

Bandel Heights Business Center

6301 Bandel Rd NW Rochester, MN 55901



PROPERTY SUMMARY

- High-Impact Visibility & Branding
- Strategic NW Rochester Hub
- High-Profile Tenant Mix
- Versatile Professional Suites
- Ample On-Site Parking
- Modern Business Environment

Bandel Heights Business Center

6301 Bandel Rd NW Rochester, MN 55901

Available Suites

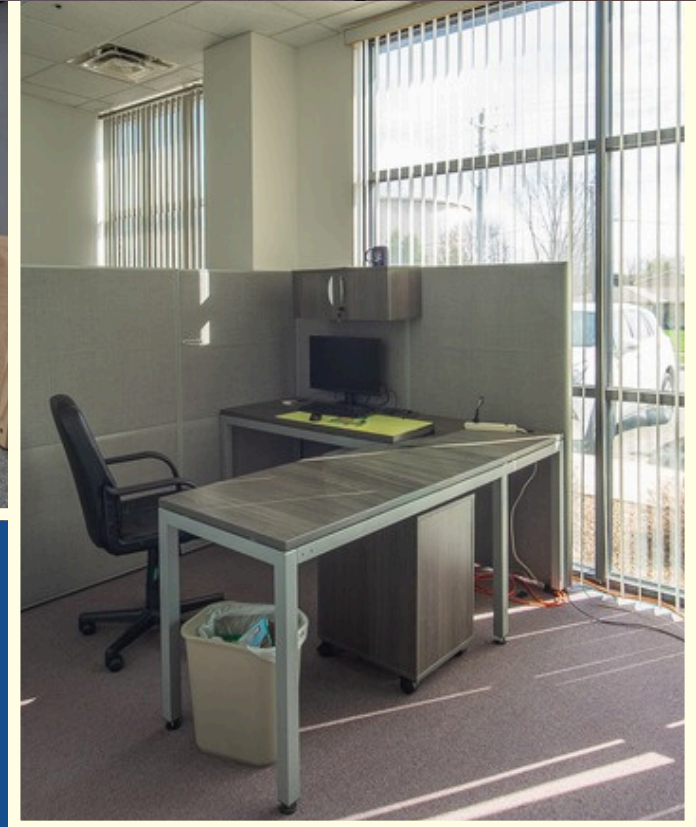
| Suite | Total Size | Lease Rate | CAM/ReTax |
|-----------|-------------|---------------------|------------|
| Suite 101 | 4,500 sqft | \$11/SF/Year NNN | \$4.22 PSF |
| Suite 201 | 14,800 sqft | \$11/SF/Year NNN | \$4.22 PSF |
| Suite 301 | 4,500 sqft | \$11/SF/Year NNN | \$4.22 PSF |



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101

SUITE



**PROFESSIONAL
FLEX/OFFICE SPACE AT
BANDEL HEIGHTS**

Professional Flex/Office Space at Bandel Heights



Property Features

- 4,000 SF of Office Space
- 500 SF of Warehouse Space
- Dock and Overhead Door
- Ample Parking
- Natural Light
- Maximum Visibility

