



## Flexible Commercial Space with Office & Warehouse

3621 9th St NW , Rochester, MN 55901



Lease Rate \$14 SF NNN

CAM/ReTax \$5 SF

Building Size 7,216 SF

Possession available Jan. 31, 2026

- Professional Office Buildout
- Warehouse with Overhead Doors
- Natural Light & Functional Layout
- Convenient Access



**Bucky Beeman**

(507) 951-7130

bucky@rgi-group.com

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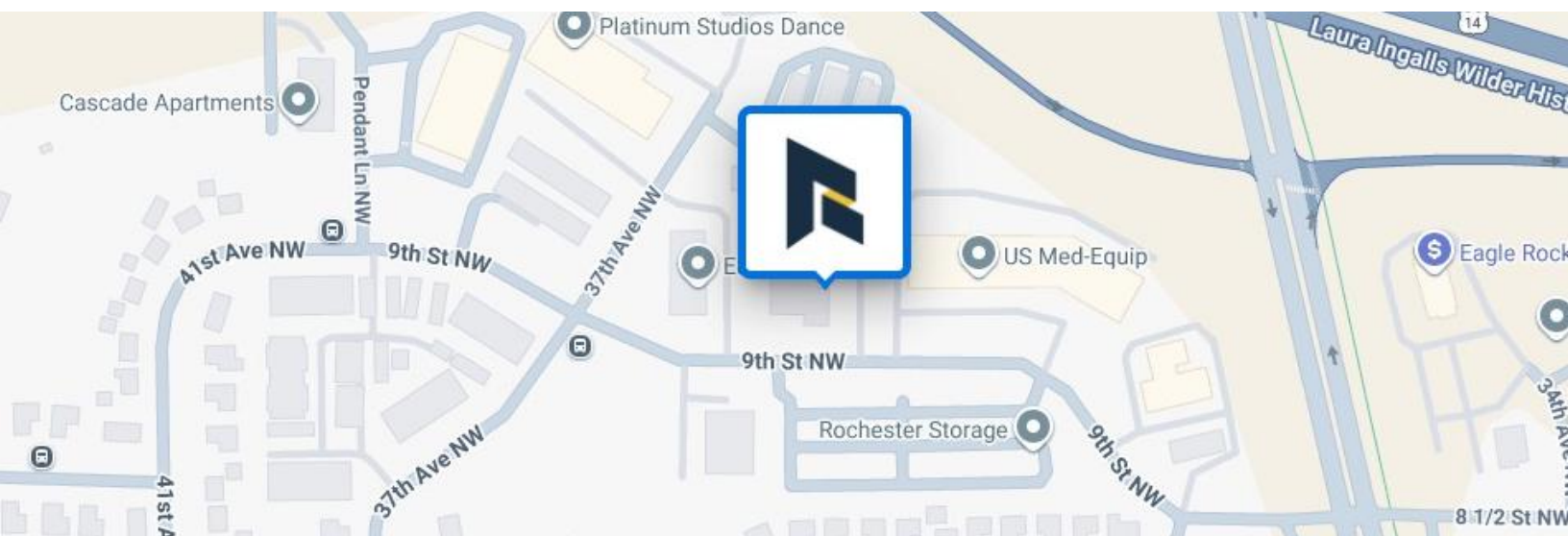
This well-maintained commercial property offers a total of 7,216 SF of functional space, ideal for a wide range of business uses. The building features 3,888 SF of warehouse space with overhead doors, providing excellent access for loading, storage, or light industrial use.

The 3,328 SF office area includes a welcoming reception, multiple private offices, a conference room, a break room, and storage areas—all designed for comfort and productivity. Large windows throughout the office space bring in abundant natural light, creating a bright and professional work environment.

Whether you're expanding operations or looking for a combined office/warehouse solution, this flexible property is ready to support your business needs.

Listing agent is the property owner and a licensed real estate agent.

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