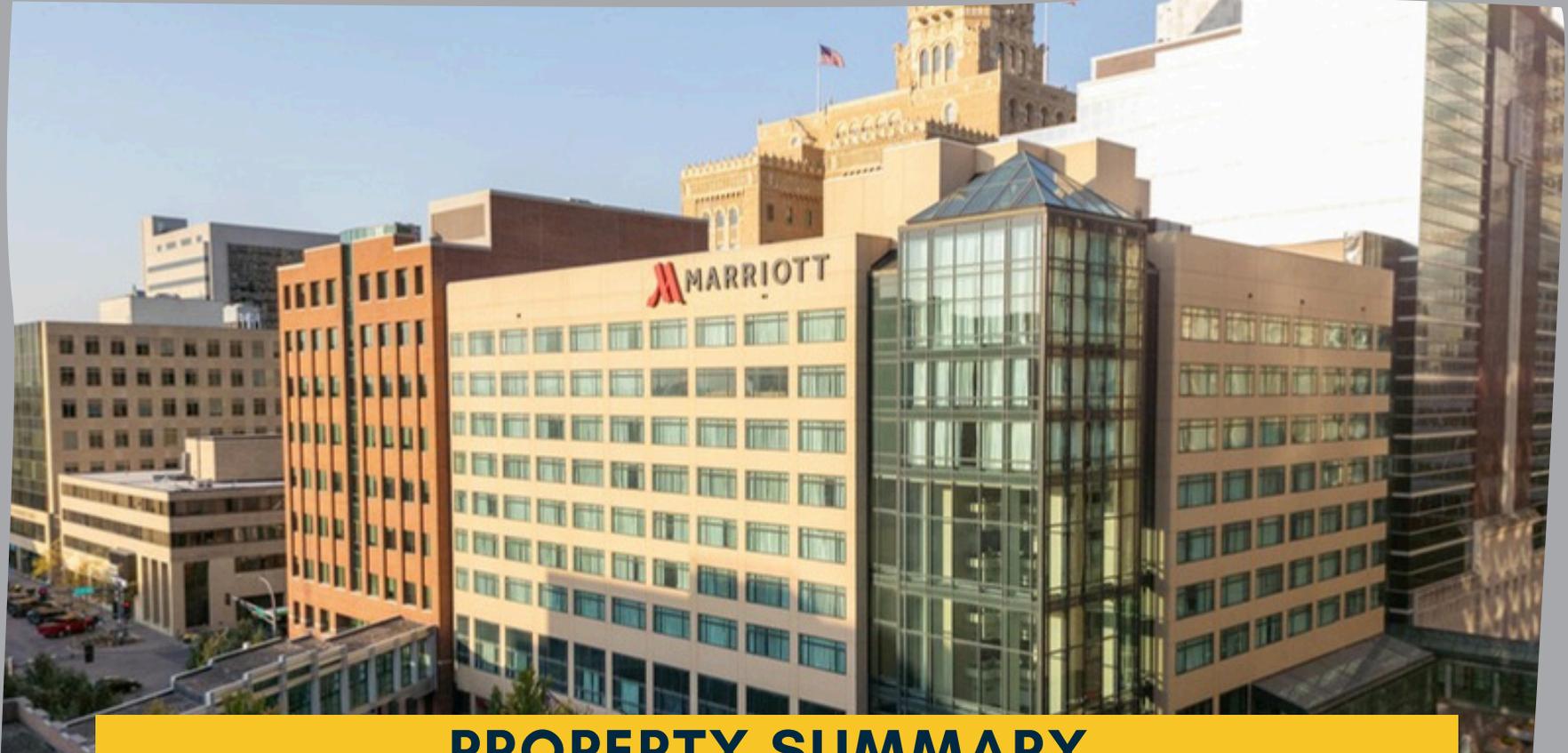


Marriott Hotel

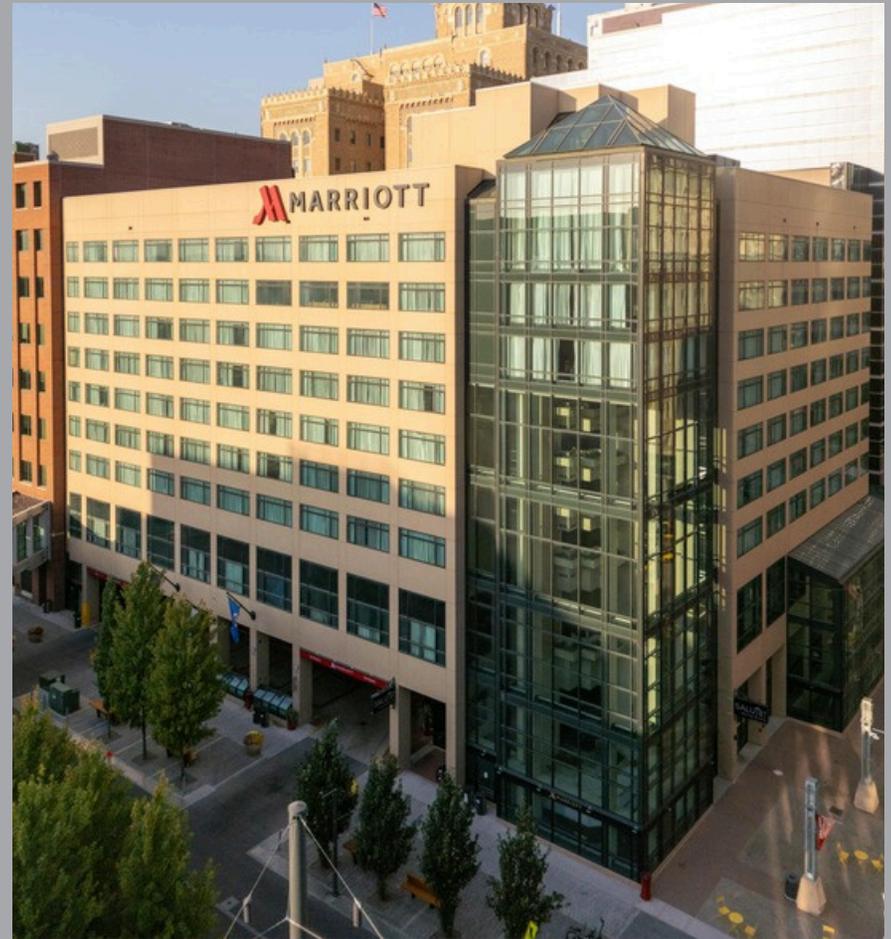


PROPERTY SUMMARY

- World-Class Visibility
- ADA Accessibility
- Prime Location
- Pedestrian and Parking-Friendly

Marriott Hotel

Leasable retail, restaurant, or office spaces available in the heart of downtown Rochester, MN. ADA-compliant and within walking distance to Mayo Clinic, these versatile spaces offer high visibility and foot traffic, appealing to both large national brands and local businesses. Surrounded by high-end dining, retail, and accommodations, these locations support diverse business needs in a thriving, pedestrian-friendly community.



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101 1st St SW, Rochester, MN 55902



This approx. 1,744 sq. ft. turn-key office space is perfectly positioned in the lower level of the Marriott Hotel, offering an unparalleled combination of elegance and functionality. This is perhaps the most unique and visually appealing