Total Size
4,500 sqft

Lease Rate
\$11 SF

CAM / RETAX
\$4.22

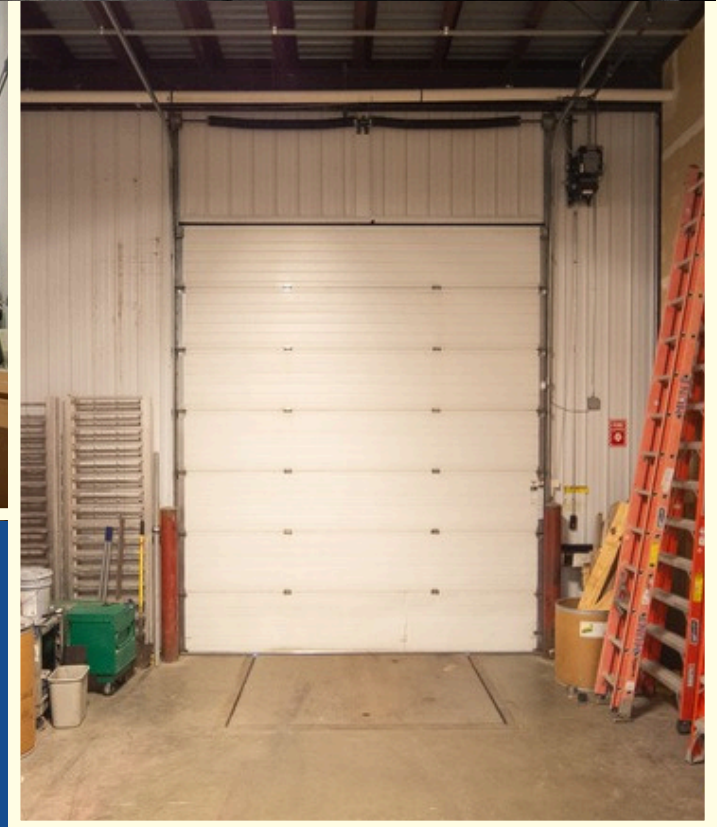
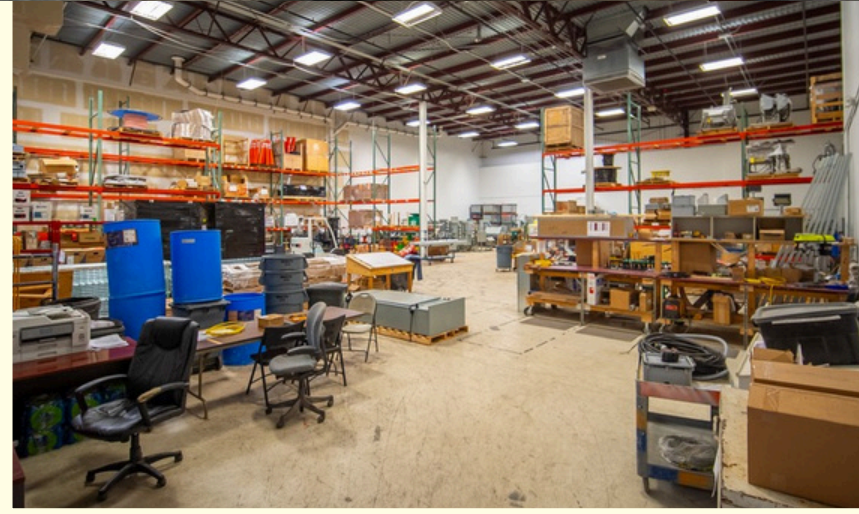
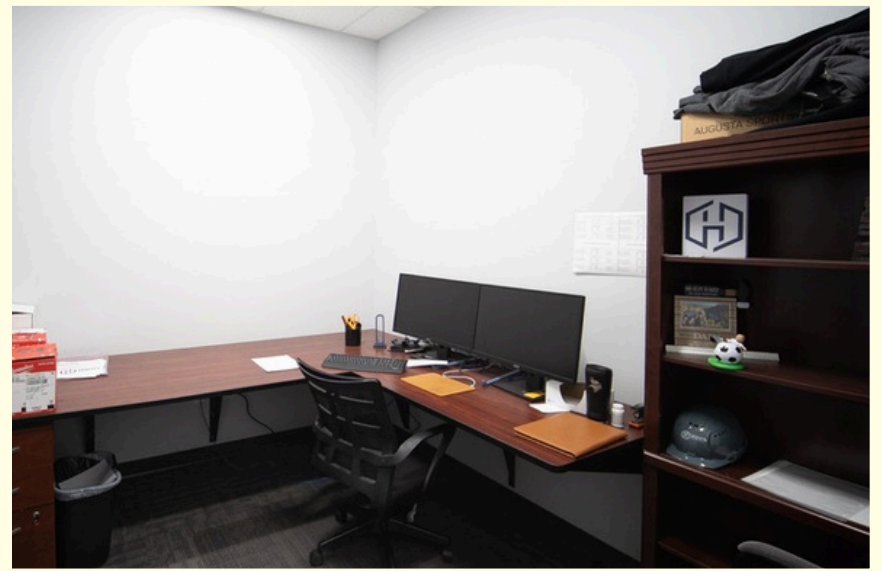


