



Functional Space in Rochester's Lowertown

608 7th St NW, Rochester, MN, 55901



Lease Rate \$17 PSF NNN

CAM/ReTax \$2.93 PSF

Building Size 2520 SF

Year Built 1954

- 2,520 SF standalone space in Lowertown
- High visibility on 7th Street NW
- Flexible open floor plan
- Surrounded by popular shops, a theater, and coffee

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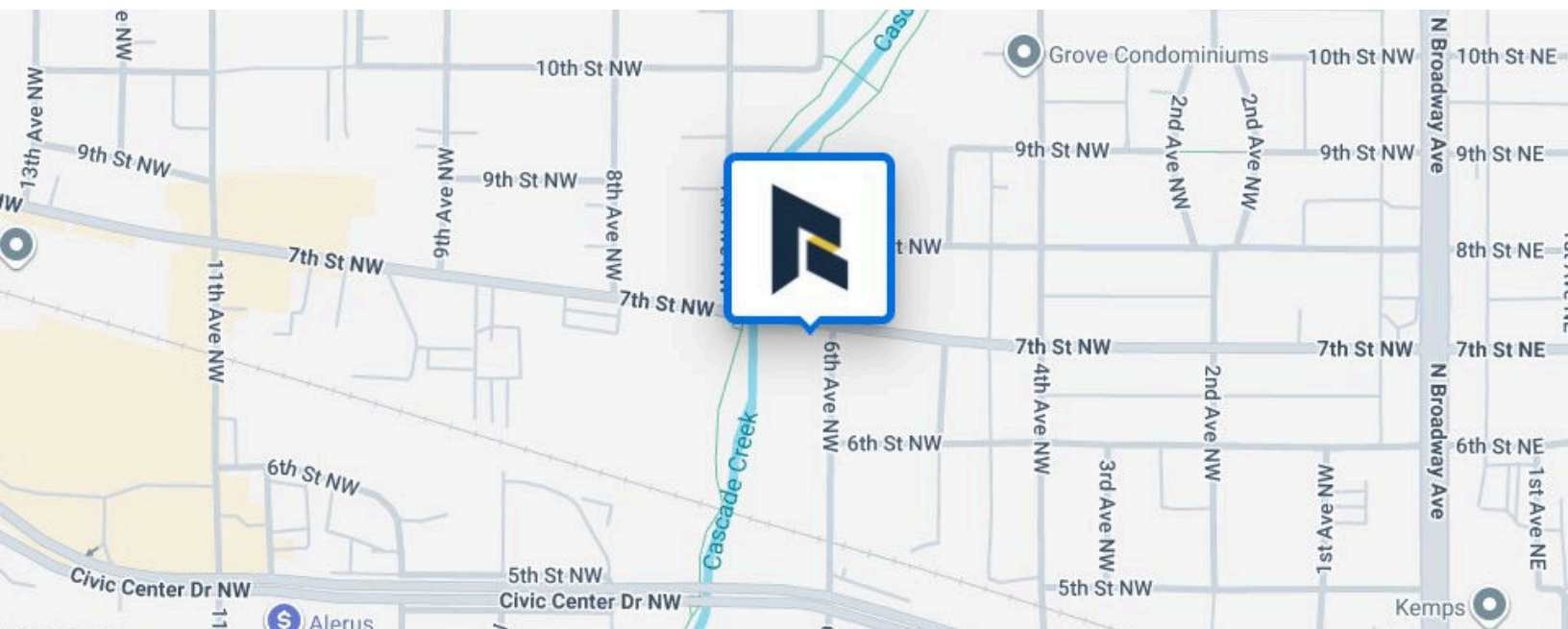


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2,520 SF standalone commercial building available for lease in Rochester's thriving Lowertown retail district. Positioned on busy 7th Street NW, this high-visibility property is surrounded by local favorites like Garden Party Books, Pops Art Theater, and Fox & Fern Floral — with Cook Park and Old Abe Coffee just steps away.

Inside, you'll find an open, flexible floor plan that's ready for your vision. The space features durable LVP flooring in the front-of-house, a defined area perfect for a reception or point-of-sale, expansive open spaces for product displays or workstations, and generous storage in back.

Tenants enjoy the convenience of front-door off-street parking, excellent building signage opportunities, and a full HVAC system for comfort year-round. Whether you're launching a new concept or expanding your presence, this location offers the visibility, flexibility, and neighborhood charm to make it a success.



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