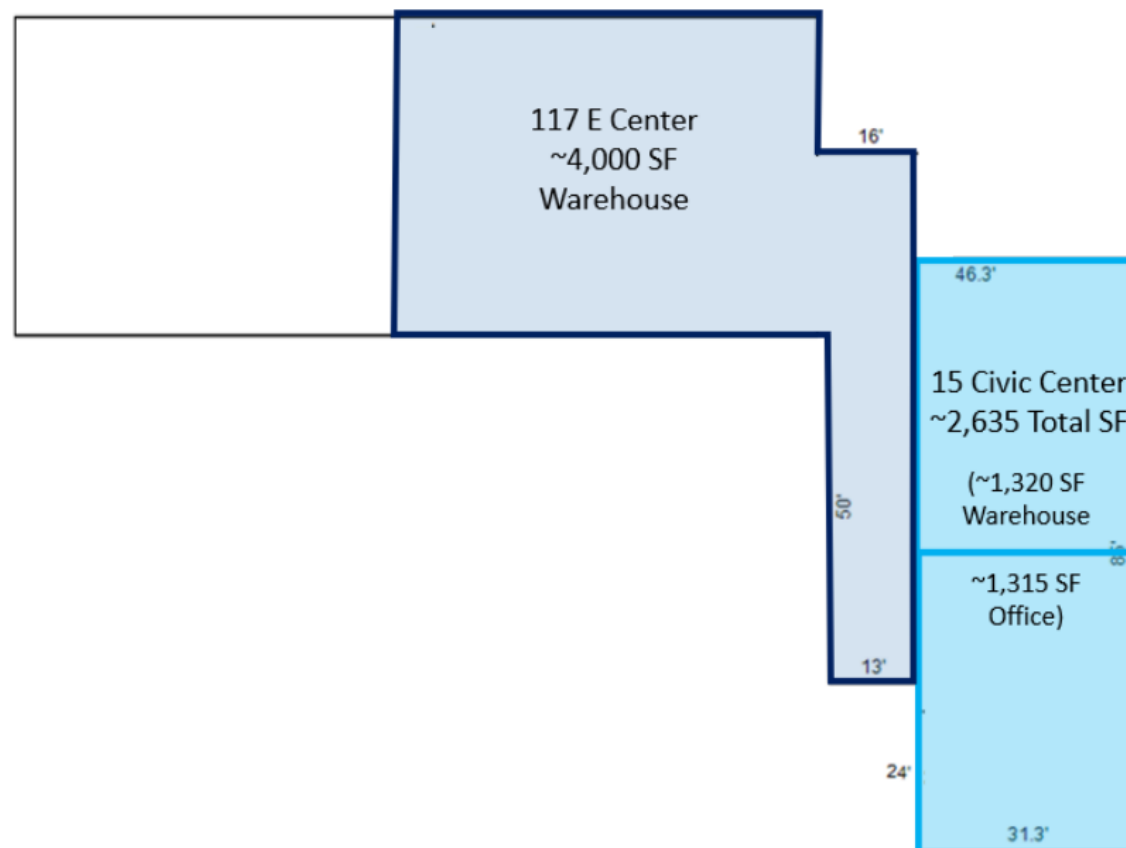
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,468	33,456	49,238
Total Population	14,498	76,901	118,284
Average HH Income	\$84,922	\$114,460	\$125,368



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LEASE INFORMATION

Lease Type:	NNN
117 E Center Warehouse:	4,000 SF
Lease Rate:	\$6.00 SF/yr

Lease Term:	Negotiable
15 Civic Center Office & Warehouse:	2,635 SF
Lease Rate:	\$14.00 SF/yr

