

Office Building For Lease

19th Street Professional Office Building

3038 Jeremiah Ln NW, Rochester, MN 55901



PROPERTY HIGHLIGHTS

- Convenient Access from HWY 52 and W Circle Dr.
- Modern Architecture with Abundant Glass Elements
- Generous On-Site Parking
- Prime Location adjacent to Rochester's premier retail corridor.
- Directly across the street from the Rochester Athletic Club- over 12,000 members
- Minutes from Mayo Clinic

OFFERING SUMMARY

Lease Rate	\$25.00-27.00/SF
Number of Units:	2 (contiguous)
Available SF:	2,032-12,452 SF
Lot Size:	86,830 SF
Building Size:	25,727 SF
Tenant Improvement Allowance:	Available to Qualified Tenants
Drive Thru Potential:	Suite 100

CONTACT US

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Rochester Market Overview

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ROCHESTER, MN

Rochester, Minnesota, is a thriving regional hub anchored by the world-renowned Mayo Clinic, the state's largest employer with more than 45,000 employees. Mayo generates over \$16 billion in annual revenues, fueling steady demand across healthcare, research, and professional services.

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.

Rochester's strategic location—just 85 miles southeast of Minneapolis-St. Paul—offers excellent connectivity via Highway 52 and Rochester International Airport. The city consistently ranks among the top U.S. metros for livability, healthcare access, and economic stability, making it one of the Midwest's most dynamic secondary markets.

WHY ROCHESTER?

Demographic Strength: Rapidly growing population base with high average household incomes (\$125,000+ within 5 miles), supporting office, healthcare, retail, and housing demand.

Economic Stability: Ranked consistently among the top U.S. metros for livability and healthcare access, Rochester benefits from recession-resistant demand drivers tied to healthcare and research.

Diverse Tenant Demand: A dynamic mix of medical, professional services, technology, and retail users creates a balanced and resilient leasing environment.

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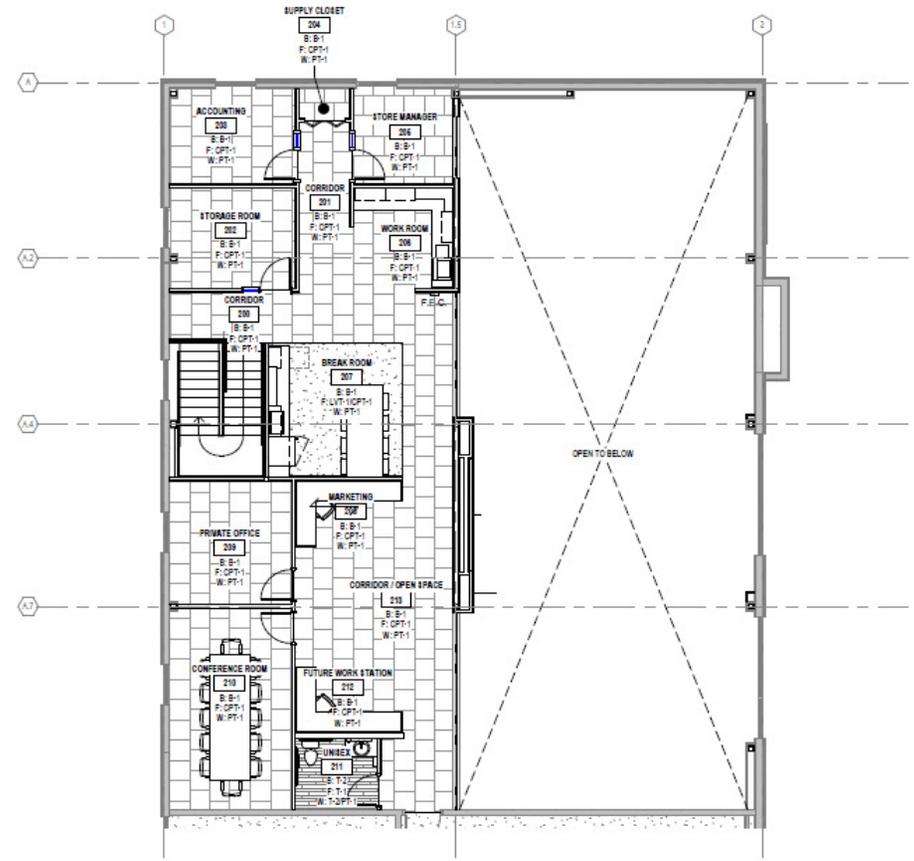


