

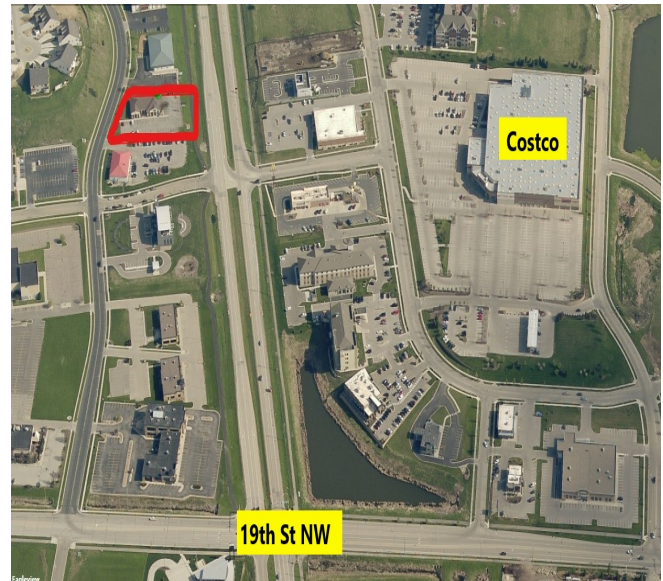
**FOR
LEASE**

2300 Superior Drive NW | Rochester, MN 55901



PROPERTY HIGHLIGHTS

- 5 offices
- Conference room
- Kitchenette
- Bathroom
- Plenty of storage
- Located next to shopping
- Exceptional traffic numbers
- Ample parking
- Turnkey space



PATRICK SEXTON
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PARAMARK REAL ESTATE SERVICES
7392 Airport View Dr. SW (507)-285-5082
Rochester, MN 55902 paramark.us

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BUILDING INFORMATION

Location:	2300 Superior Dr NW
Space Available:	1,590 SF
Base Rent:	\$16.00
Space Type:	Office
Lease Term:	NNN

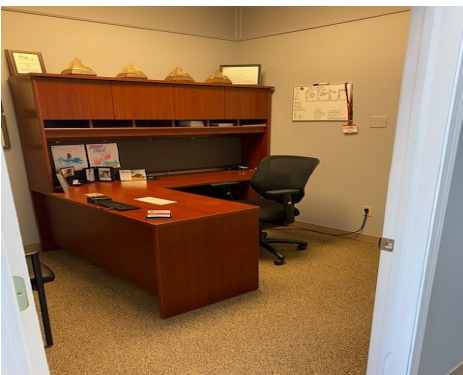


OPERATING EXPENSES

CAM/Tax	\$8.15/SF
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TRAFFIC COUNTS (vehicles per day)

West Circle Drive:	26,948
Superior Drive:	3,706
Commerce Drive:	2,855



DEMOGRAPHICS

	1 MILE	3 MILES
Population:	4,886	57,585
Households:	1,804	23,395
Average HH Income:	\$83,375	\$79,067
Average Age:	32	36
Daytime Employees:	6,193	72,215

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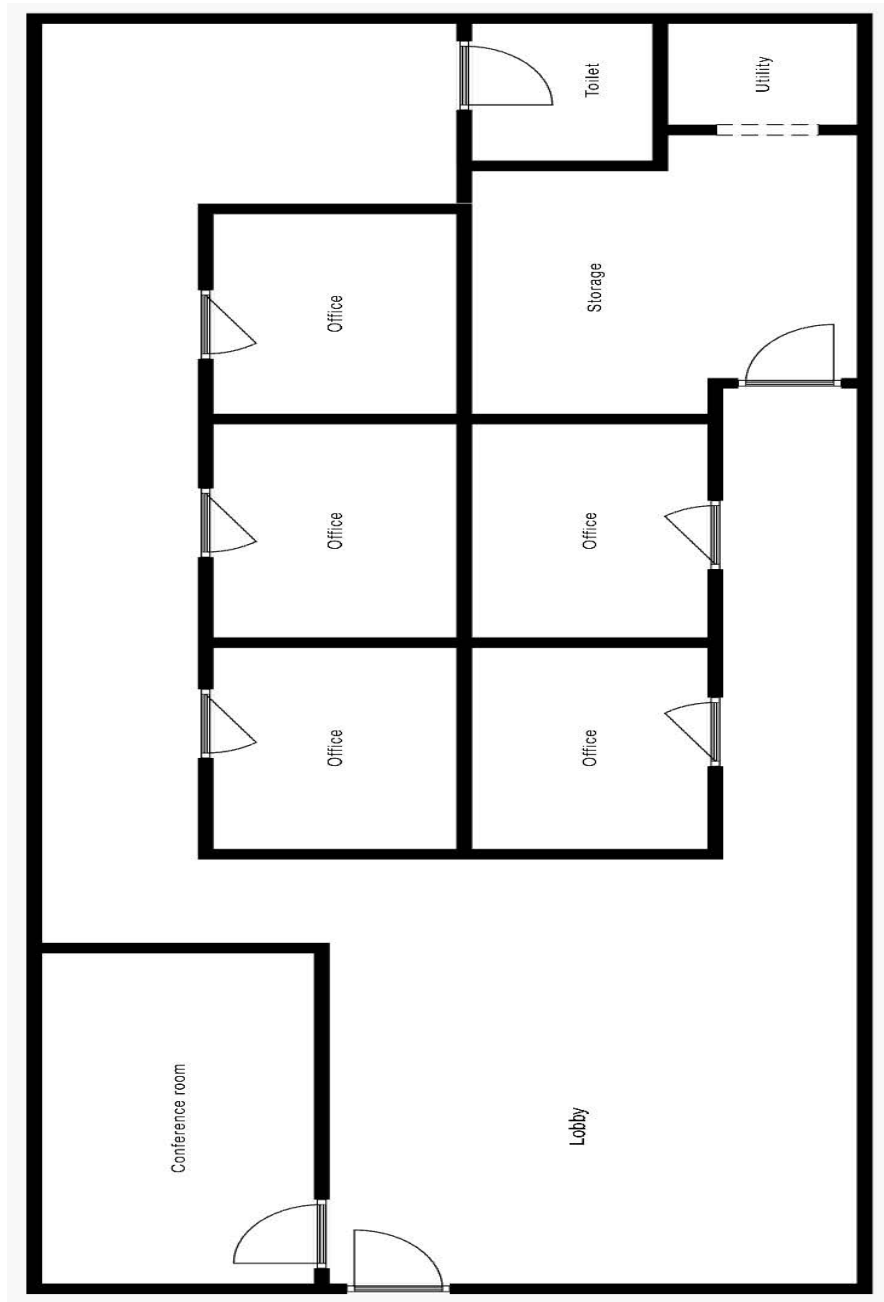
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