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 **North Rock**
REAL ESTATE

Office Building For Lease

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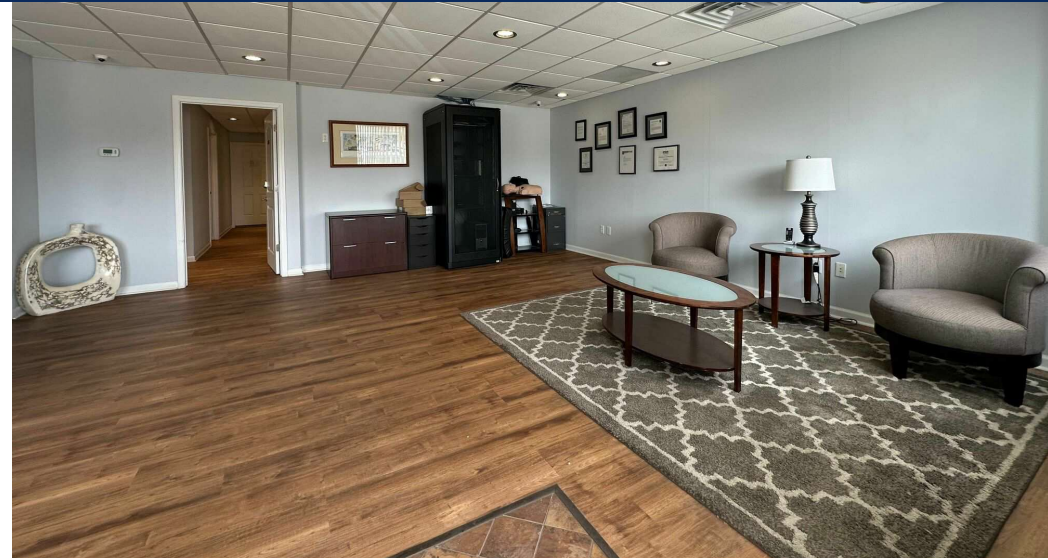
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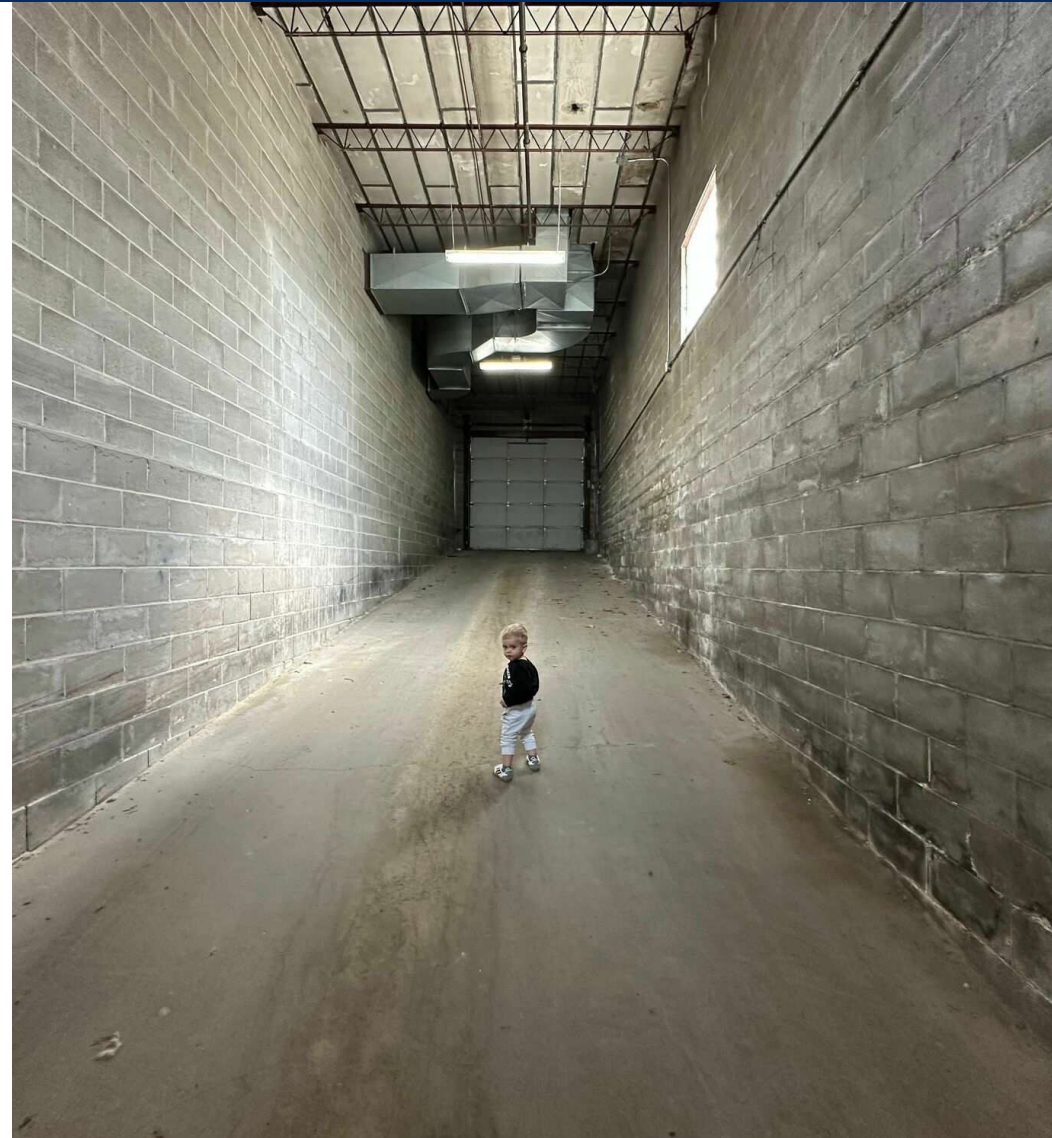
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REAL ESTATE

