

Office Building For Lease

Eagle Rock Bank

975 34th Avenue Northwest, Rochester, MN 55901



PROPERTY DESCRIPTION

Discover the perfect commercial leasing opportunity at our property in Rochester, MN. This premier building offers modern office spaces designed to elevate your business. The property provides a professional environment that impresses clients and supports your team. Enjoy ample parking, high traffic counts, excellent signage opportunities, and convenient access to major transportation routes. The thoughtfully designed interiors feature customizable floor plans and contemporary finishes to accommodate your unique needs. Take advantage of the thriving business community in this sought-after location, and elevate your organization with the unparalleled amenities and prestige of this exceptional property.

PROPERTY HIGHLIGHTS

- Modern office spaces with customizable floor plans
- State-of-the-art facilities and sustainable design
- Ample on-site parking
- High Traffic Intersection: Benefit from exceptional visibility and advertising potential
- Expansive windows for abundant natural light

CONTACT US

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Grant Parrish
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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	2
Available SF:	857 to 1185 SF
Lot Size:	1.44 Acres
Building Size:	37,979 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	689	2,928
Total Population	292	1,797	7,197
Average HH Income	\$121,518	\$118,444	\$117,778



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WEST CIRCLE DRIVE AREA

ALERUS, HyVee, Starbucks, CRISPO GREEN, QDOBA MEXICAN EATS, DUNKIN', Caribou Coffee, KWIK TRIP, SHERWIN WILLIAMS, Associated Bank, usbank, crumbl, RBC, MAYO CLINIC, CliftonLarsonAllen, ALDI, Cub

WALMART NORTH AREA

Walmart, Sams CLUB, Culver's, WELLS FARGO, DOLLAR TREE, DISCOUNT TIRE, TEXAS ROADHOUSE, petco

TARGET RETAIL AREA

target, TACO BELL, PETSMART, CHIPOTLE MEXICAN GRILL, Panera BREAD, Great Clips IT'S GONNA BE GREAT, FAMOUS footwear, GameStop POWER TO THE PLAYERS, FIVE GUYS BURGERS and FRIES, Applebee's

