



**Office Opportunity Along the West Circle Drive Corridor**  
**3416 Lakeridge Pl NW , Rochester, MN, 55901**



Lease Rate	\$16 PSF NNN
CAM/ReTax	\$11.23 PSF
Leaseable Space	4,000 SF - 9,220 SF
Total Building Size	9,220 SF

- Flexible lease options: 4,000–9,220 SF
- Desirable NW Rochester location off West Circle Dr
- Large open workspace with natural light
- Reception area, conference room, and storage
- Three drive-in doors for added functionality
- Ample on-site parking



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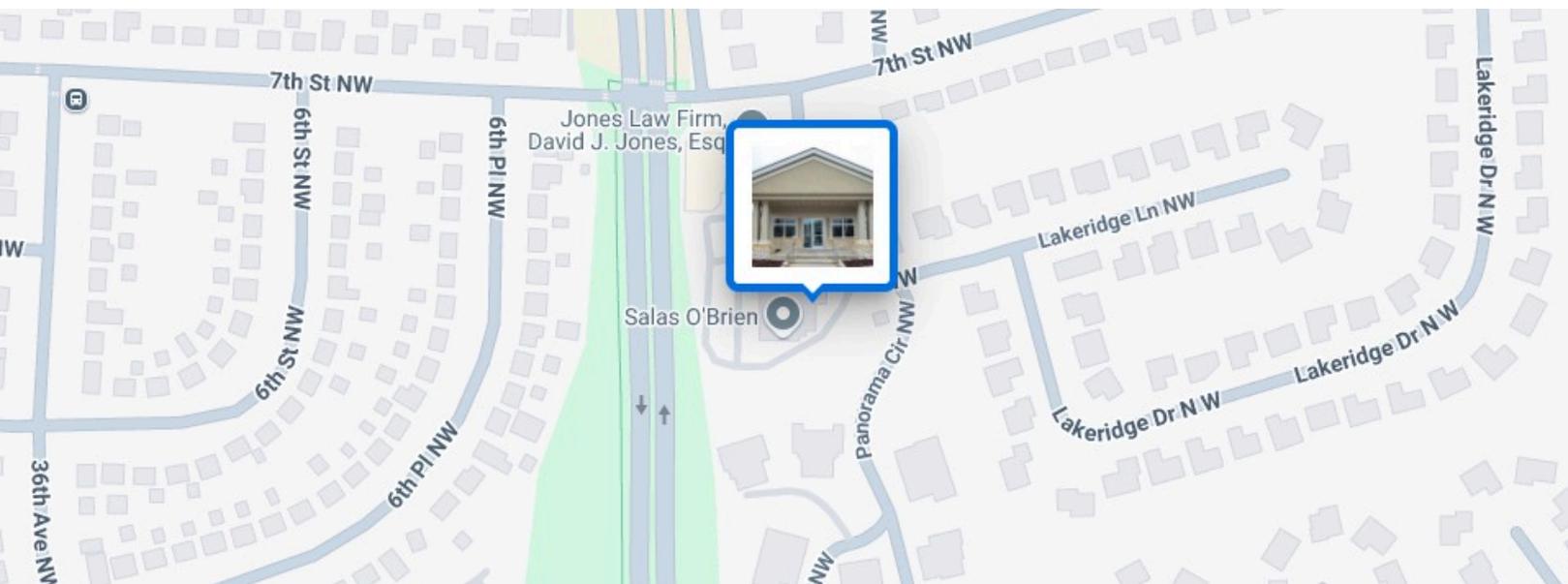


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Now available for lease, this well-maintained 9,220 SF office building offers a flexible layout ideal for a variety of professional, medical, or service-based users. Located on Lakeridge Place NW in Rochester, MN, this property benefits from a highly desirable setting just off West Circle Drive and near Highway 14, providing excellent accessibility and visibility.

The building was constructed in 2005 and features a clean, modern design with a fully ADA accessible layout. The space is currently open and undivided, but can be demised to accommodate tenants seeking as little as 4,000 SF. Interior features include a welcoming reception area, a large open work area, a private conference room, generous storage, and three drive-in doors—offering a unique combination of office and light industrial functionality. Abundant windows bring in natural light throughout, and ample on-site parking adds to the overall convenience.

This is a rare opportunity to lease high-quality, adaptable space in a strategic west-side location close to major routes and amenities.



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