

**OFFICE &
RETAIL SPACES**

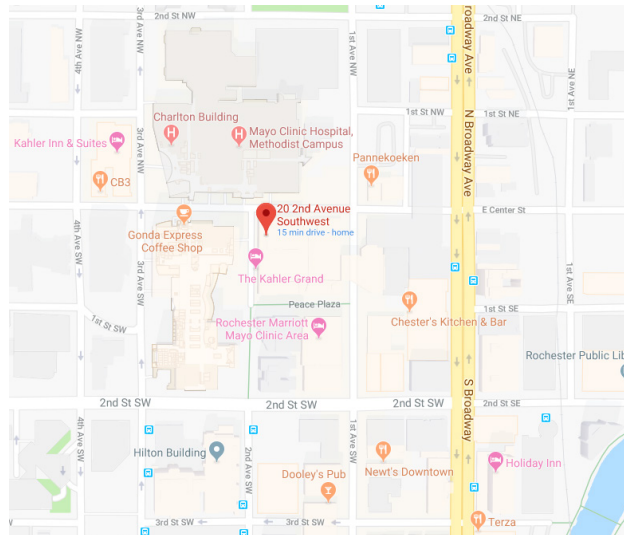
20 SECOND AVENUE SW | ROCHESTER, MN 55902

KAHLER - DOWNTOWN ROCHESTER



PROPERTY HIGHLIGHTS

- Turn-key office & retail space
- Peace Plaza location
- Located in Downtown Rochester
- Excellent co-tenancy
- Tremendous foot traffic
- Subway and Skyway connected
- Near Mayo Clinic
- Street level retail
- Glass windows facing Peace Plaza



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PARAMARK REAL ESTATE SERVICES
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BUILDING INFORMATION

Location:	20 Second Avenue SW
Building Size:	600,000 SF
Space Available:	Variety of spaces
Base Rent:	\$15.00 - \$60.00/SF NNN
Space Type:	Relet
Lease Term:	Negotiable

TRAFFIC COUNTS (vehicles per day)

West Center Street:	8,900
Third Avenue SW:	3,950
Second Street SW:	11,400
Broadway:	26,000
Fourth Street SW:	12,600

OPERATING EXPENSES

CAM/Tax	\$10.50/SF
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DEMOGRAPHICS

	1 MILE	3 MILES
Population:	14,882	74,086
Households:	7,265	31,415
Average HH Income:	\$40,625	\$60,804
Average Age:	39.8	39.4
Daytime Employees:	54,576	82,685