Suite 100 - Floor Plan

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1 FIRST LEVEL FINISH PLAN
18' x 110'



2 SECOND LEVEL FINISH PLAN
18' x 110'

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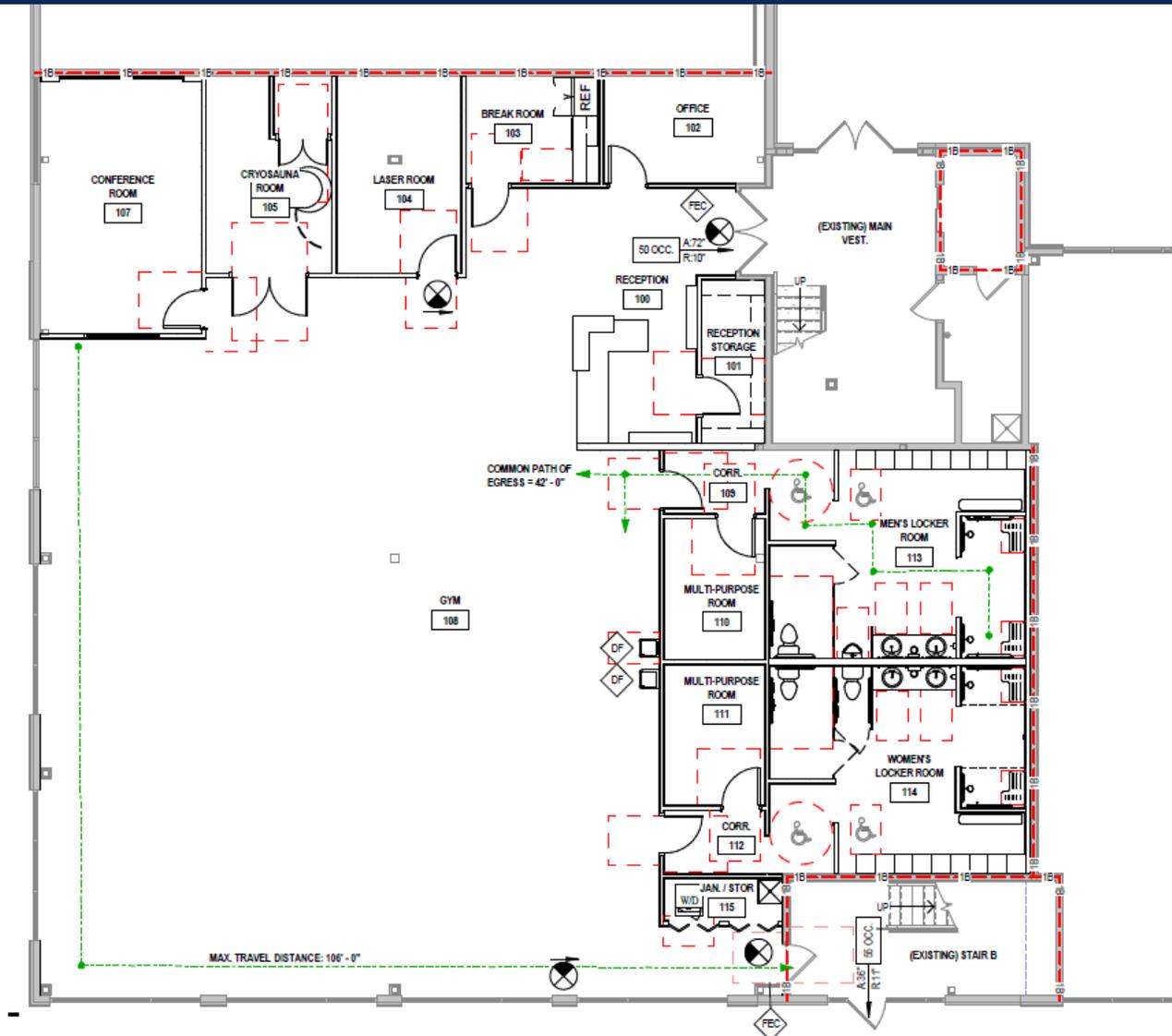
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Suite 101- Floor Plan