For Lease

Downtown Warehouse Building

117 E Center St, Rochester, MN 55904



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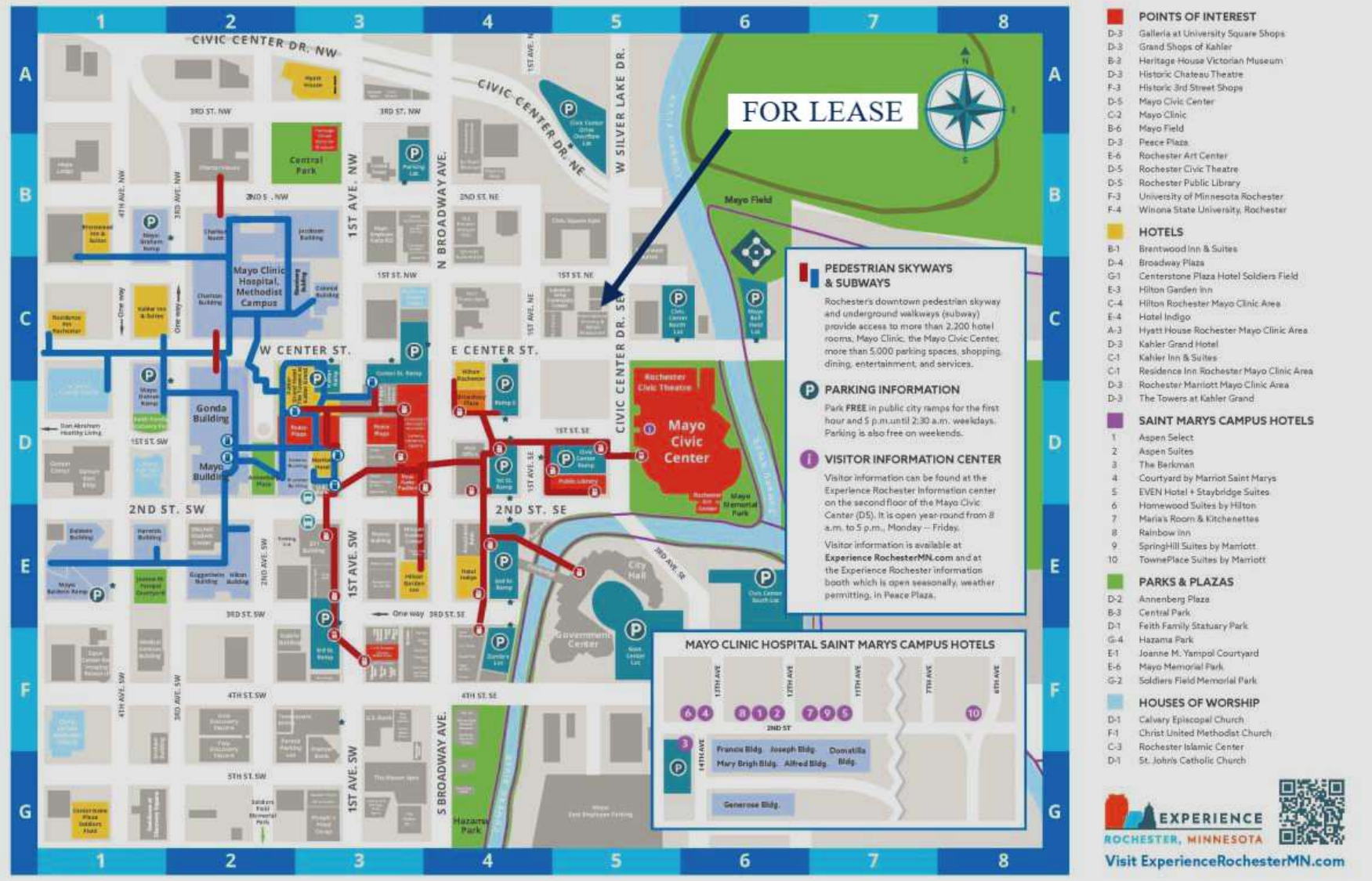
