



*Offering Memorandum*

# Northwest Gateway Office Building

975 34th Ave NW, Unit 3 & 4, Rochester, MN 55901

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# Executive Summary



## PROPERTY HIGHLIGHTS

- Strong WALT of 4.47 Years
- Class A Construction Finishes and Glass Lines
- Strong Tenant Mix including National and Established Local Businesses

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	25,159	48,460	60,161
Total Population	56,641	117,560	148,910
Average HH Income	\$119,326	\$125,838	\$131,452

## PROPERTY DESCRIPTION

This investment offering comprises the 3rd and 4th floor condominium units at the Northwest Gateway Office Building, located at the primary west entrance to Rochester MN at the intersection of US Highway 14 and West Circle Drive, just minutes from the Mayo Clinic. The opportunity contains long term leases to creditworthy professional tenants, delivering a stable income stream. The property's high-visibility location in Rochester's expanding West Circle Drive corridor ensures strong tenant demand and consistent leasing performance.

Positioned to benefit from Rochester's economic growth, driven by the Mayo Clinic's Bold Forward Unbound project, the property is expected to see increased demand for Class A office space and long-term value appreciation. The Northwest Gateway Office Tower offers prominent signage opportunities and exceptional accessibility, distinguishing it as a unique investment in a market with limited comparable assets.

For additional details or to arrange a tour, please contact us.

## OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	7
Building Size:	15,021 SF
NOI:	\$254,532
Cap Rate:	7.95%

# Location Map



# Traffic Map



## SUBJECT PROPERTY

975 34th Ave. NW., Unit 3 & 4, Rochester, MN 55901



WEST CIRCLE DR



Building size:  
**29,952 SF**

Unit 4 Size: 7,509 SF

Unit 3 Size: 7,512 SF



34TH AVE

# Rochester Market Overview



## ROCHESTER, MN

Rochester, Minnesota, is a thriving regional hub anchored by the world-renowned Mayo Clinic, the state's largest employer with more than 45,000 employees. Mayo generates over \$16 billion in annual revenues, fueling steady demand across healthcare, research, and professional services.

The city is experiencing transformative growth through the \$5.6 billion Bold. Forward. Unbound Mayo Clinic venture in conjunction with the Destination Medical Center initiative, a 20-year public-private partnership designed to enhance Rochester into a global destination for healthcare and innovation. This effort continues to drive robust population growth, high-income household formation, and sustained demand for office and medical space.

Rochester's strategic location—just 85 miles southeast of Minneapolis-St. Paul—offers excellent connectivity via Highway 52 and Rochester International Airport. The city consistently ranks among the top U.S. metros for livability, healthcare access, and economic stability, making it one of the Midwest's most dynamic secondary markets.

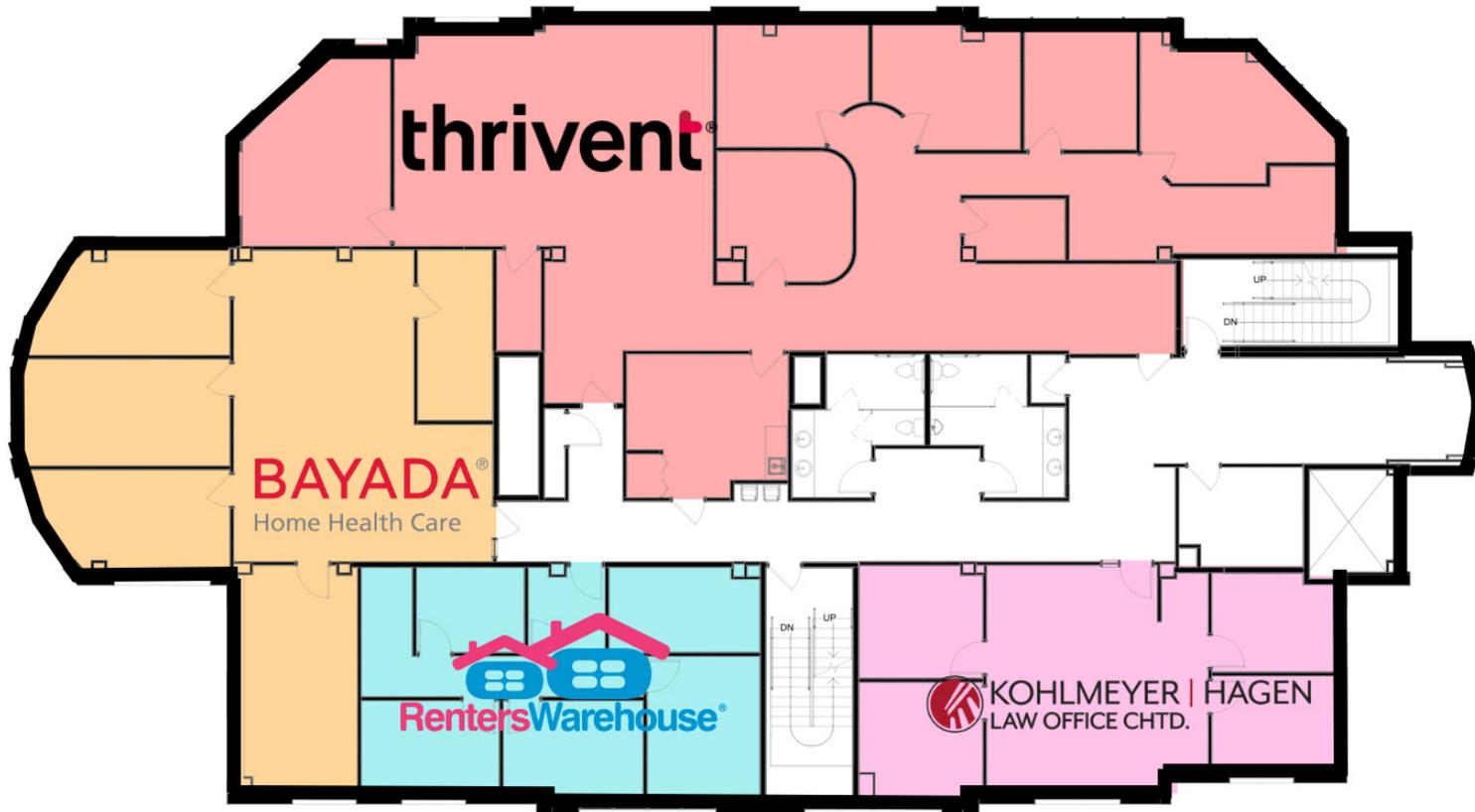
## WHY ROCHESTER?