space in all of downtown Rochester, MN. Steps from Mayo Clinic and nestled in the heart of Rochester's thriving downtown area, which sees global visitors, professionals, and locals alike. Its distinctive design and premier location make it an ideal choice fitting the needs of many business types such as retail, corporate offices, or financial services.

Property Features

- Unrivalled Location
- Exceptional Amenities
- Pedestrian and Parking-Friendly
- World-Class Visibility
- Turn-Key Setup



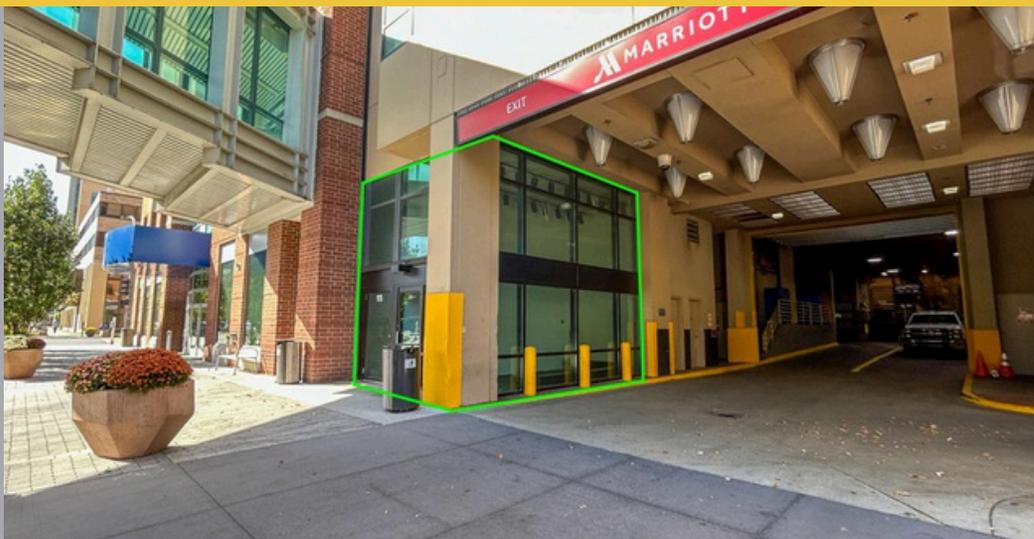
Total Size
1,744 sqft

Use Type
Retail

Suite
3



101 1st Ave SW, Rochester, MN 55902



This approx. 195 sq. ft. space sits directly adjacent to the guest drop-off area in the Marriott Hotel, bringing consistent exposure to hotel guests, Mayo Clinic visitors, and downtown pedestrians. It's a unique spot on a bustling route into Rochester's vibrant core, ideally suited to a retail showroom, coffee counter, smaller bakery, or financial services.

