

PARAMARK REAL ESTATE SERVICES

21 1st Avenue SW • Rochester, MN

Multiple Spaces Available

PROPERTY HIGHLIGHTS

- Premium downtown corner overlooking Peace Plaza
- Main floor, skyway and subway retail/office spaces
- Multi-million dollar interior and exterior renovation has created the premier commercial building in downtown Rochester
- Located 1 block from Mayo Clinic campus and headquarters



PARAMARK REAL ESTATE SERVICES

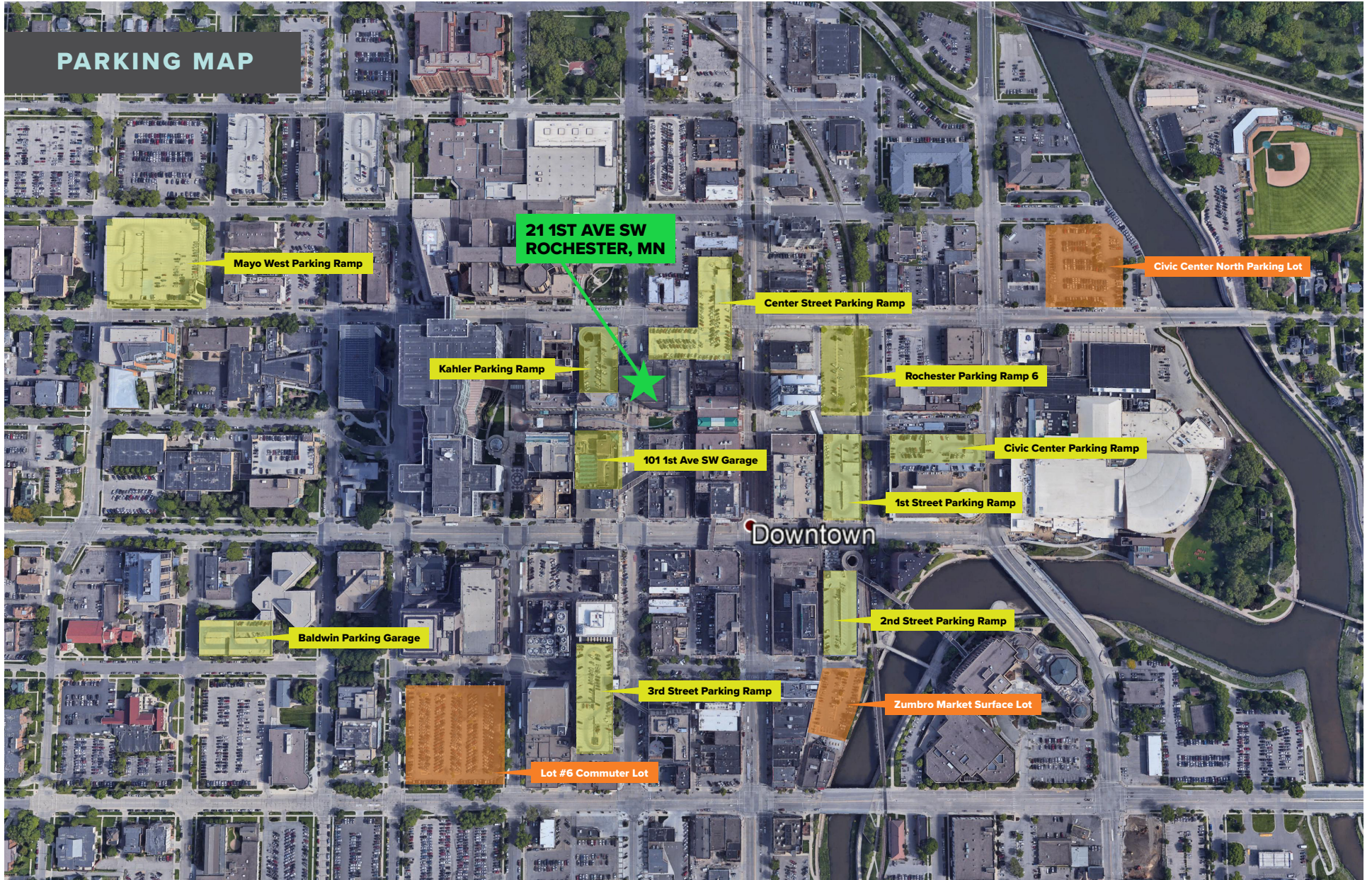
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PARKING MAP



DAYTIME DEMOGRAPHICS

140,000 pedestrian count traffic count per month through the skyway system

1.5 million visitors per month

DEMOGRAPHICS

	1 MILE	3 MILES
Population	15,886	76,659
Households	8,205	32,388
Average HH Income	\$60,482	\$81,266
Employees	84,983	113,137
Median Age	38.3	37.9

BUILDING INFORMATION

Location	21 1st Avenue SW
Building Size	101,389 SF
Min. Divisible	1,022 SF
Building Class	A
Year Built/Year Renovated	1981/2020
Amenities: skyway and subway connected, Peace Plaza location, Wells Fargo retail branch on-site, directly adjacent to numerous parking options, hotels, retail and restaurants.	

