

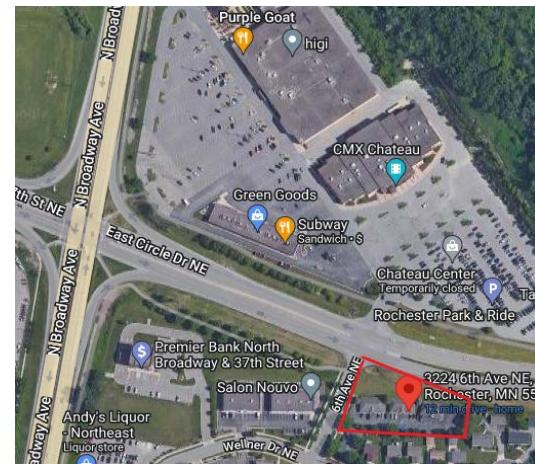
**1,100 SF
For Lease**

3224 6th AVENUE NE | ROCHESTER, MN 55906



PROPERTY HIGHLIGHTS

- Professionally Built Out
- Located Near Major Retailers
- Turnkey Office Space
- Reception Area
- 2-4 Private Offices
- High Visibility/High Traffic
- Coffee Bar
- Pylon Sign
- Tenant Pays Utilities (Heat, Electricity)
- Convenient NE Location



DARCI FENSKE

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7392 Airport View Dr. SW

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BUILDING INFORMATION

Location:	3224 6th Avenue NE
Building Size:	2,315 SF
Space Available:	1,100 SF
Property Type:	Office
Base Rent:	\$1,975/month gross
Lease Term:	Negotiable


TRAFFIC COUNTS (vehicles per day)

East Circle Dr. NE:	22,014
N Broadway Ave:	10,302
East River Road NE:	2,717



DEMOGRAPHICS	5 MILE	10 MILE
Population:	6,349	57,060
Households:	2,569	24,762
Average HH Income:	\$95,805	\$67,755
Average Age:	41	40

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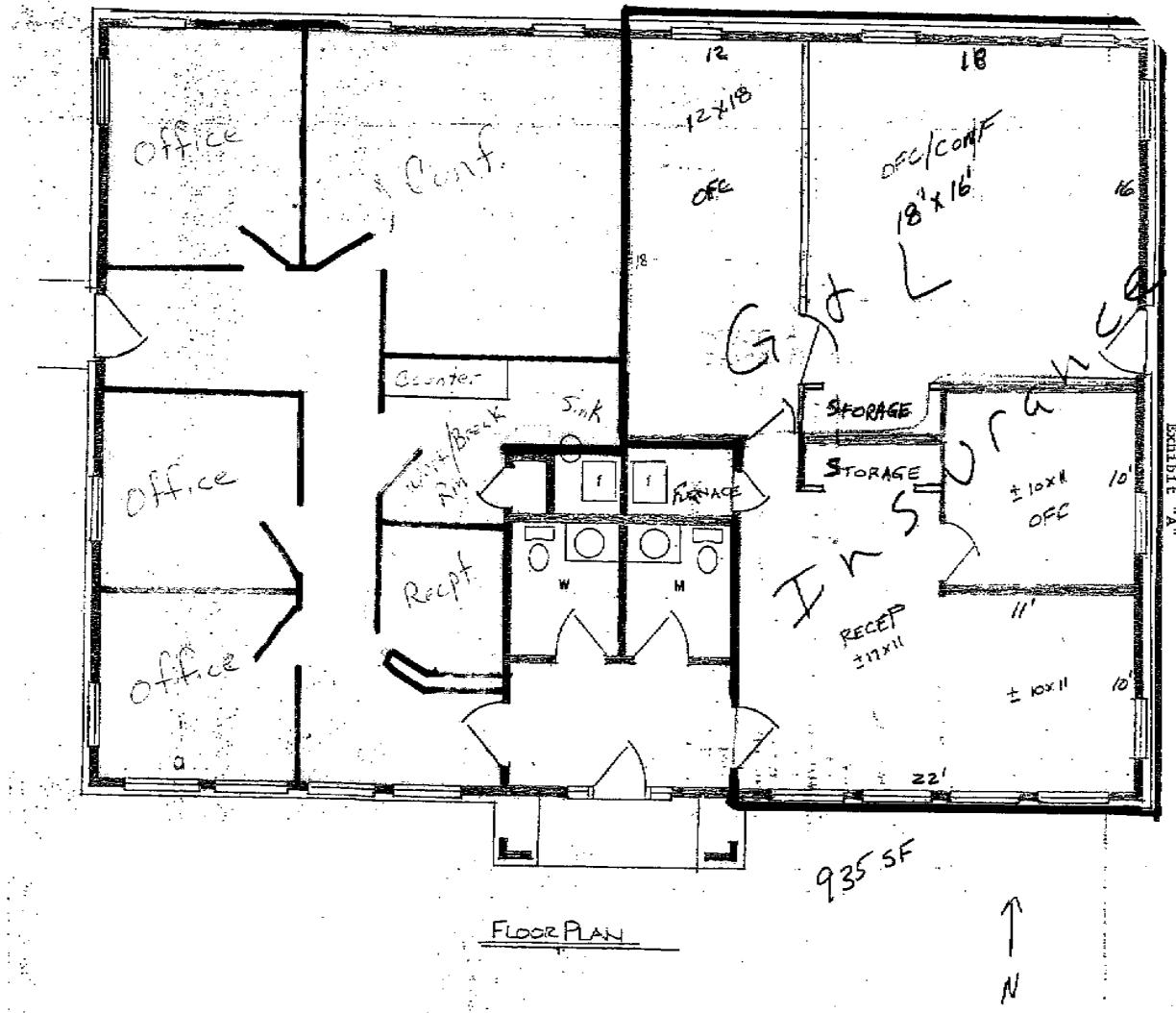
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