Property Features

- Neighboring the Mayo Clinic
- ADA Accessibility
- Pedestrian and Parking-Friendly
- Unmatched Visibility
- Prime Downtown Access

Total Size

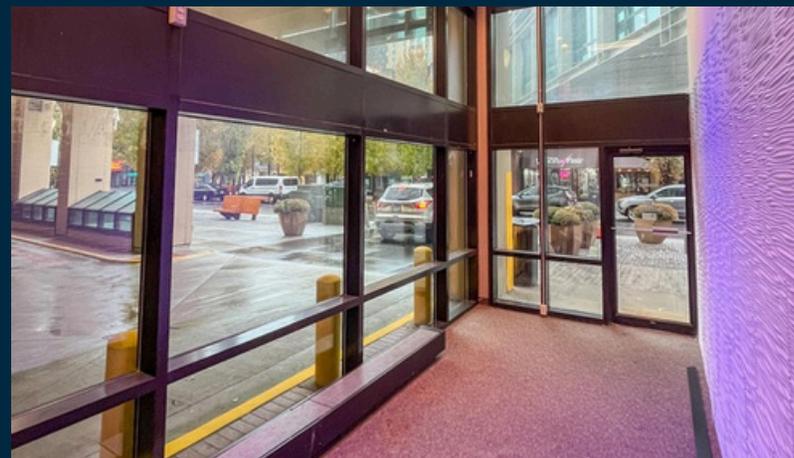
195 sqft

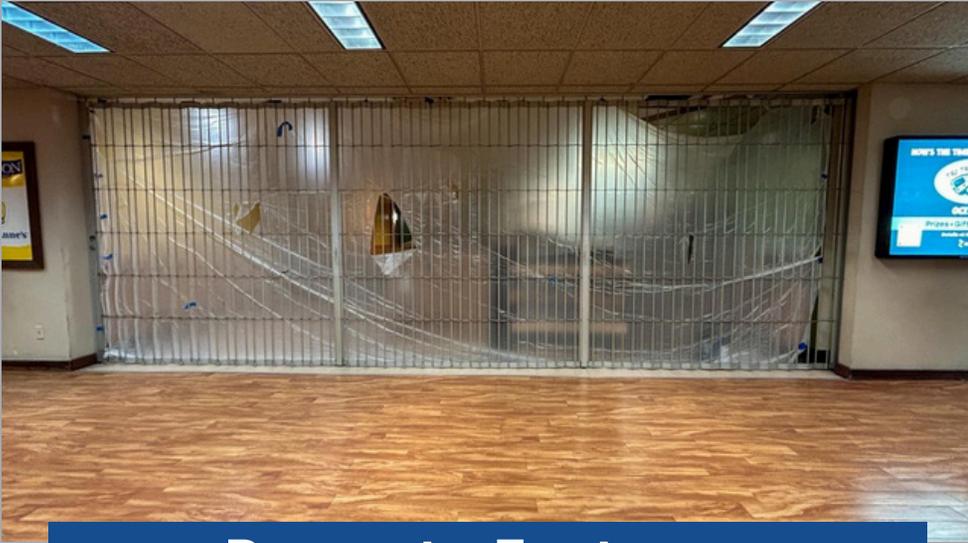
Use Type

Retail

Suite

115





This approximately 1,400 sq. ft. space, once home to Quiznos, offers an exceptional opportunity in one of Rochester's most prestigious and pedestrian-friendly areas. Located within the "Subway" level of the esteemed Marriott Hotel, this space is surrounded by foot traffic from hotel guests, Mayo Clinic visitors, and local residents. Its versatility makes it suitable for a variety of uses, including a sandwich shop, fast-food restaurant, restaurant/café, or a complete remodel to fit the needs of another business.

Property Features

- Prime Location
- ADA Accessibility
- Pedestrian and Parking-Friendly
- World-Class Visibility
- Turn-Key Setup



Total Size
1,400 sqft

Use Type
Retail/ Restaurant
(QSR)

Suite
2



Marriott Hotel

Address	Suite	Total Size	Use Type
101 1st St SW, Rochester, MN 55902	3	1,744 sqft	Retail/O
101 1st St SW, Rochester, MN 55902	115	195 sqft	Retail
101 1st St SW, Rochester, MN 55902	2	1,400 sqft	Retail/ Restaurant (QSR)

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