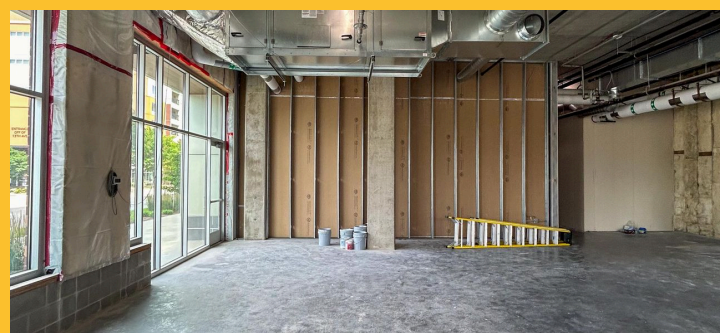




Space For Lease At The Berkman

217 14th Ave SW, Rochester, MN, 55902



Lease Rates	starting at \$25 PSF NNN
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CAM / RETAX	\$10.44
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Leasable Space	2,724 SF
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- **Prime Location:** Located near St. Mary's Hospital, offering high visibility and foot traffic. Ideal for attracting both locals and visitors.
- **Modern Amenities:** High ceilings, large windows, and high-quality finishes throughout.
- **Community Hub:** Situated within The Berkman, providing a built-in customer base from its residents and visitors.
- **Parking and Accessibility:** Ample on-site parking and easy access for tenants and customers.



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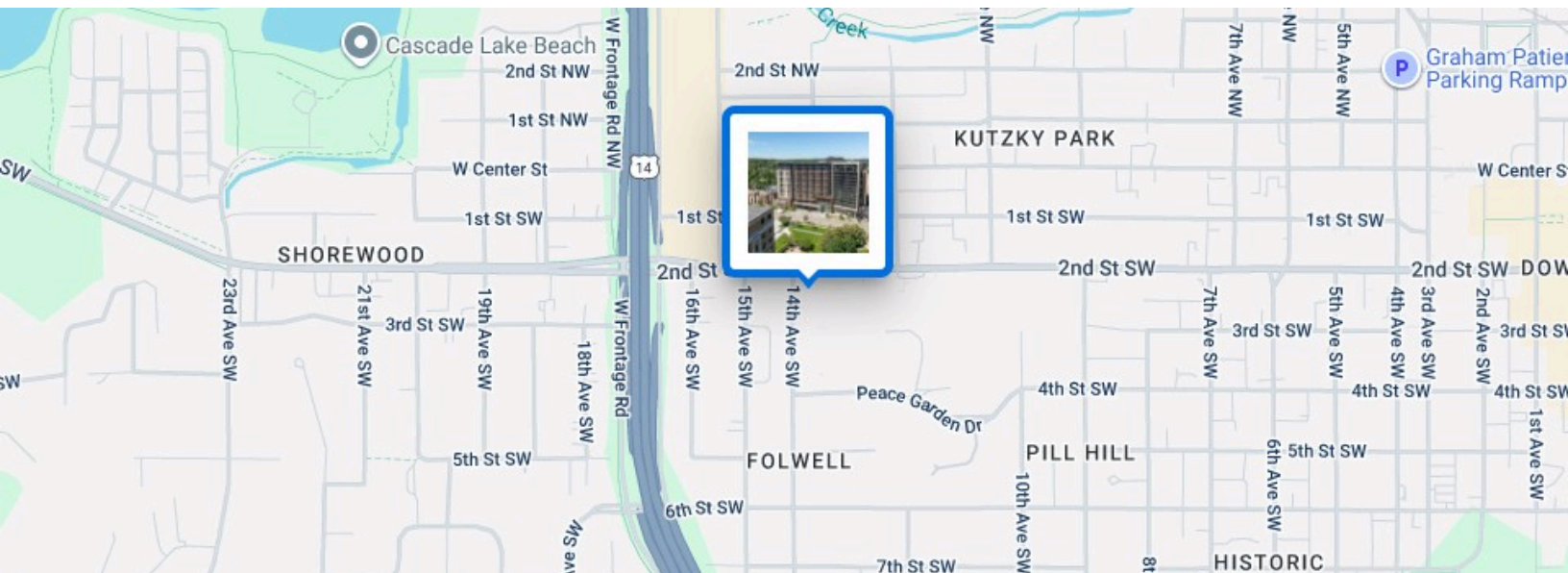
217 14th Ave SW, Rochester, MN 55902



The Berkman Quality:

- **Luxury Living:** Known for its high-end residential amenities and proximity to St. Mary's Hospital and the Mayo Clinic, The Berkman is a top choice for both living and business.
- **Modern Building:** Secure with 24/7 security and controlled access, providing peace of mind for tenants and customers.
- **Vibrant Community:** Regular events and social activities foster a dynamic environment, enriching the overall business experience.

Lease Rates	starting at \$25 PSF NNN
CAM / RETAX	\$10.44
Leasable Space	2,724 SF
Zoning	Commercial



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