SUBJECT PROPERTY

975 34th Ave. NW., Unit 3 & 4, Rochester, MN 55901

Mayo Clinic/Downtown Area

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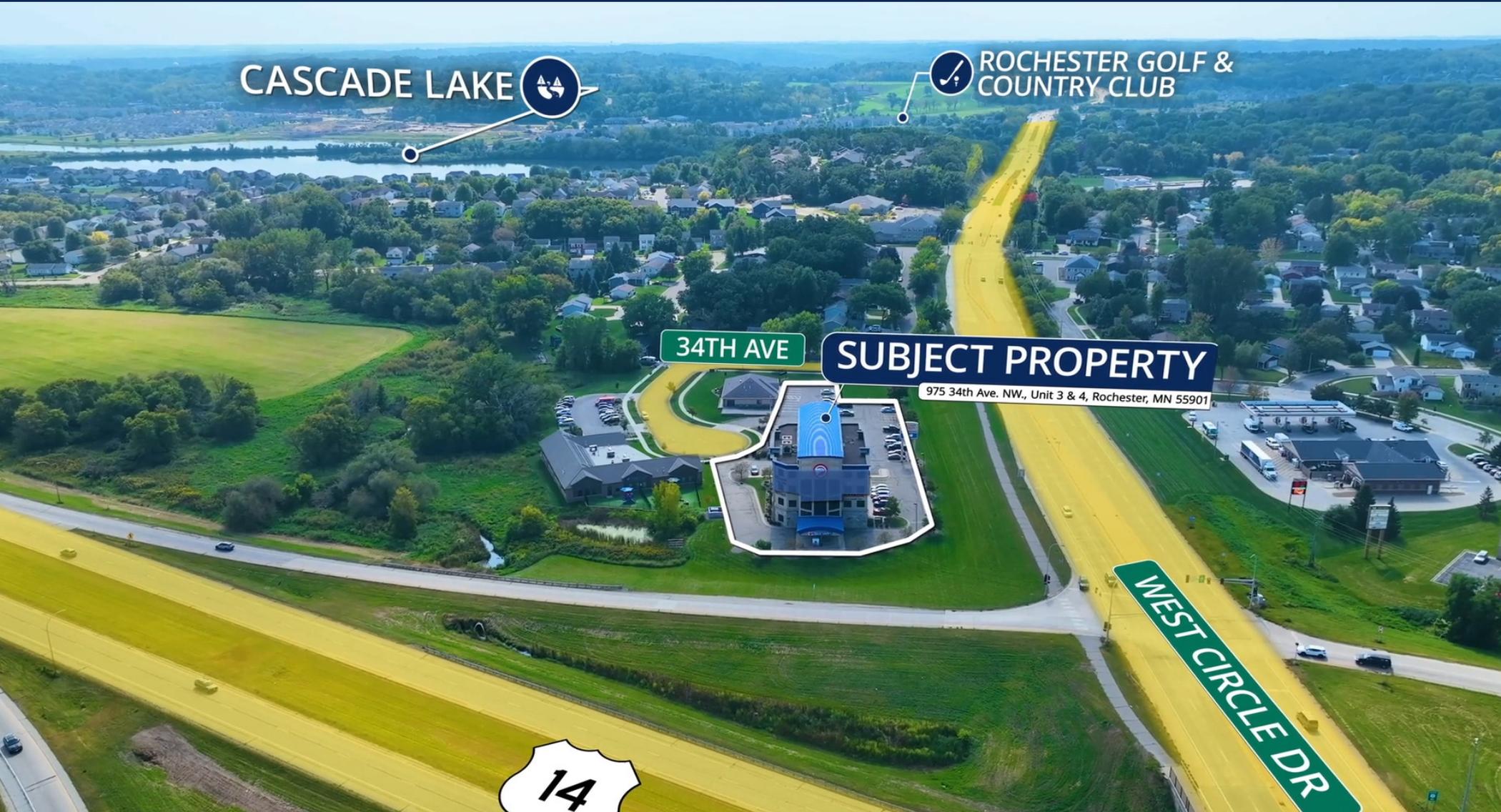
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CASCADE LAKE

ROCHESTER GOLF & COUNTRY CLUB

34TH AVE

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WEST CIRCLE DR

14

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Rochester Market Overview

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ROCHESTER, MN

Rochester, Minnesota is one of the Midwest's most dynamic and fast-growing business environments—anchored by the world-renowned Mayo Clinic and a thriving ecosystem of healthcare, technology, professional services, and retail users. As the largest employer in the state with more than 45,000 employees, Mayo Clinic generates year-round demand for office, medical, administrative, and service-oriented space throughout the city

The city is experiencing transformative growth through the \$5.6 billion Bold. Forward. Unbound Mayo Clinic venture in conjunction with the Destination Medical Center initiative, a 20-year public-private partnership designed to enhance Rochester into a global destination for healthcare and innovation. This effort continues to drive robust population growth, high-income household formation, and sustained demand for office and medical space.

With exceptional connectivity via Highway 52, West Circle Drive, and the Rochester International Airport, businesses benefit from easy access for clients, employees, and regional travelers. Rochester consistently ranks among the top U.S. metros for quality of life, healthcare access, and economic stability, making it one of the Midwest's strongest locations for business growth and talent attraction.

WHY ROCHESTER?

Strong Demographics & Consumer Spending: With average household incomes exceeding \$125,000 within a 5-mile radius and rapid population growth, businesses benefit from a strong consumer base that supports services, office users, medical clinics, and retail operators.

Economic Stability: Rochester supports a wide range of users—from medical and dental to finance, legal, engineering, technology, insurance, and education — creating a balanced and healthy leasing environment where businesses thrive.