This versatile suite offers a clean, modern professional environment featuring a mix of private offices and expansive open work areas. The space is flooded with natural light and includes a dedicated reception area, a functional kitchenette, and updated finishes throughout. With its prime location and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



SUITE 201

SUITE



**BANDEL HEIGHTS
PROFESSIONAL SUITE**

Bandel Heights Professional Suite



Property Features

- **±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**

Total Size
14,800 sqft

Lease Rate
\$11 SF

CAM / RETAX
\$4.22



**REALTY
GROWTH**
INCORPORATED

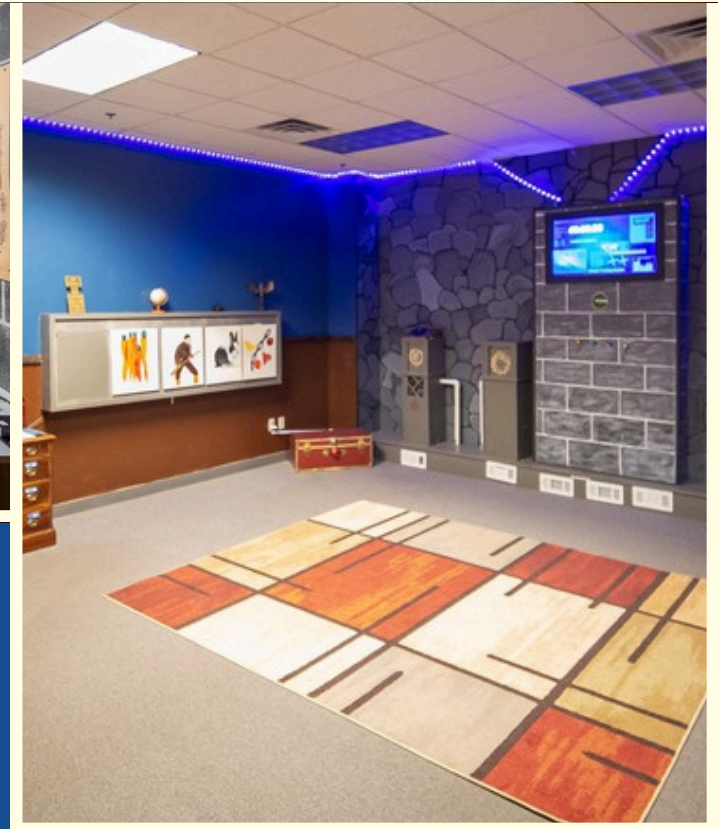
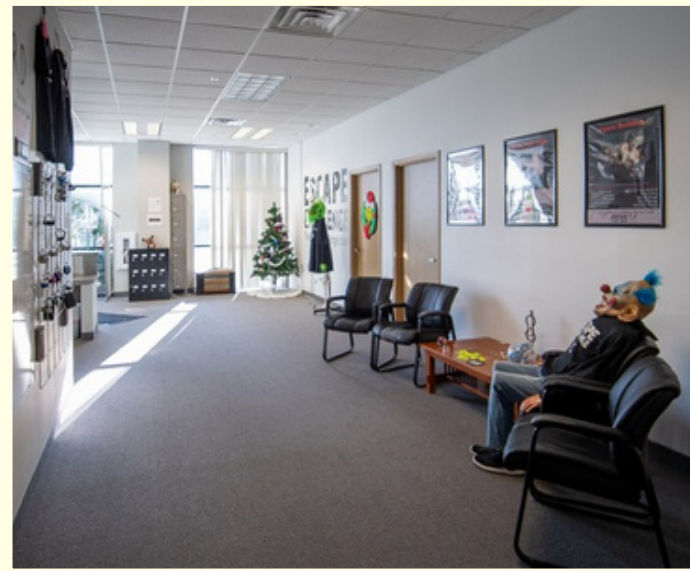
Suite 201 offers approximately 14,800 SF of combined office and warehouse space, providing versatility for a wide range of business operations. The suite features a warm reception area with floor-to-ceiling windows, a private office, and a conference room, creating a professional front-office presence. 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.



301

SUITE

BANDEL HEIGHTS
OFFICE SUITE



Bandel Heights Office Suite



Property Features

- **±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**

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.

Total Size
4,500 sqft

Lease Rate
\$11 SF

CAM / RETAX
\$4.22



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