TRAFFIC COUNTS

West Center Street	7,800
3rd Avenue SW	3,950
2nd Street SW	11,400
Broadway Avenue S	22,000
4th Avenue SW	12,600

SPACE 1 - SUBWAY LEVEL (SUITE B002)

Rental Rate: Negotiable

Service Type: Triple Net

Space Available: 5,198 SF

Space Type: New

Lease Term: Negotiable

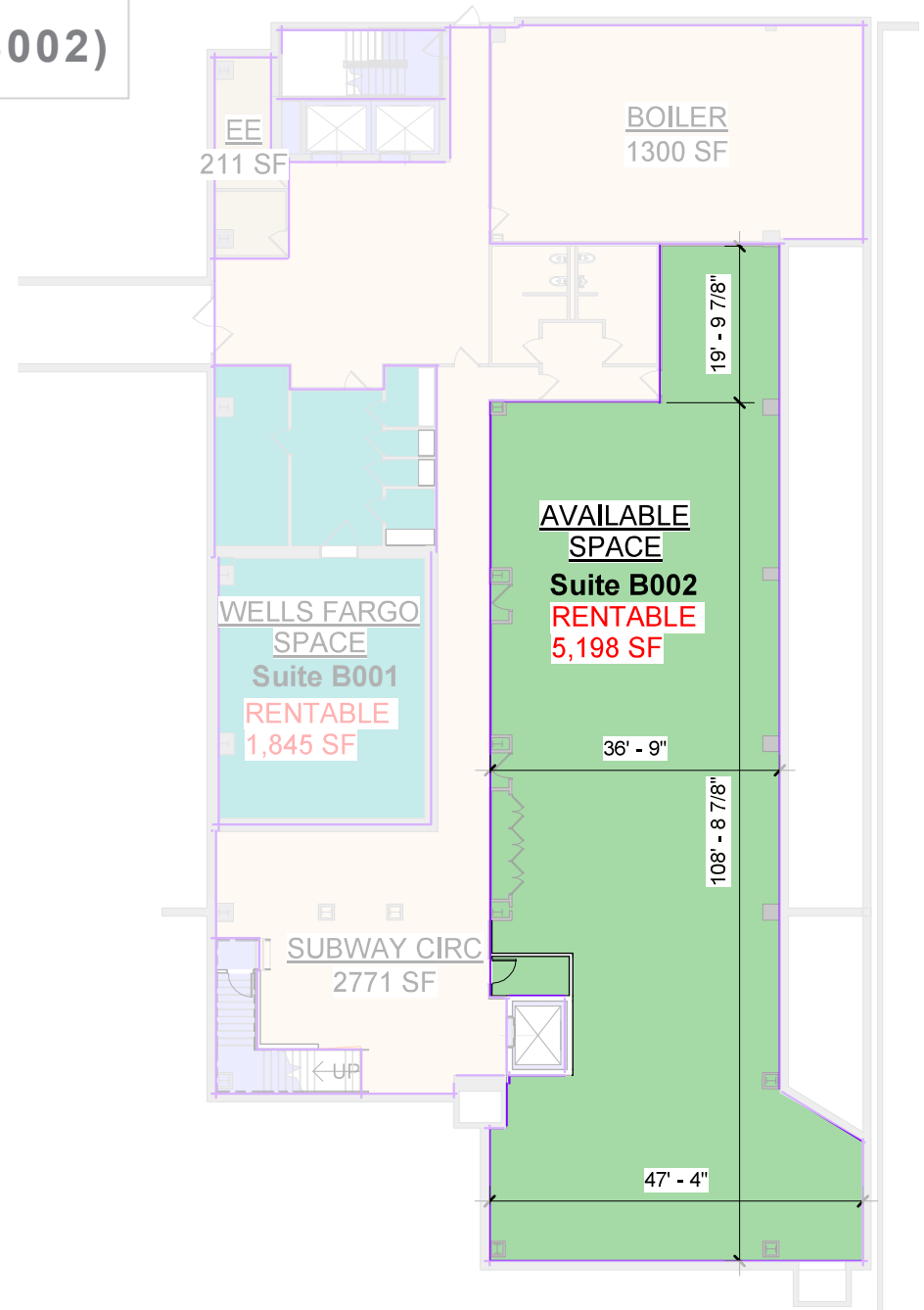
Date Available: Immediately

Space Use: Office / Tech / Storage

Floor: Subway

Space Feature: Subway

Connected



SPACE 2 - 1ST FLOOR (SUITE 101)

