

**FOR LEASE**  
**9,347 SQFT**

The Maven on Broadway | Street-Level Retail  
425 S Broadway Ave, Rochester, MN 55904



Leasable Space	9,347 SF (demisable)
Base Rent	\$25/SF (NNN)
CAM	\$2.90/SF (Approx)
RETX	\$3.70/SF (Approx)

- Customizable Footprint
- Aggressive Incentives
- Unrivalled Visibility
- Built-In Clientele



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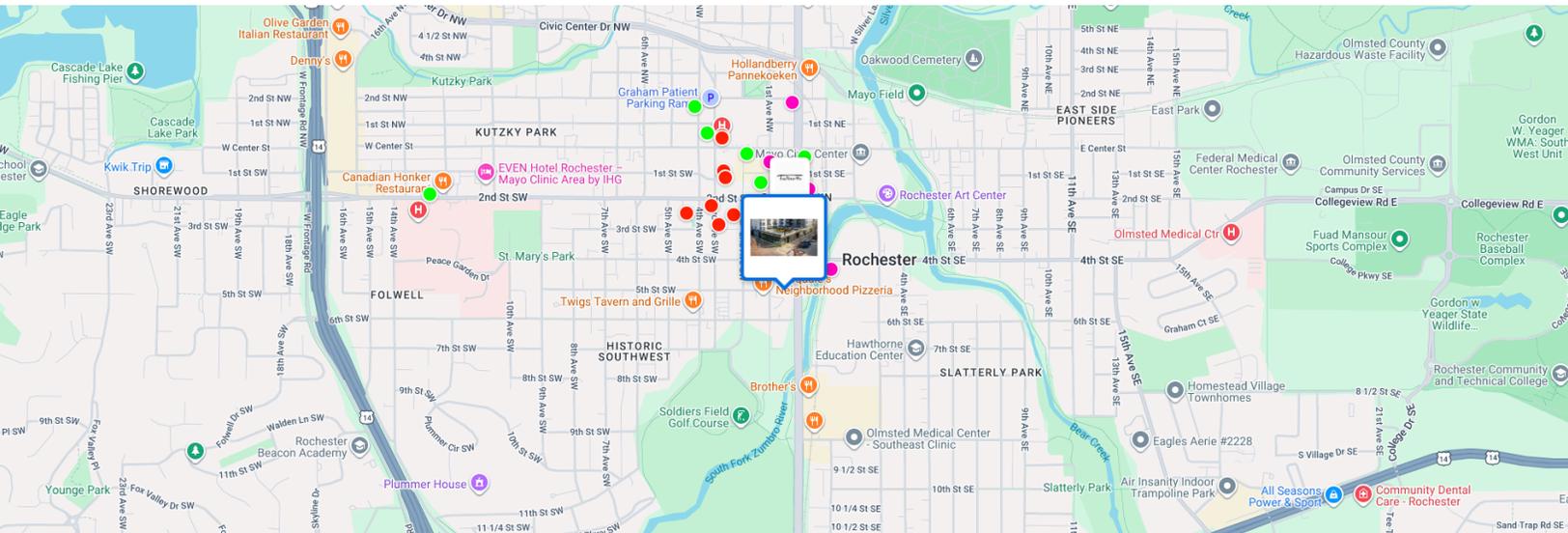


Position your brand at the base of Rochester's premier luxury residence. This 9,347 SF corner-profile space is the most significant retail opportunity available in the downtown core.

With a highly motivated landlord and a generous Tenant Improvement (TI) package available for qualified tenants, the barrier to entry for a custom, high-end build-out has never been lower.

The Maven on Broadway offers Rochester's most versatile retail footprint. Whether you are looking for a 2,500 SF boutique cafe or a 9,347 SF flagship destination, this space can be demised to suit your specific square footage needs.

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