

**1,100 SF
AVAILABLE**

3456 EAST CIRCLE DR NE | ROCHESTER, MN 55906

CHATEAU CENTER



PROPERTY HIGHLIGHTS

- Excellent co-tenancy
- Large parking lot
- Reception and three private offices
- Fully carpeted
- Lots of natural light
- High ceilings
- Attractive office space
- Signage
- Signalized intersection



DARCI FENSKE
(507) 421-6556
dfenske@paramark.us

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

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BUILDING INFORMATION

Location:	3456 East Circle Drive NE
Building Size:	12,293 SF
Space Available:	1,100 SF
Base Rent:	\$19.00/SF
Space Type:	Triple Net
Lease Term:	3-10 Years



TRAFFIC COUNTS (vehicles per day)

East Circle Dr. NE:	22,014
N Broadway Ave:	10,302
East River Road NE:	2,717

OPERATING EXPENSES

CAM/Tax:	TBD
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DEMOGRAPHICS

	1 MILE	3 MILES
Population:	6,349	57,060
Households:	2,569	24,762
Average HH Income:	\$95,805	\$67,755
Average Age:	41	40

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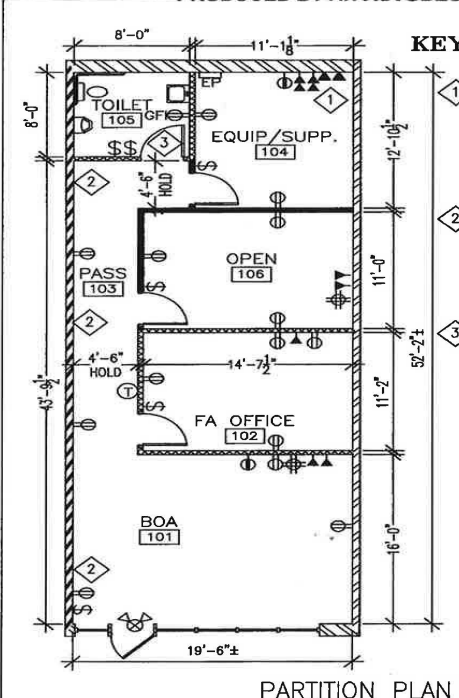


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EXHIBIT A-1
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PARTITION PLAN
1/8"=1'-0"

KEYED NOTES:

1. PHONE COMPANY SERVICE TO BE INSTALLED AT BOC LOCATION PER DETAIL ON SHEET 1 OF 3 AND PER SPECIFICATIONS.
2. LANDLORD TO INSTALL NEW INSULATED DEMISING PARTITION TO DECK WITH CONVENIENCE OUTLETS AS SHOWN.
3. LANDLORD TO INSTALL NEW ADA TOILET TO INCLUDE FIXTURES, ACCESSORIES AND HARDWARE; INSULATED PARTITIONS; 3'-0" SOLID CORE DOOR; LIGHT FIXTURE; EXHAUST FAN; GFI OUTLET; AND HOT WATER HEATER ABOVE CEILING.

LEGEND:

- DEMO PARTITION
- EXIST. PARTITION
- EXIST. DEMISING PARTITION
- NEW PARTITION
- NEW PARTITION/ INSUL.
- NEW DEMISING PARTITION
- EXISTING DOOR
- NEW DOOR
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUADRAPLEX RECEPTACLE
- ⊕ DEDICATED SIMPLEX RECEPTACLE W/ ISOLATED GROUND TO BE MARKED WITH "D" & ORANGE
- ▲ SINGLE GANG PHONE/DATA BOX
- ▲ DOUBLE GANG PHONE/DATA BOX
- ⌘ SWITCH
- E EXISTING
- EP ELECTRICAL PANEL
- ⊖ THERMOSTAT LOCATION
- WH WATER HEATER
- ⊕ EXIT/EMER. COMBO

**** CONTRACTOR MUST HAVE (3) PAGES FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY PAGES, PLEASE CONTACT DESIGNER AT 800-824-6525**

CONTRACTOR NOTES:

1. LANDLORD WORK TO INCLUDE NEW INSULATED DEMISING PARTITION, ADA TOILET, NEW HVAC UNIT, NEW 200 AMP ELECTRIC PANEL. SEE KEYED NOTES 2 AND 3.
2. ALL ITEMS TO BE COMPLETED PER EDWARD JONES SPECIFICATIONS (SEE EXHIBIT B) UNLESS OTHERWISE NOTED.
3. INSTALL (3) CAT6E PHONE LINES IN 3/4" CONDUIT FROM BUILDING SOURCE TO BOC SERVER LOCATION IN EQ/SUPP 104 (SEE DETAIL ON SHEET 1 OF 3).
4. INSTALL DUCT DISTRIBUTION AND SUPPLY & RETURN GRILLES AS REQUIRED BY NEW PARTITIONS. INSTALL THERMOSTAT IN PASSAGE 103 AS SHOWN.
5. INSTALL NEW 2'X4' ACOUSTICAL CEILING GRID AND TILE AT 9'-0" AFF WITH 2'X4' FLUORESCENT LAY-IN LIGHT FIXTURES.
6. PATCH, REPAIR AND PREP EXISTING PARTITIONS AS REQUIRED FOR NEW FINISHES.
7. PATCH AND PREP FLOOR AS REQUIRED FOR NEW FINISHES.

Edward Jones

BRANCH FACILITIES

BRANCH OFFICE 46388

3456 Circle Dr NE
Suite 106B
Rochester, MN 55906

LEASE SQ. FT. 1100

ISSUES/ REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY: GMR
800-824-6525
DATE: 3-22-07

EXHIBIT A
SHEET 2 of 3

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