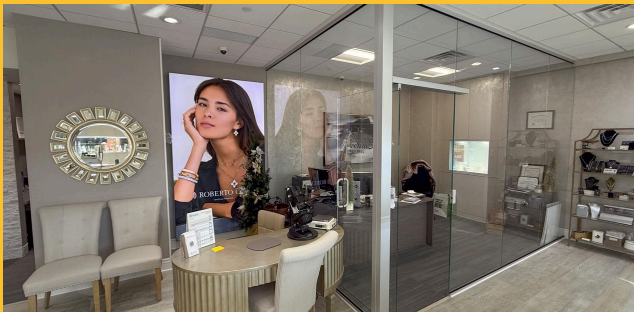




**Versatile Space For Lease in the
Historic Kahler in Downtown Rochester**
101 1st St SW, Rochester, MN 559022



Leaseable Space **2,721 SF**

Lease Rate **\$40 psf**

CAM/ReTax **\$10.50 psf**

- Direct proximity to Mayo Clinic – Just steps from patient, visitor, and employee traffic
- Adjacent to Kahler Grand Hotel – A historic anchor for out-of-town guests
- Surrounded by upscale dining – including Victoria's, Chester's, and other popular spots
- Retail-rich environment – High foot traffic and nearby national and local shops
- Close to hotels and apartments – Ideal for client access and employee convenience

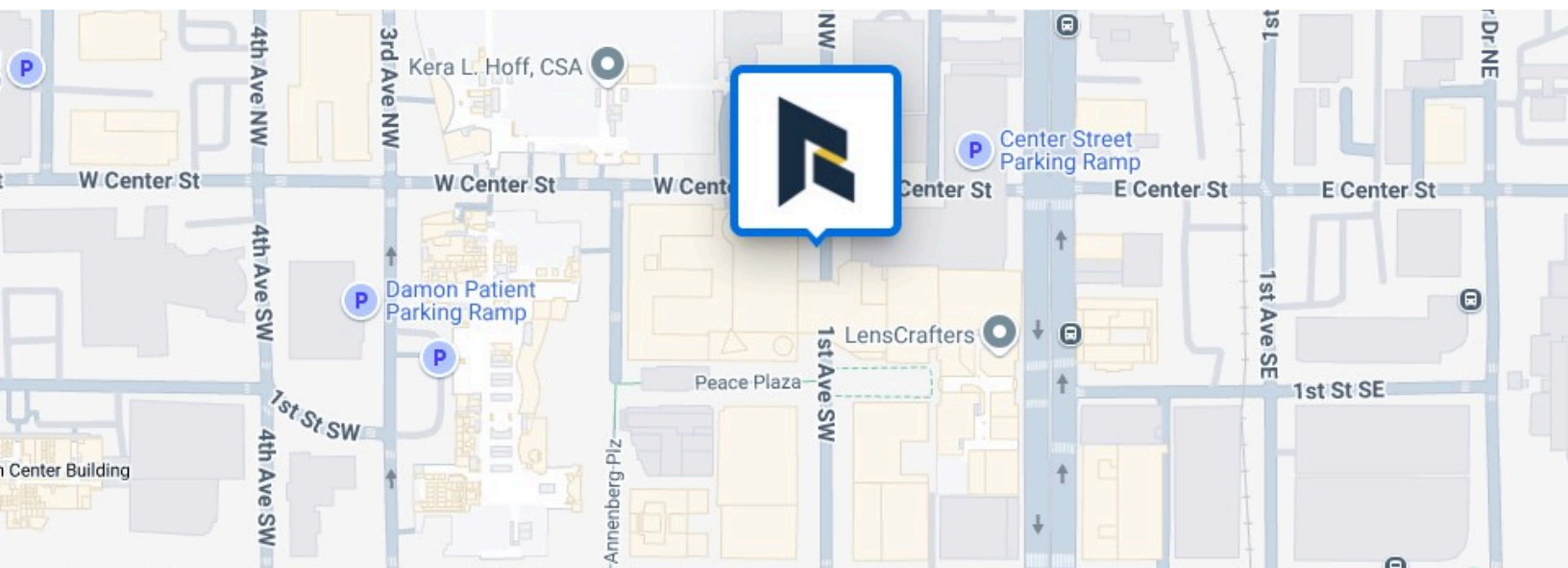
Versatile Space For Lease in the Historic Kahler in Downtown Rochester

101 1st St SW, Rochester, MN 55902



This approx. 2,721 sq. ft. (tenant to verify) turn-key retail space offers unmatched visibility and prestige in the heart of Rochester's bustling downtown. Steps from the world-renowned Mayo Clinic, which attracts millions of visitors annually, this site is truly the absolute prime retail location in all of Rochester, MN. Surrounded by high-end dining, luxury accommodations, and vibrant pedestrian activity, this space presents an extraordinary opportunity to make your business thrive.

Spaces	Lease Rate	Space Size
Kahler Grand Hotel - 101 1st St SW, Rochester, MN 55902	\$40 PSF NNN \$10.50 CAM/ReTax	2,721 sqft



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