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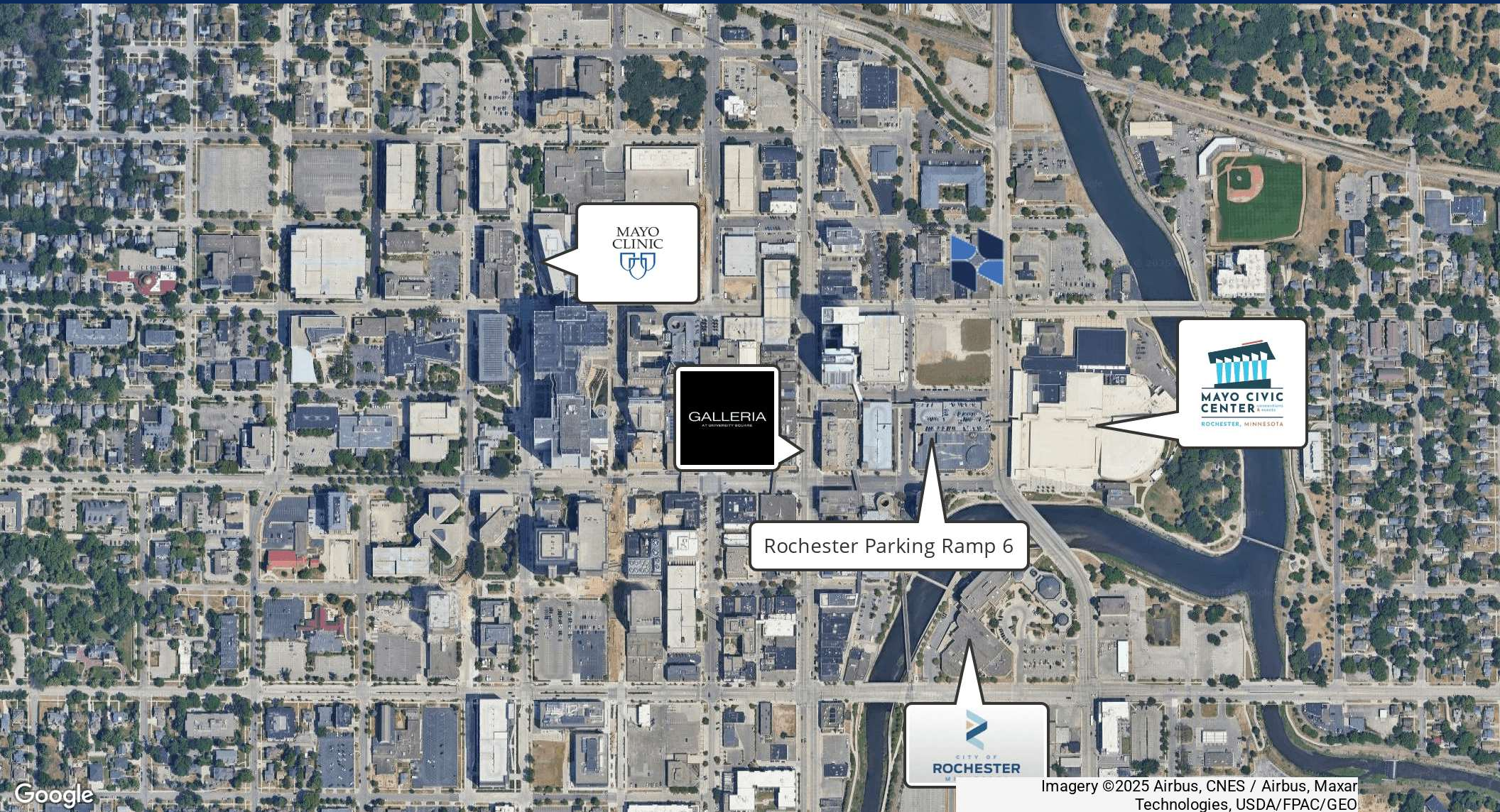
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REAL ESTATE

