

HIGH VISIBILITY RETAIL/OFFICE

2,650 RSF AVAILABLE – LAST REMAINING SPACE IN 50,000SF
NEW DEVELOPMENT IN NW ROCHESTER, MN

2575 Commerce Drive NW, Suite 105 Rochester MN 55901



Jeff Brown | W 507-516-7131 | C 952-607-7886



FOR LEASE

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Opportunity

Final vacancy within new 50,000sf Class A development
2,650RSF with heavy glass
Contact Broker for Rates
Build-out allowance available for credit users

Location

2575 Commerce Drive NW, Suite 105
Rochester, MN 55902

Highlights

White box, ready for build out
High visibility & traffic via signalized intersection
Billboard signage on West Circle Drive
Existing M/W restrooms shared with Dunkin'
Abundant guest and employee parking
Brand new construction
Card access system
Professional Management

Co-Tenants

Smith Schafer CPAs, RW Baird Financial, Minnwest Bank,
Huber Eyecare, Dunkin, Fernbrook Family Center, Meshbeshier
& Spence, SE MN Oral Surgery

Area Anchors

Costco, US Bank, McDonalds, Starbucks, Cub Foods (future),
Dunkin, Caribou, Kwik Trip, Five West, Tap House, Aldi,
Associated Bank, Minnwest Bank

Area Growth & Highlights

NW is fastest growing Rochester quadrant, and the city continues to actively invest in growth by focusing sewer and utility extensions NW to fuel new household developments. This has led to rapid commercial growth in the area making NW the primary commercial corridor outside of Downtown.

NW Rochester is home to IBM and virtually all of Mayo Clinics non-downtown support offices, Mayo Medical Laboratories and the Mayo Clinic Data Center.

VINCINITY MAP

2575 Commerce Drive NW, Suite 105
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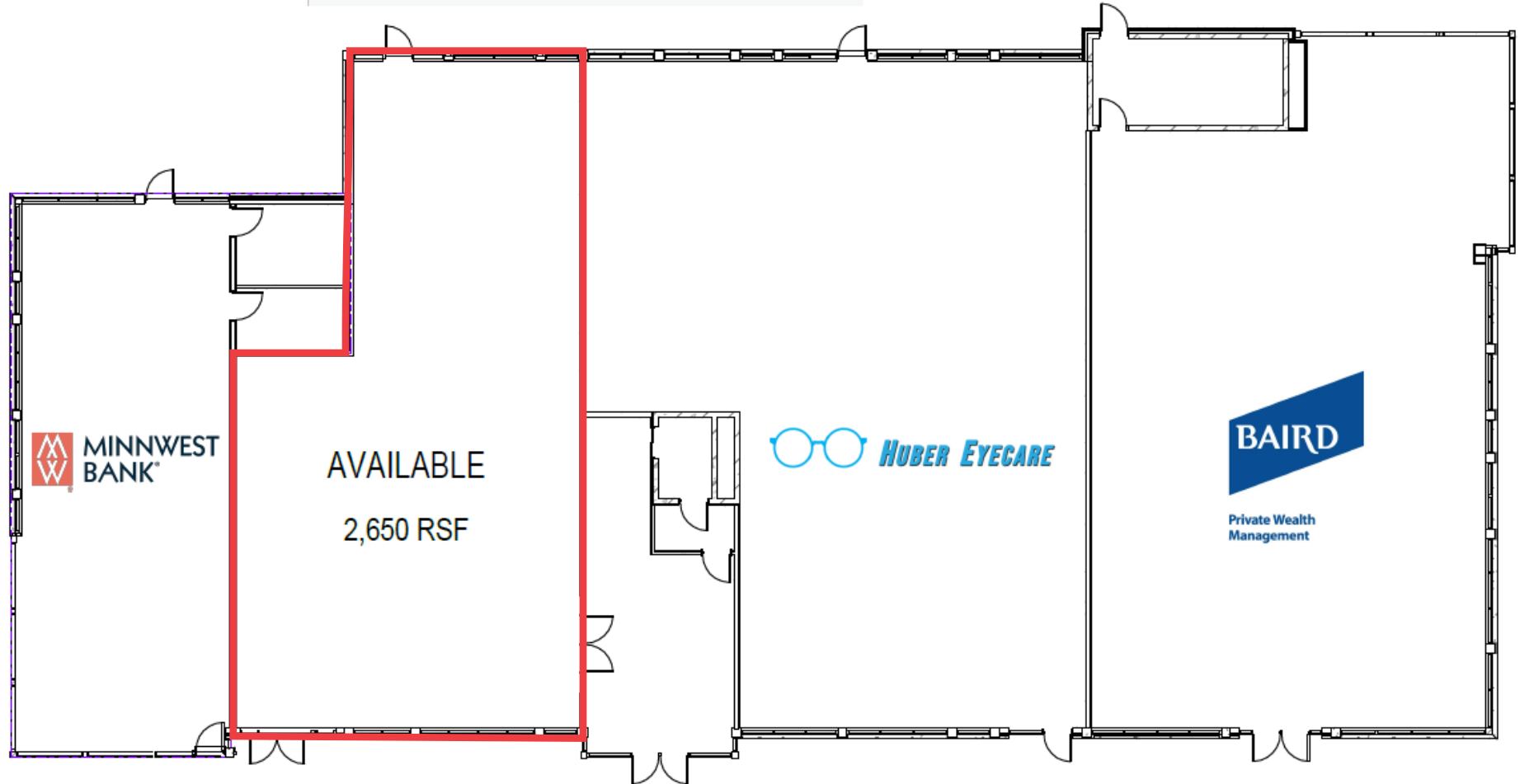
FIRST FLOOR PLAN

