

F O R L E A S E

TURNKEY OFFICE SPACE

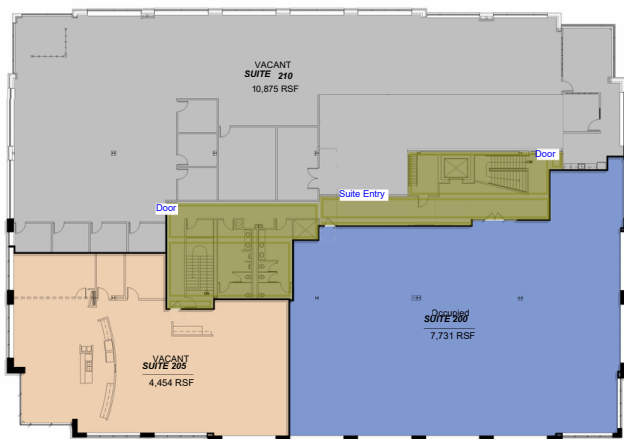
SPACE FOR LEASE

1,895 – 14,812

SQUARE FEET AVAILABLE



**3425 40th Ave NW,
Rochester, MN 55901**



1 SF PLAN - SUITES 200 AND 205

ABOUT THE PROPERTY

A professional Class A office building situated on one of Rochester's most prominent and heavily trafficked commercial arteries — West Circle Drive NW. Located in Northwest Rochester, only 6 minutes from Downtown, the property offers great visibility and easy highway access, just two miles west of Highway 52. Strategically positioned in the heart of Rochester's growing medical and innovation corridor, the building is just minutes from multiple Mayo Clinic campuses and surrounded by nationally recognized co-tenants, national retailers, financial institutions, and dining amenities.

Suites are available from 1,895 to 14,812 sq ft, with strong tenant improvement dollars available from the landlord. Whether you're a growing practice, a professional services firm, or a medical user, this is a turn-key opportunity in a location that checks every box.



Visit us at:
www.paramark.us

7392 Airport View Dr SW
Rochester, MN 55902



Darci Fenske
Broker

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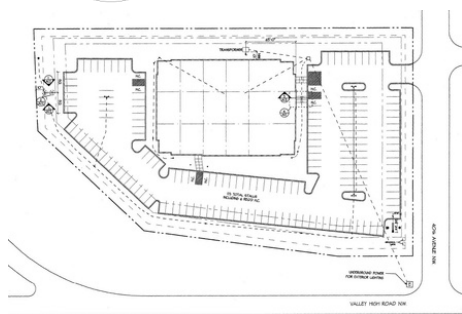
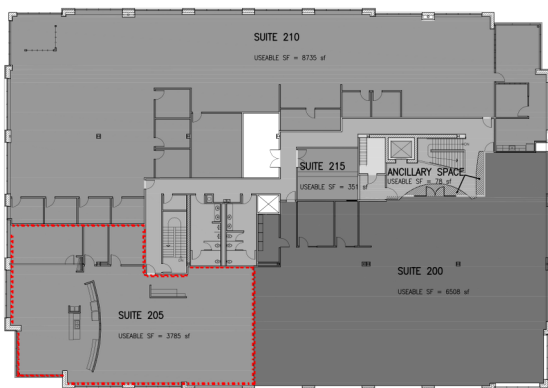
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PROPERTY FEATURES

- \$15-18 sq ft NNN
- Monument signage and pylon branding opportunities on West Circle Drive NW
- Elevator and stair access throughout
- Restrooms directly outside suites
- Strong tenant improvement allowance from landlord
- Move-in ready suites with 24-hour access and security
- Parking on three sides of building



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