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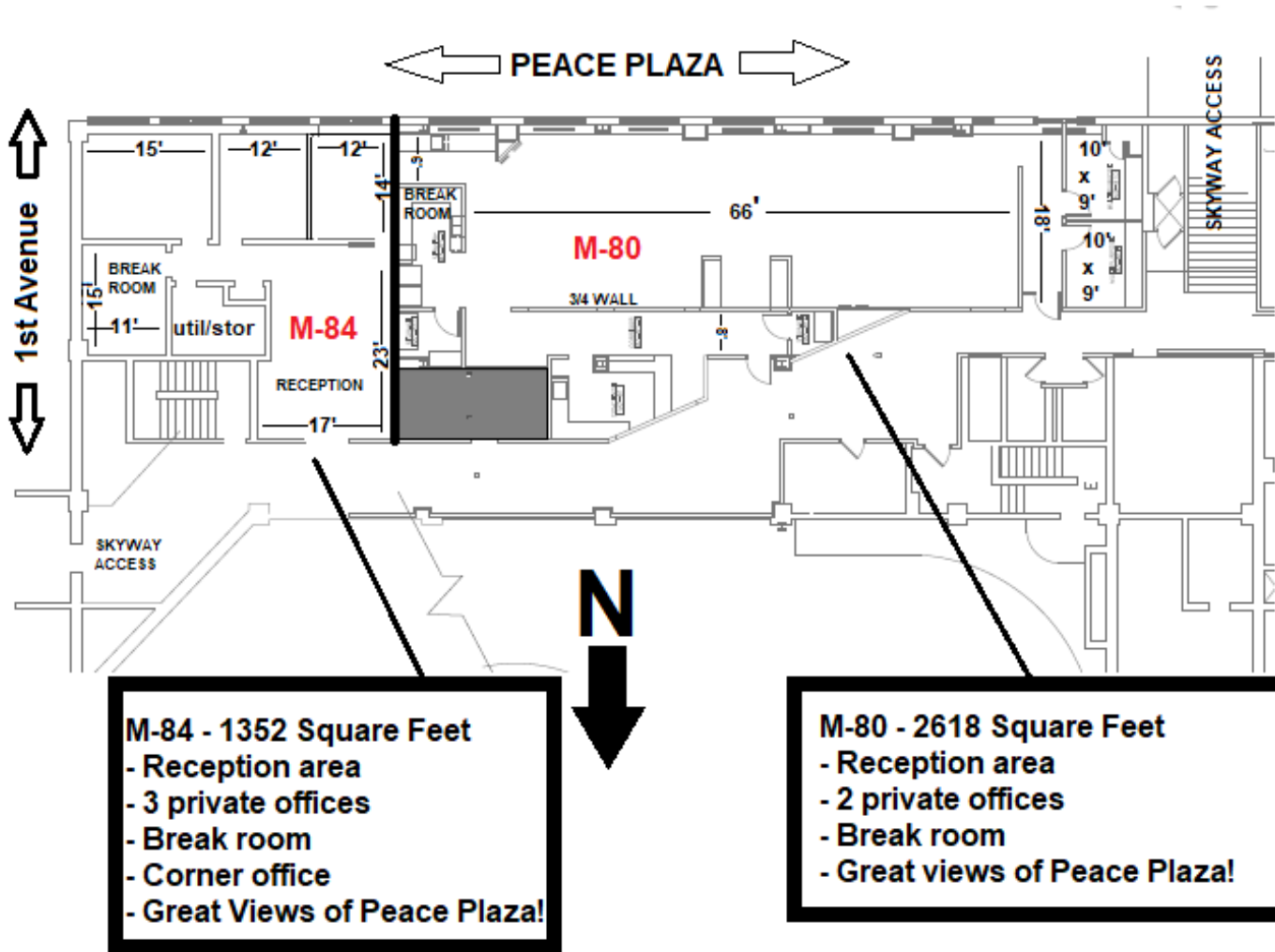
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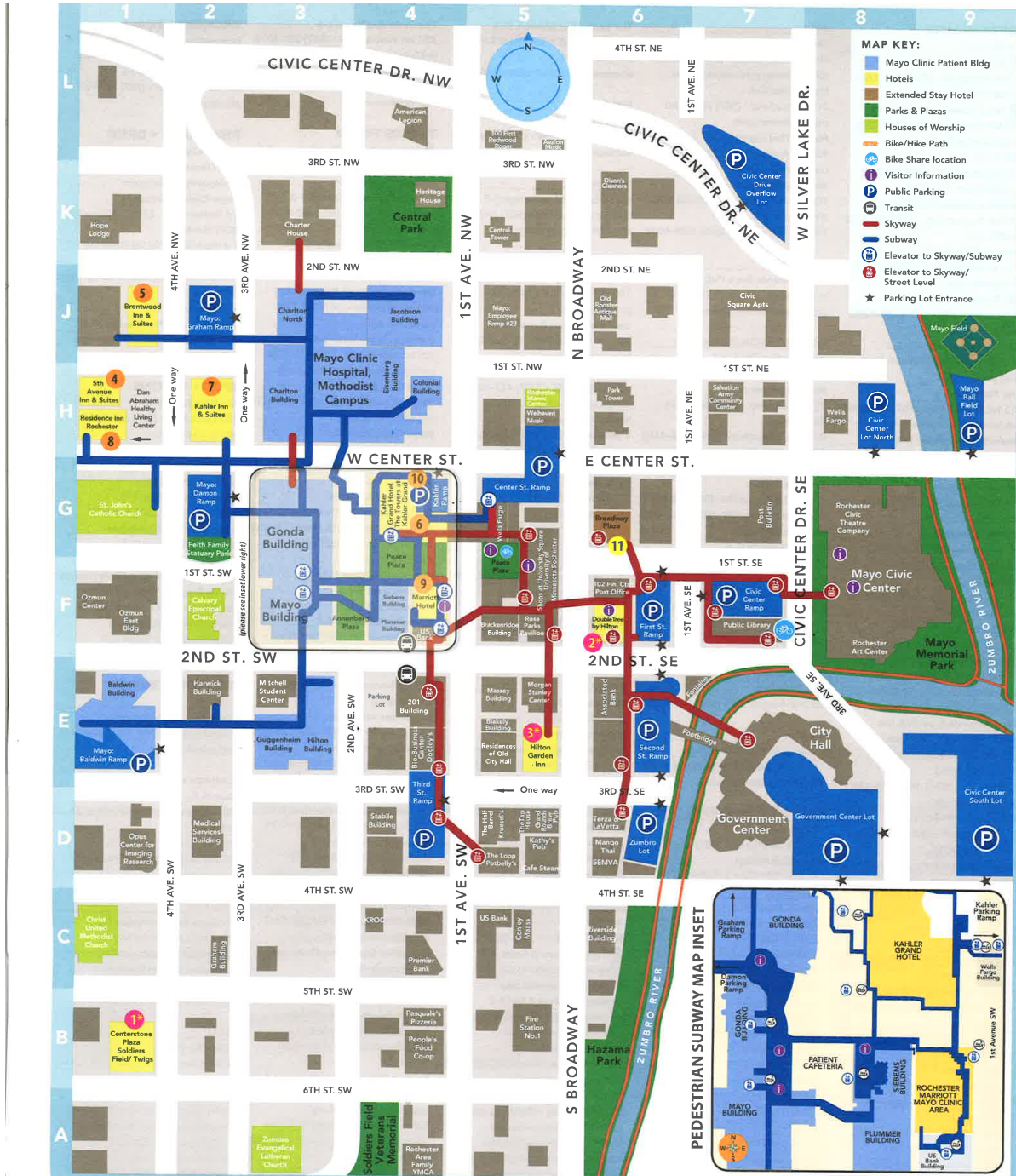
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