Rental Rate: \$30.00-\$35.00 / SF / YR

Service Type: Triple Net

Space Available: 3,677 SF

Space Type: New

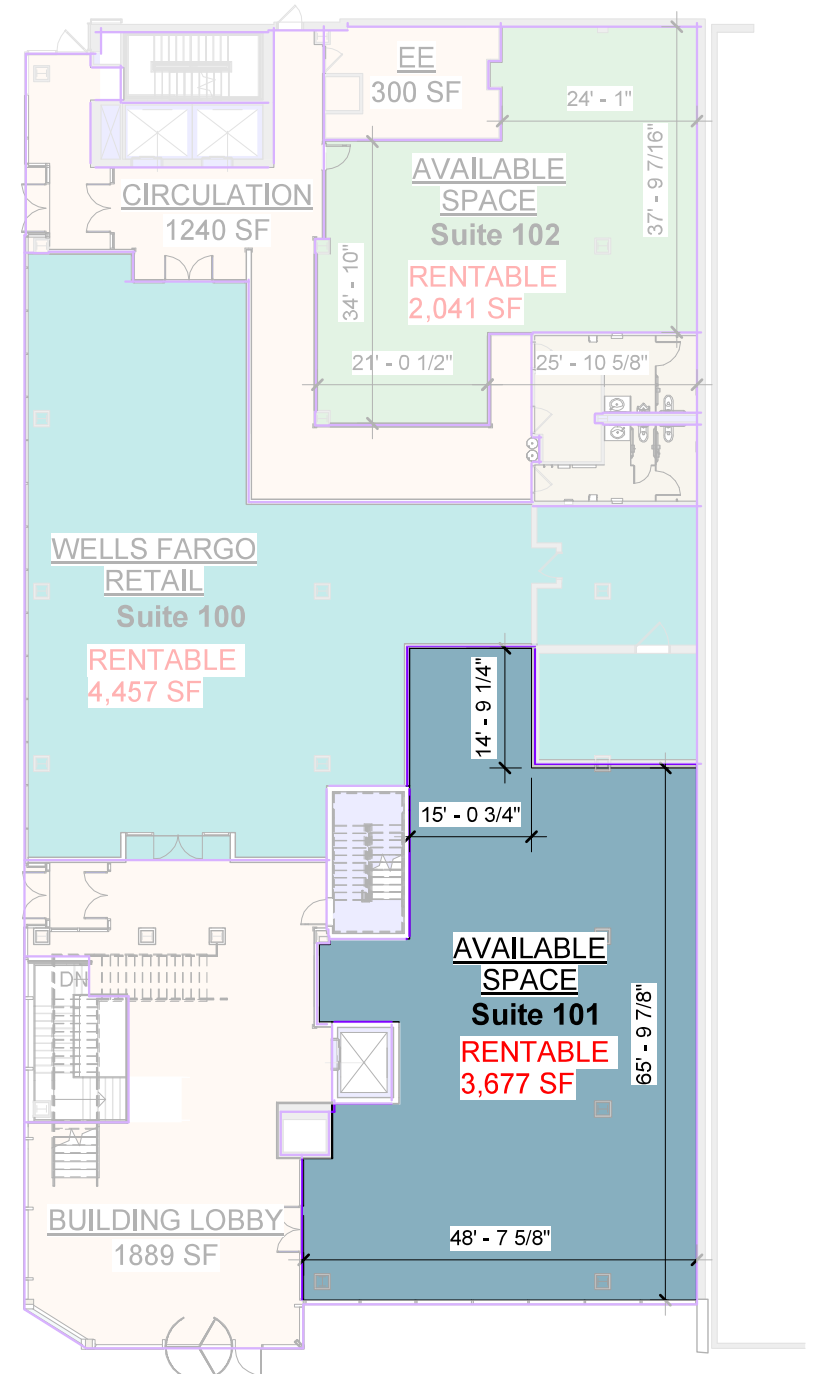
Lease Term: Negotiable

Date Available: Immediately

Space Use: Retail / Office

Floor: 1st

Space Features: Peace Plaza
Frontage and Direct Access,
Potential Signage, Outdoor
Seating Options



