

**MOVE-IN READY DOWNTOWN
OFFICE AVAILABLE FOR SUBLEASE**



CONTACT

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WEBSITE

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ADDRESS

ROCHESTER OFFICE
2519 Commerce Dr. NW #200
Rochester, MN 55901

TWIN CITIES OFFICE
441 2nd Street
Excelsior, MN 55331

SUITE HIGHLIGHTS

- Fully Furnished and Move-in Ready
- Skyway Connected
- Building Renovated in 2020 with the addition of Crave Restaurant and Hotel Indigo
- 145 Linear Ft. street level storefront along S Broadway including street level entrances, heavy glass and signage along Broadway
- Several Private Restrooms within the suite
- Flexible suites available ranging from 829sf to ~10,000sf
- Sub-lease available through 8/31/2028



LOCATION

Heart of Downtown Rochester, MN on Broadway

- Located between Mayo Clinic (3 blocks) and Historic 3rd St SW
- Easy access to surface and covered parking contiguous to the property
- Adjacent to Zumbro river boardwalk bike and walking paths
- Multiple public transit stops nearby



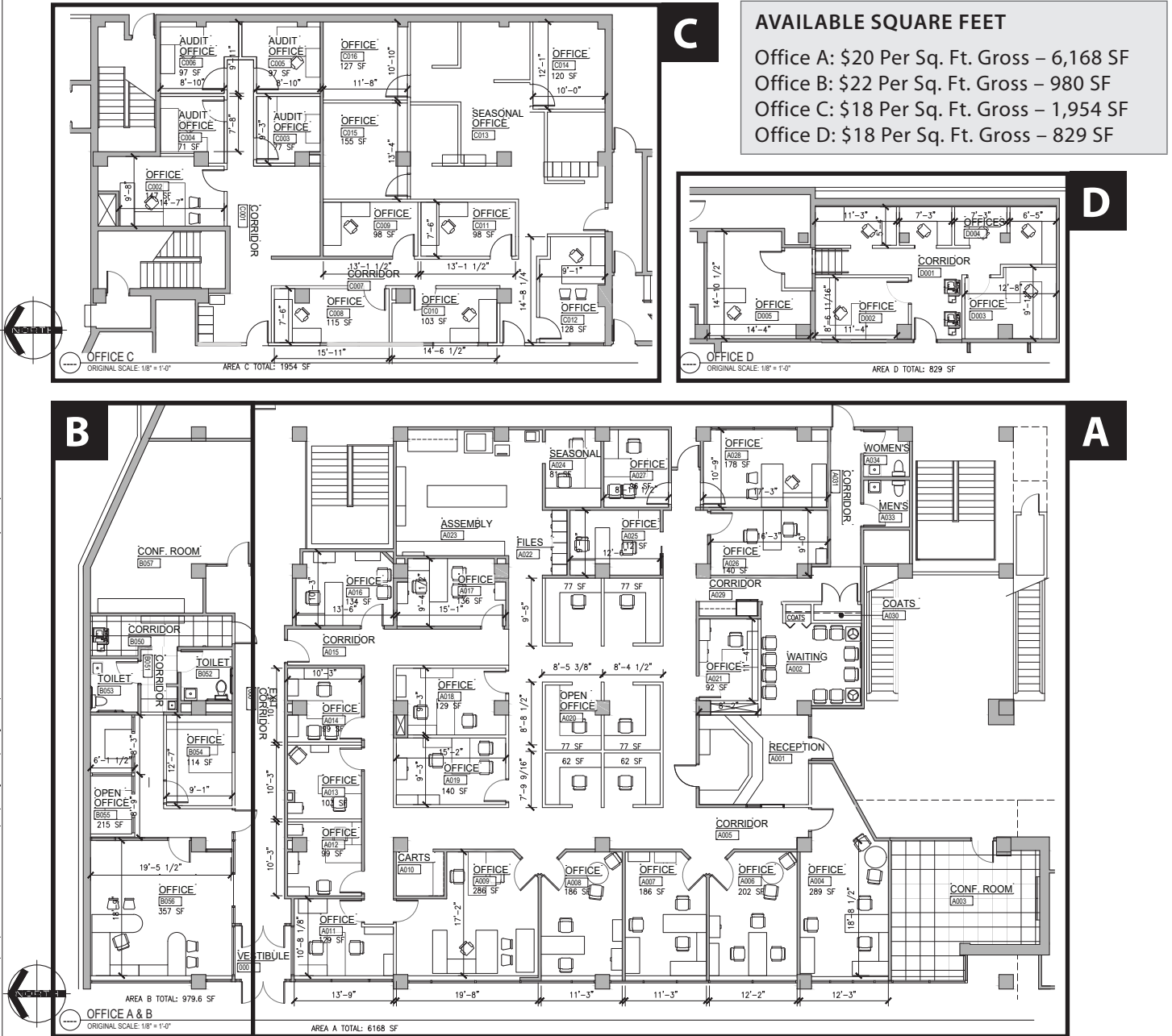
PROPERTY DETAILS

SUMMARY	
TOTAL BUILDING SQUARE FEET	9930 Total SF, Divisible to 8,290 SF
AVAILABLE SQUARE FEET	Office A: \$20 Per Sq. Ft. Gross – 6,168 SF Office B: \$22 Per Sq. Ft. Gross – 980 SF Office C: \$18 Per Sq. Ft. Gross – 1,954 SF Office D: \$18 Per Sq. Ft. Gross – 829 SF
ZONING	Central Development Core-Central Business District (CDC-CBD)
PARKING	Contract parking available within 2nd Street Ramp via sublease and multiple other city ramps through City of Rochester. Metered and temporary/drop off parking available as well.
TRAFFIC COUNTS	22,000 (AADT)
LINEAR FEET OF FRONTAGE	145 ft. of street level glass frontage



OFFICE FLOORPLANS

Available in multiple configurations ranging from 839 to ~10,000sf





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