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Signage Opportunities- 19th Street NW

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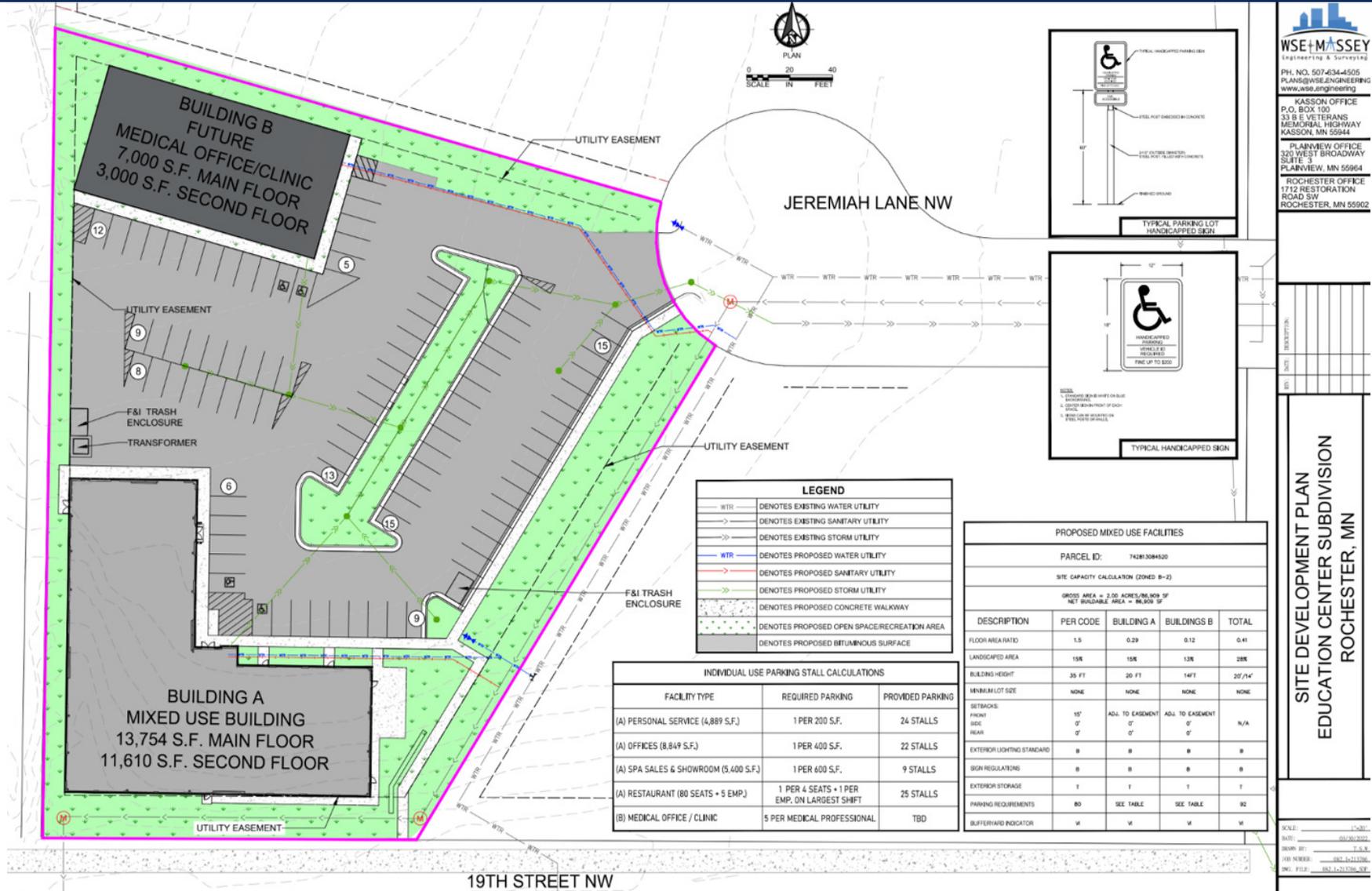
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Site Plan

