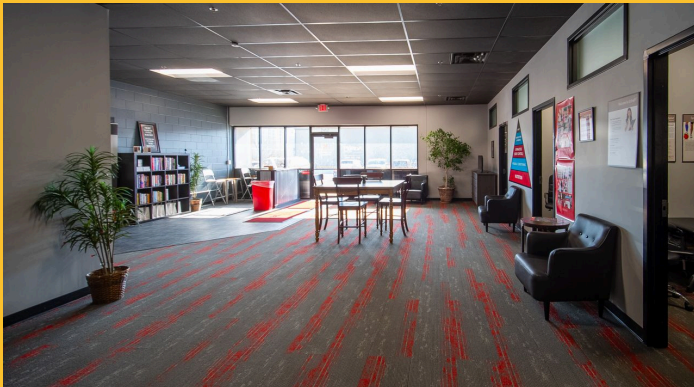


Suite G
3,000 SQFT

Versatile Office & Flex Space

2625 US-14 W , Suite G, Rochester, MN 55901



Lease Rate	\$12 PSF
CAM/ReTax	Contact Agent
Leaseable Space	3,000 SF
Building Size	30,386 SF

- **3,000 SF Turn-Key Suite:** Fully built-out and ready for immediate occupancy.
- **Flexible Leasing Options:** Features five private offices and one large open space (44' x 27'); available as a whole or as individual units.
- **High-Ceiling Design:** Expansive 1,213 SF open area with high ceilings, ideal for specialized fitness, clinics, or light warehouse needs.
- **Prime NW Rochester Access:** Conveniently located with quick transit to Highway 14 and West Circle Drive.
- **Professional Layout:** Includes a dedicated reception area and polished interior finishes.
- **Versatile Use Cases:** Perfectly configured for professional offices, occupational therapy, rehab, or onsite packaging.



Leigh Ann Peltoma
leighann@rgi-group.com
(507) 358-6577

Justin Collopy
justin@rgi-group.com
507-254-4702



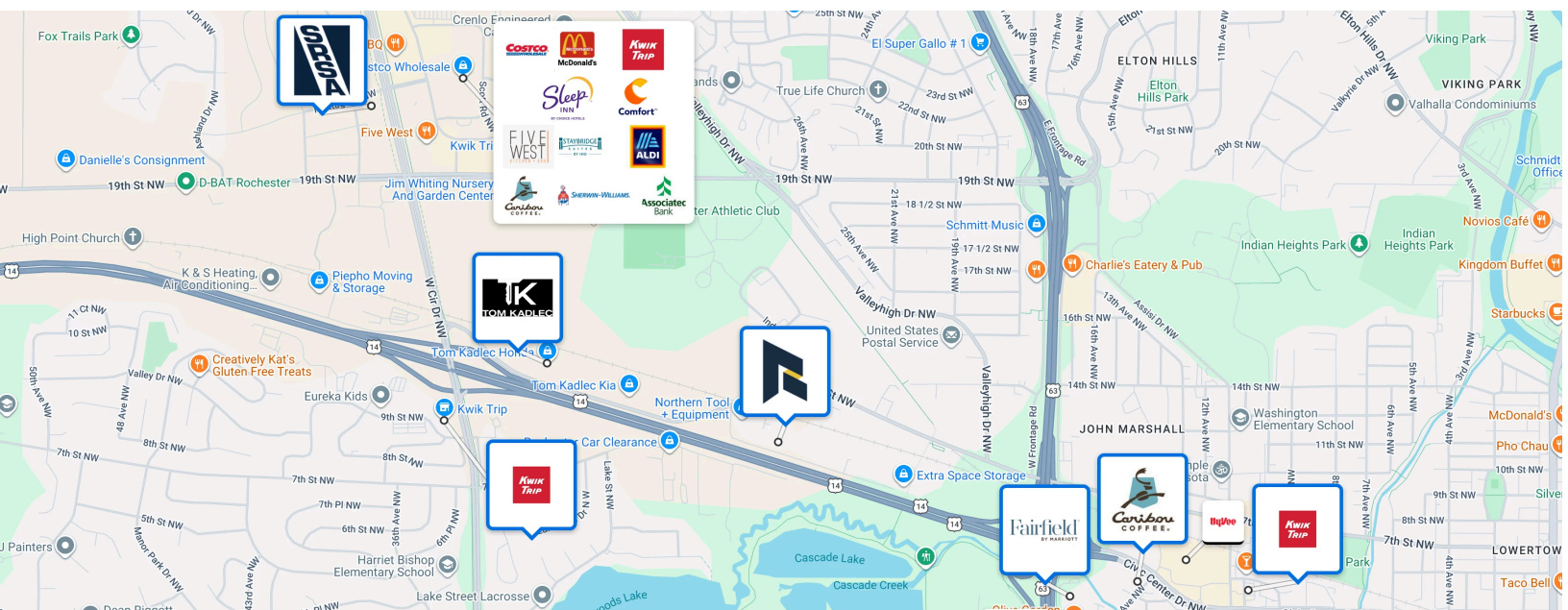
Versatile Office & Flex Space 2625 US-14 W, Suite G, Rochester, MN 55901

Strategically located with quick access to Highway 14 and West Circle Drive, this versatile 3,000-square-foot property offers a premier professional or specialized business opportunity in Northwest Rochester. This fully built-out, turn-key space features five private offices and a dedicated reception area, providing a polished environment for both staff and clients.

A standout feature is the expansive 1,213-square-foot open area with high ceilings, offering a functional layout that accommodates a variety of business needs. For added flexibility, you can lease individual offices or the large open room separately.

The property's configuration is uniquely suited for professional offices requiring on-site packaging or light warehouse space, clinics, occupational therapy, rehabilitation, or specialized fitness classes. With its proximity to major transit corridors, the site ensures effortless connectivity to the city and the surrounding region. This professional space is ready for immediate occupancy to capitalize on the area's growing commercial demand.

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