**Demographic Strength:** Rapidly growing population base with high average household incomes (\$125,000+ within 5 miles), supporting office, healthcare, retail, and housing demand.

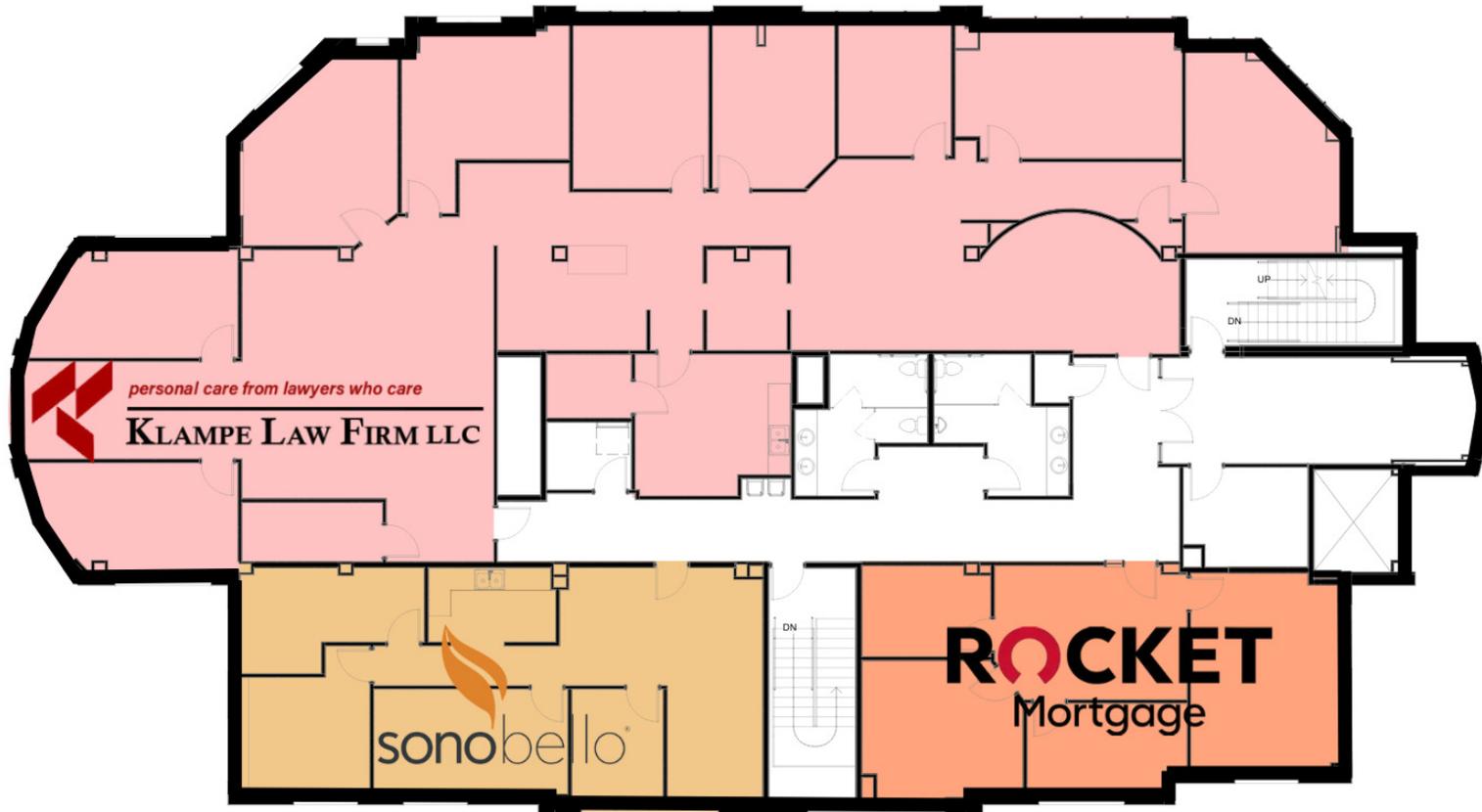
**Economic Stability:** Ranked consistently among the top U.S. metros for livability and healthcare access, Rochester benefits from recession-resistant demand drivers tied to healthcare and research.

**Diverse Tenant Demand:** A dynamic mix of medical, professional services, technology, and retail users creates a balanced and resilient leasing environment.

# 3rd Floor Lease Plan



# 4th Floor Lease Plan



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