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SITE DEVELOPMENT PLAN
EDUCATION CENTER SUBDIVISION
ROCHESTER, MN

LEGEND

- WTR DENOTES EXISTING WATER UTILITY
- DENOTES EXISTING SANITARY UTILITY
- DENOTES EXISTING STORM UTILITY
- WTR DENOTES PROPOSED WATER UTILITY
- DENOTES PROPOSED SANITARY UTILITY
- DENOTES PROPOSED STORM UTILITY
- DENOTES PROPOSED CONCRETE WALKWAY
- DENOTES PROPOSED OPEN SPACE/RECREATION AREA
- DENOTES PROPOSED BITUMINOUS SURFACE

INDIVIDUAL USE PARKING STALL CALCULATIONS

FACILITY TYPE	REQUIRED PARKING	PROVIDED PARKING
(A) PERSONAL SERVICE (4,889 S.F.)	1 PER 200 S.F.	24 STALLS
(A) OFFICES (8,849 S.F.)	1 PER 400 S.F.	22 STALLS
(A) SPA SALES & SHOWROOM (5,400 S.F.)	1 PER 600 S.F.	9 STALLS
(A) RESTAURANT (80 SEATS + 5 EMP.)	1 PER 4 SEATS + 1 PER EMP. ON LARGEST SHIFT	25 STALLS
(B) MEDICAL OFFICE / CLINIC	5 PER MEDICAL PROFESSIONAL	TBD

PROPOSED MIXED USE FACILITIES

PARCEL ID: 742813084320

SITE CAPACITY CALCULATION (ZONED B-2)

GROSS AREA = 2.50 ACRES/80,909 SF
NET BUILDABLE AREA = 86,900 SF

DESCRIPTION	PER CODE	BUILDING A	BUILDINGS B	TOTAL
FLOOR AREA RATIO	1.5	0.29	0.12	0.41
LANDSCAPED AREA	15%	15%	15%	28%
BUILDING HEIGHT	35 FT	20 FT	14 FT	20'/14'
MINIMUM LOT SIZE	NONE	NONE	NONE	NONE
SETBACKS:				
FRONT	15'	ADJ. TO EASEMENT	ADJ. TO EASEMENT	N/A
SIDE	0'	0'	0'	
REAR	0'	0'	0'	
EXTERIOR LIGHTING STANDARD	B	B	B	B
SIGN REGULATION	B	B	B	B
EXTERIOR STORAGE	Y	Y	Y	Y
PARKING REQUIREMENTS	80	SEE TABLE	SEE TABLE	92
BUFFER/WARD INDICATOR	W	W	W	W

