



# **BANDEL HEIGHTS BUSINESS CENTER**

6301 BANDEL RD NW  
ROCHESTER, MN 55901

PRESENTED BY



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Multiple commercial spaces are now available at Bandel Heights Business Center, offering excellent visibility on Bandel Road with convenient access to Hwy 52, 65th Street, and 55th Street. This prime location features a rare opportunity for signage along Hwy 52, providing your business with maximum exposure. Join a strong, established tenant mix that includes KTTC TV, Burn Boot Camp, Johnson Controls, and Agiliti Health.

✓ **Convenient access to Hwy 52, 65th St, and 55th St**

✓ **Highway 52 signage potential**

✓ **Excellent visibility and accessibility on Bandel Road**

✓ **Established business center with strong tenant mix**



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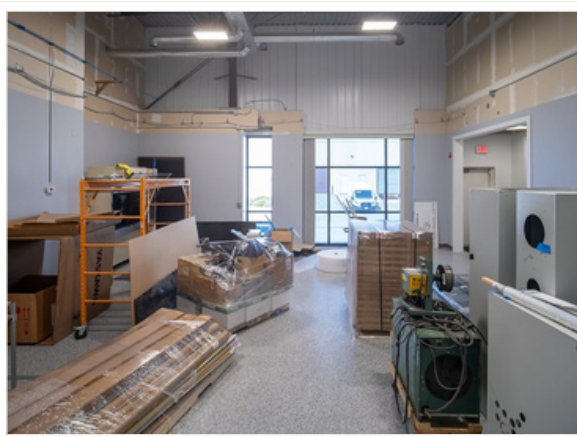
## Professional Flex/Office Space at Bandel Heights Suite 101

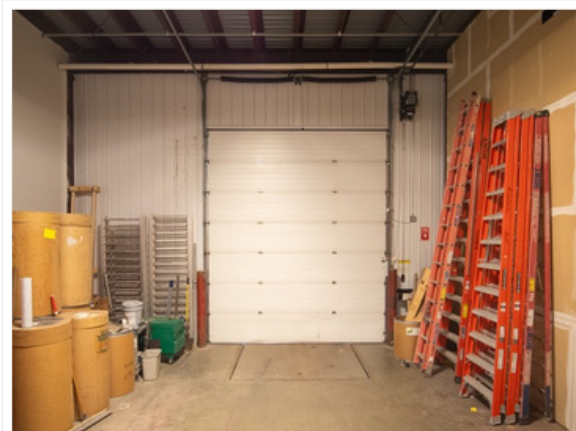
This versatile suite offers a clean, modern professional environment featuring a mix of private offices and expansive open work areas. The space is flooded with natural light and includes a dedicated reception area, a functional kitchenette, and updated finishes throughout. With its prime location and flexible layout, it's perfectly suited for a growing business looking for high visibility and move-in-ready convenience.



### HIGHLIGHTS:

- 4,000 SF of Office Space
- 500 SF of Warehouse Space
- Dock and Overhead Door
- \$11/SF/Year



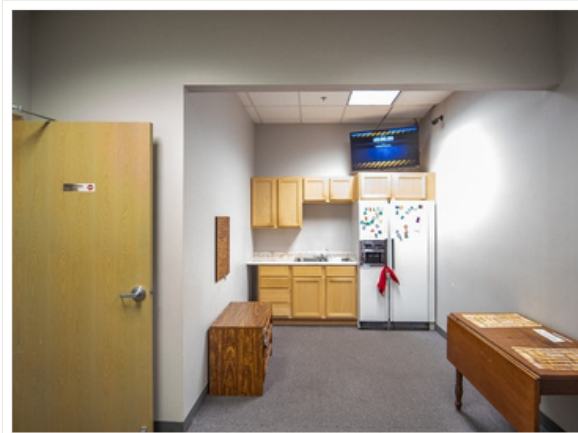
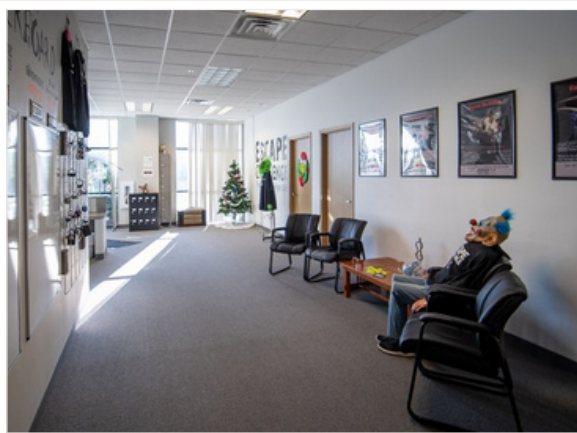


## Bandel Heights Professional Suite Suite 201

Suite 201 offers approximately 14,800 SF of combined office and warehouse space, providing versatility for a wide range of business operations. The suite features a warm reception area with floor-to-ceiling windows, a private office, and a conference room, creating a professional front-office presence. Beyond the office, the space includes about 8,500 SF of warehouse area with two dock doors, ideal for distribution, storage, or light industrial use. The suite can also be demised to fit tenant requirements, offering flexible options for tenants.

### HIGHLIGHTS:

- **±14,800 SF total (includes ±8,500 SF of warehouse)**
- **Two dock doors with efficient warehouse access**
- **Reception/lobby with floor-to-ceiling windows**
- **Private office and conference room included**
- **Flexible design - space can be demised to fit tenant needs**
- **\$11/SF/Year**



## Bandel Heights Office Suite Suite 301

Approximately 4,500 SF of professional office space is available in Suite 301 at Bandel Heights Business Center. This spacious suite features a large, welcoming lobby/entrance with abundant natural light from floor-to-ceiling windows, creating an inviting first impression. The layout includes multiple private offices, ideal for a variety of professional or medical users.

### HIGHLIGHTS:

- **±4,500 SF of office space**
- **Bright lobby/entrance with floor-to-ceiling windows**
- **Multiple private offices for flexible layouts**
- **Professional setting in an established business center**
- **Convenient access to Hwy 52, 65th St, and 55th St**
- **\$11/SF/Year**



For more information, contact:



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