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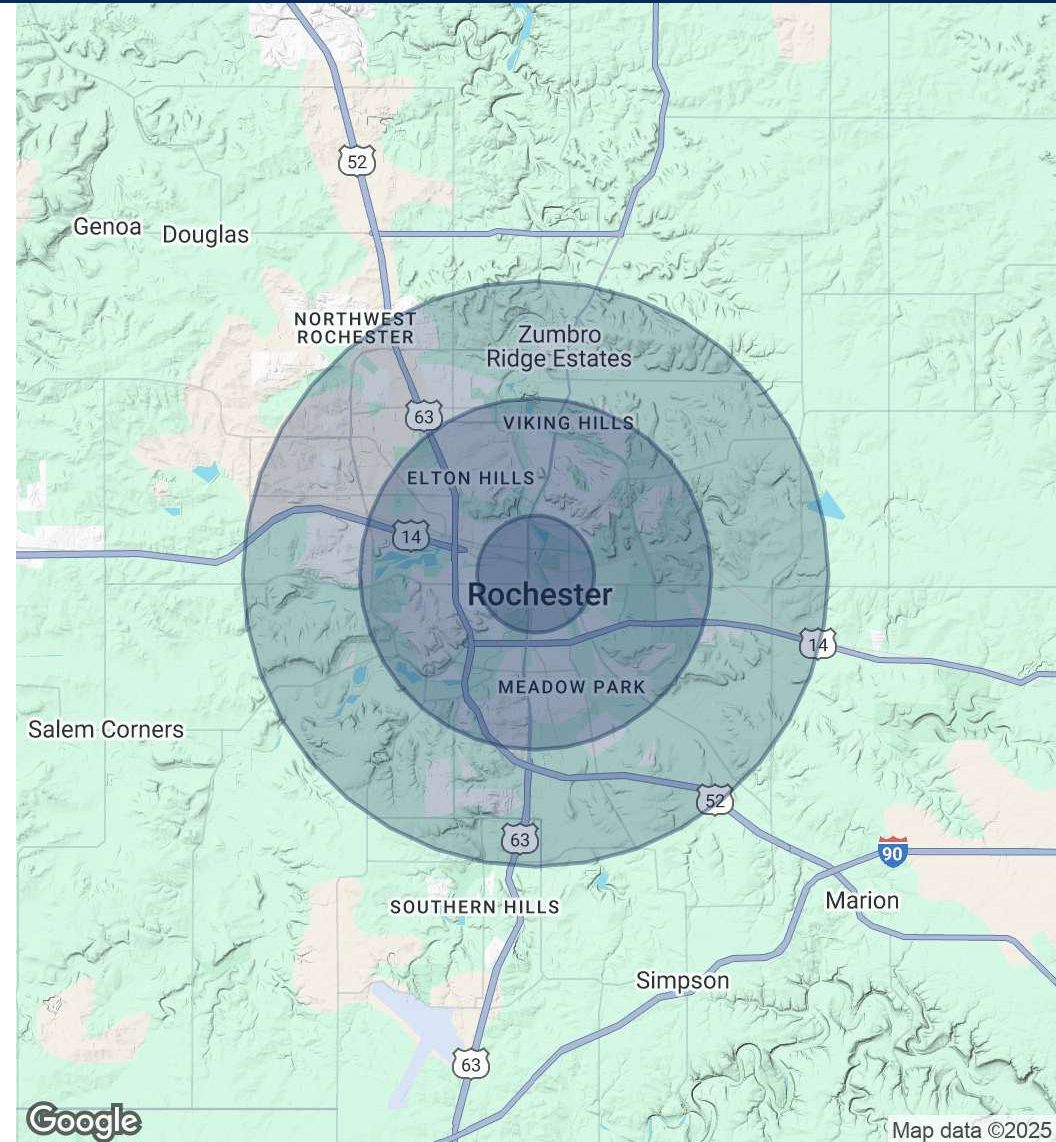
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,498	76,901	118,284
Average Age	40	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,468	33,456	49,238
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$84,922	\$114,460	\$125,368
Average House Value	\$325,121	\$352,220	\$368,407

Demographics data derived from AlphaMap



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