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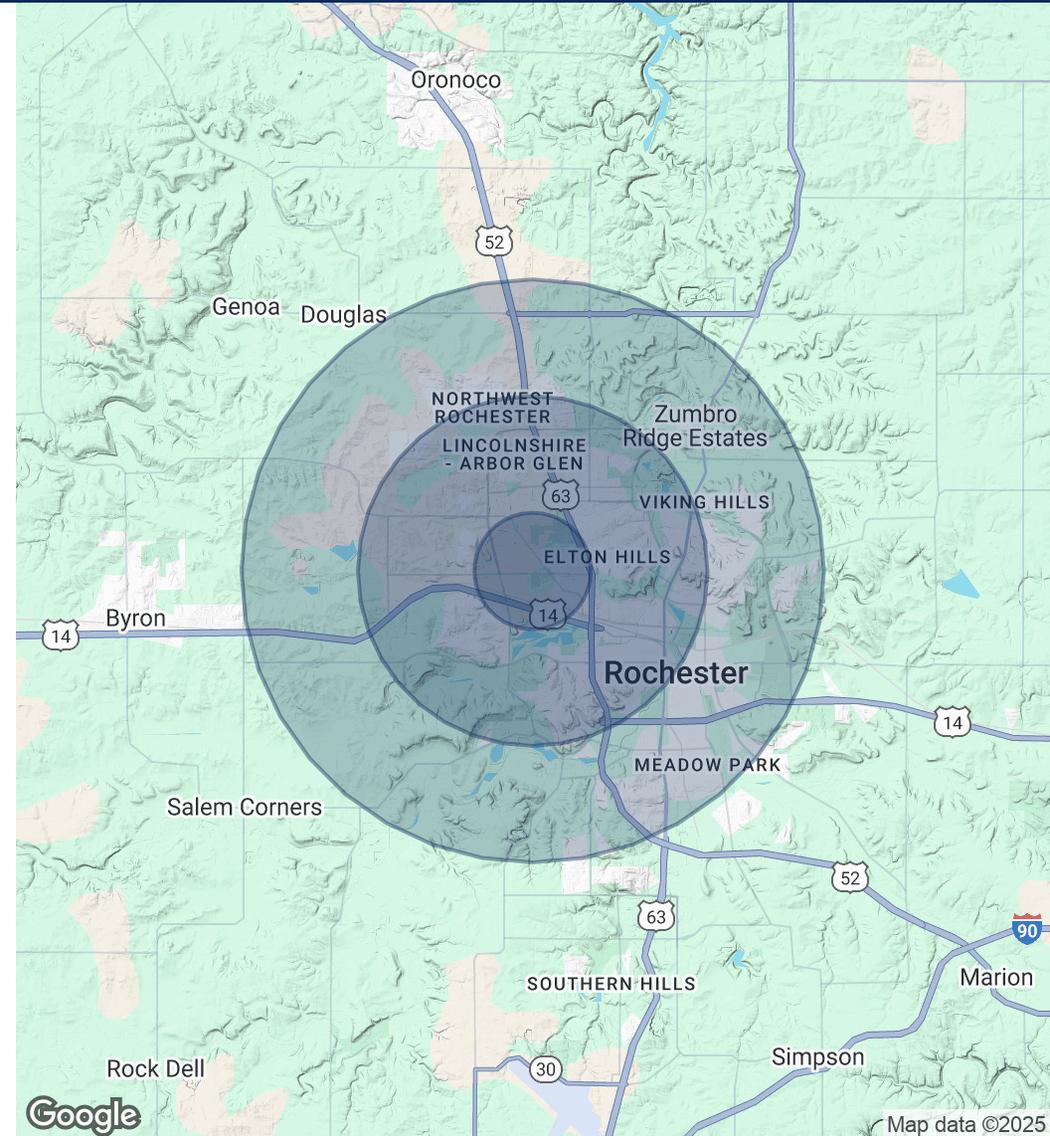
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,910	66,343	115,635
Average Age	38	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,663	28,933	47,845
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$83,671	\$114,248	\$124,142
Average House Value	\$280,366	\$355,139	\$367,081

Demographics data derived from AlphaMap



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