

## Versatile Commercial Space

29 16th Ave NW, Rochester, MN 55901



Lease Rate \$19 SF

CAM / RETAX \$8.75

Year Built 1979

Zoning Commercial

**Easy Highway Access:** Conveniently located along Highway 52 for simple visitor and commuter routes.

**Prime Location:** Blocks from St. Marys Hospital and a short drive to Mayo Clinic.

**Ample Parking:** On-site parking available for clients and staff.

**ADA Accessible:** Built to accommodate all guests and employees.

**Vibrant Surroundings:** Close to restaurants, shops, hotels, and residential areas, including Chick-fil-A, Hunan Bistro, and Bolder Tap House.

**Bucky Beeman**  
(507) 951-7130  
bucky@rgi-group.com

**Justin Collopy**  
507-254-4702  
justin@rgi-group.com

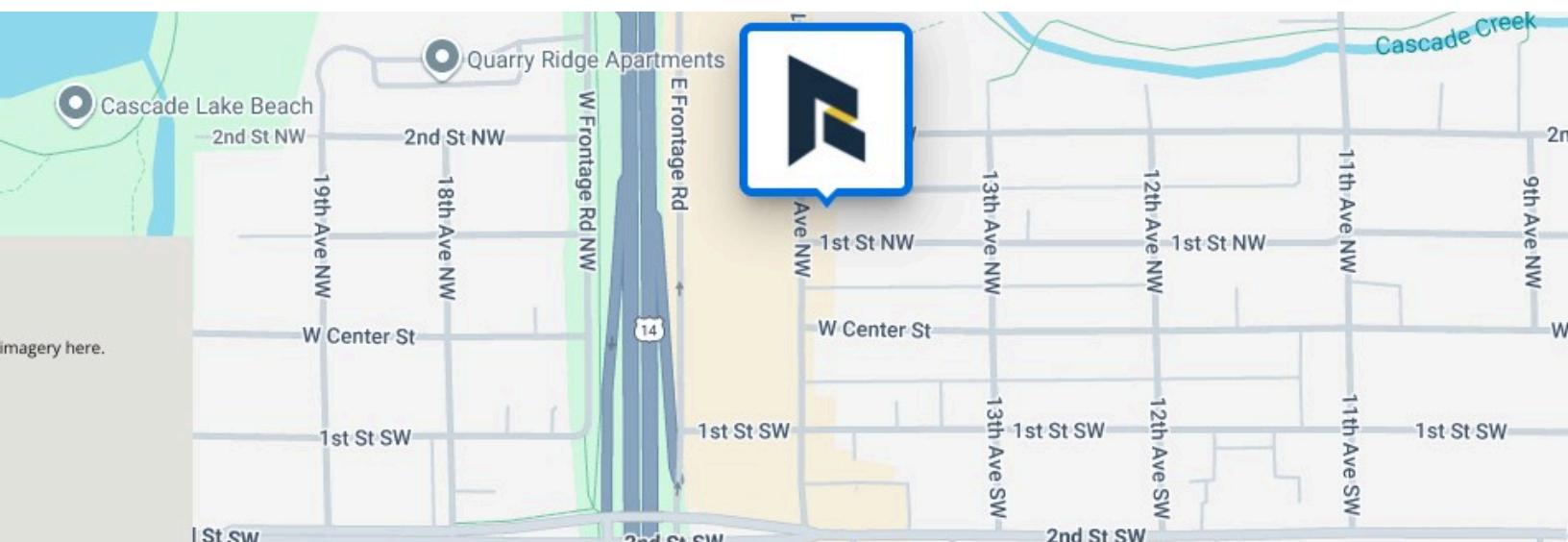
# Versatile Commercial Space Lease

## 29 16th Ave NW, Rochester, MN 55901



This approximately 1,350 sq. ft. space (tenant to verify) offers a prime location with quick access to Highway 52, just blocks from St. Marys Hospital and minutes from downtown Rochester — home to the world-renowned Mayo Clinic, which welcomes over 3.5 million visitors each year. Thoughtfully designed as a yoga studio, the layout easily adapts to a variety of uses including fitness, retail, office, medical, education, health and wellness, or creative workspaces. With an open layout, private restroom, and warm modern finishes, this space is ready to support your business vision.

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