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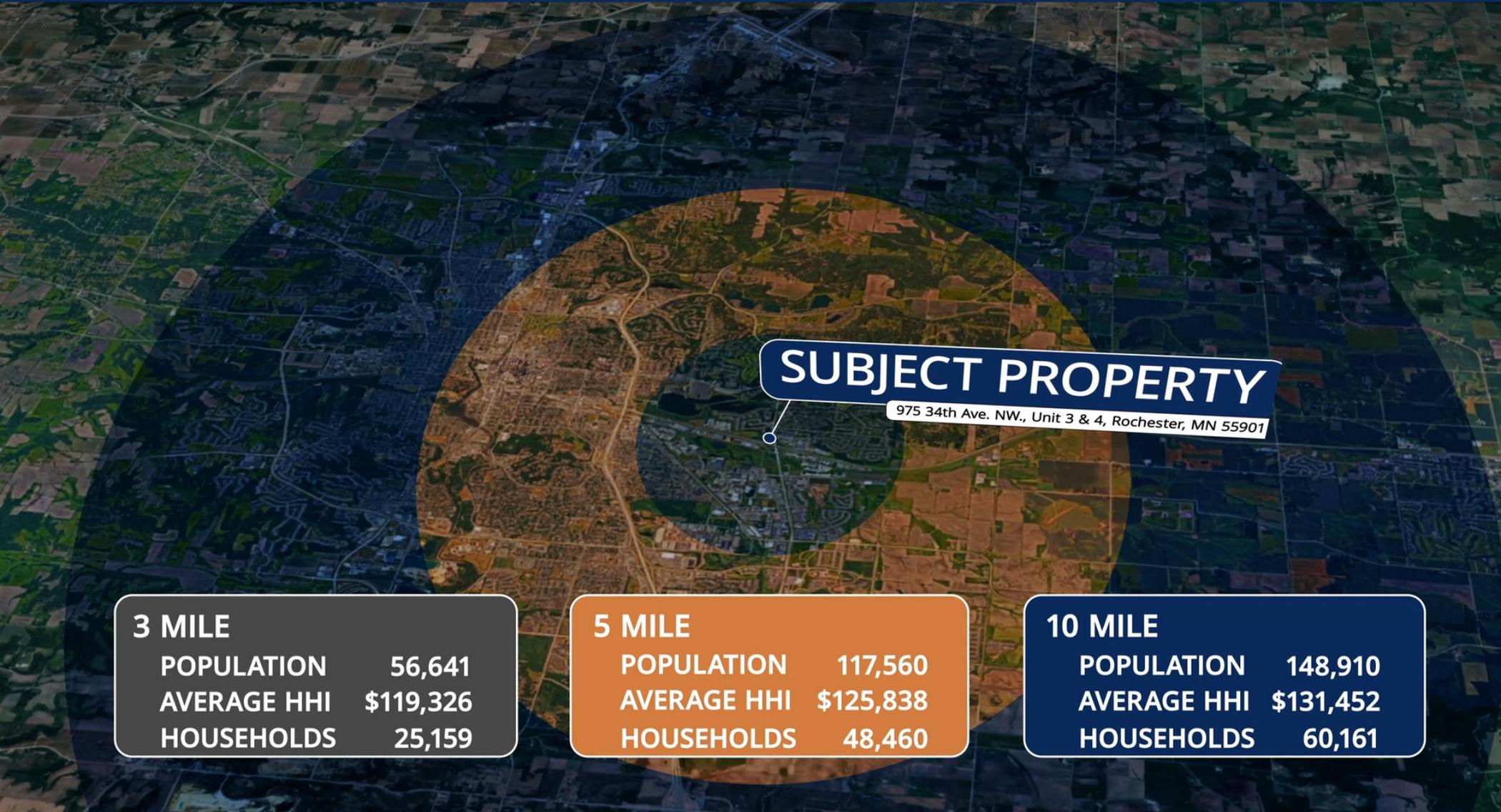
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3 MILE

POPULATION	56,641
AVERAGE HHI	\$119,326
HOUSEHOLDS	25,159

5 MILE

POPULATION	117,560
AVERAGE HHI	\$125,838
HOUSEHOLDS	48,460

10 MILE

POPULATION	148,910
AVERAGE HHI	\$131,452
HOUSEHOLDS	60,161

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