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Second Floor Tenant:  SMITHSCHAFFER



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PROPERTY PHOTOS

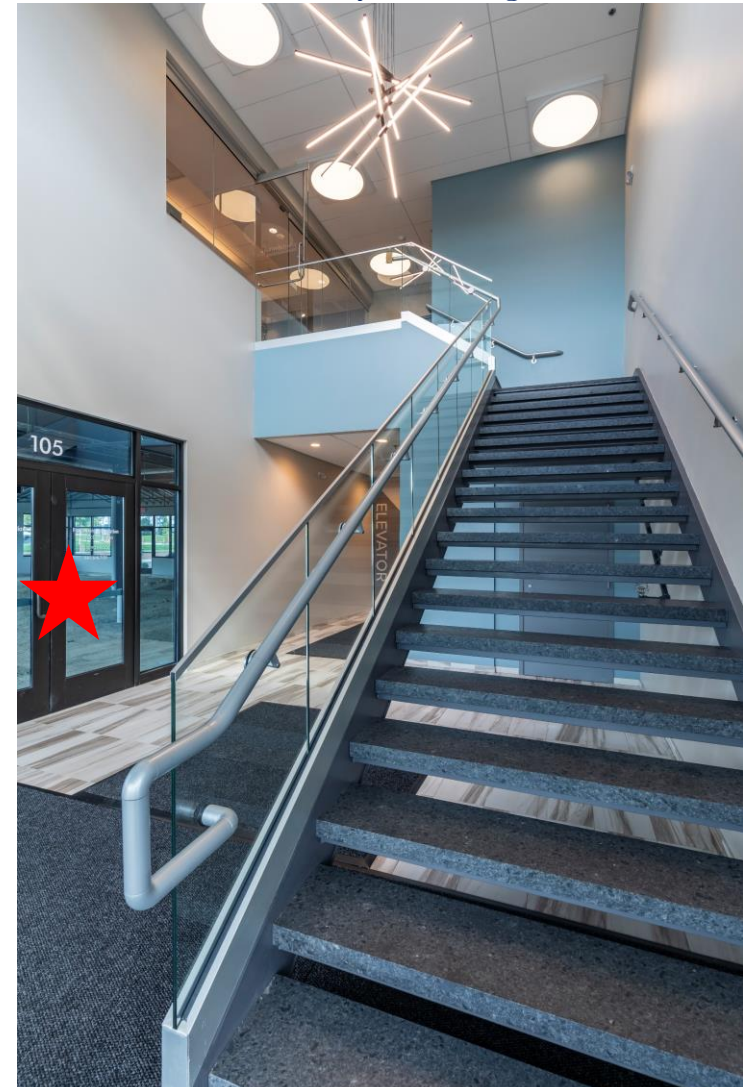
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Shared Atrium Entry Leading to Suite 105



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