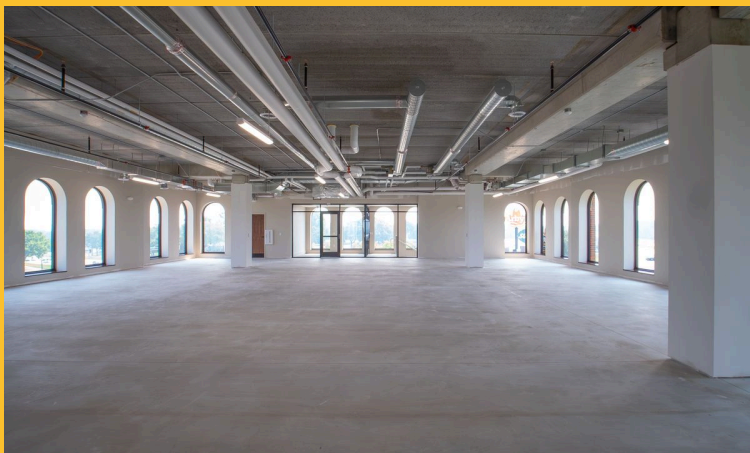




## 3rd Floor Professional Space

3750 E Frontage Road Hwy 52 N, Rochester, MN, 55901



Lease Rate      \$26 NNN

CAM / RETax    Ask Agent

Rentable SF     3,900 SF

Building Size   10,000 SF

- Prime Visibility: Direct exposure to Highway 52 and signalized intersection access.
- Modern Design: New construction with high-end finishes and abundant natural light.
- Convenience: Ample on-site parking for staff and visitors.
- Anchor Tenant: Shared building with Premier Bank, enhancing professional visibility.



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3750 E Frontage Road Hwy 52 N, Rochester, MN 55901



Lease Rate	\$26 NNN
CAM / RETax	Ask Agent
Rentable SF	3,900 SF
Building Size	10,000 SF

This is a rare opportunity to secure a high-visibility, professional suite within a newly constructed, Class A building. Strategically positioned as an anchor in a vibrant shopping destination, this property offers unparalleled exposure and a prestigious presence for any business looking to grow in Rochester.

The space is designed with a modern professional aesthetic, featuring expansive floor-to-ceiling windows that flood the interior with natural light. The suite's layout is versatile, offering a bright and open environment that caters perfectly to professional offices, medical practices, or high-end specialty services.

Situated on the upper level, the suite benefits from the credibility and consistent foot traffic generated by Premier Bank on the main floor. With excellent visibility from Highway 52 and convenient access via a signalized intersection, this location ensures a seamless experience for both your clients and your team.



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