SPACE 3 - SKYWAY LEVEL (SUITE 201)

Rental Rate: \$25.00-\$35.00 / SF / YR

Service Type: Triple Net

Space Available: 3,233 SF

Space Type: New

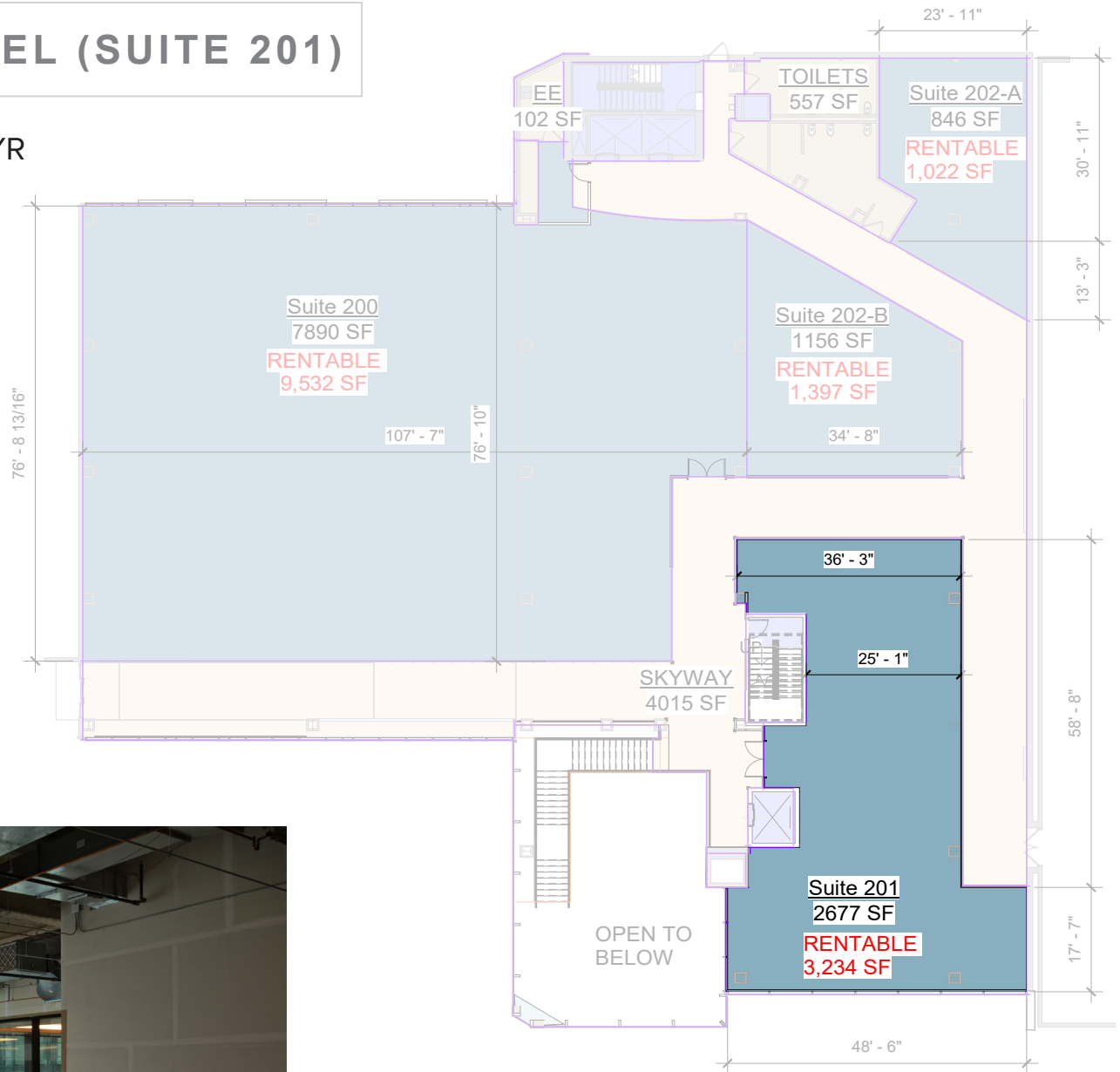
Lease Term: Negotiable

Date Available: Immediately

Space Use: Retail

Floor: 2nd / Skyway

Space Feature: Skyway Connected,
Skyway Signage Opportunities,
Peace Plaza View



SPACE 4 - SKYWAY LEVEL (SUITE 200 & 202B)

Rental Rate: \$20.00-\$30.00 / SF / YR

Service Type: Triple Net

Space Available: 1,397-10,929 SF

Space Type: New

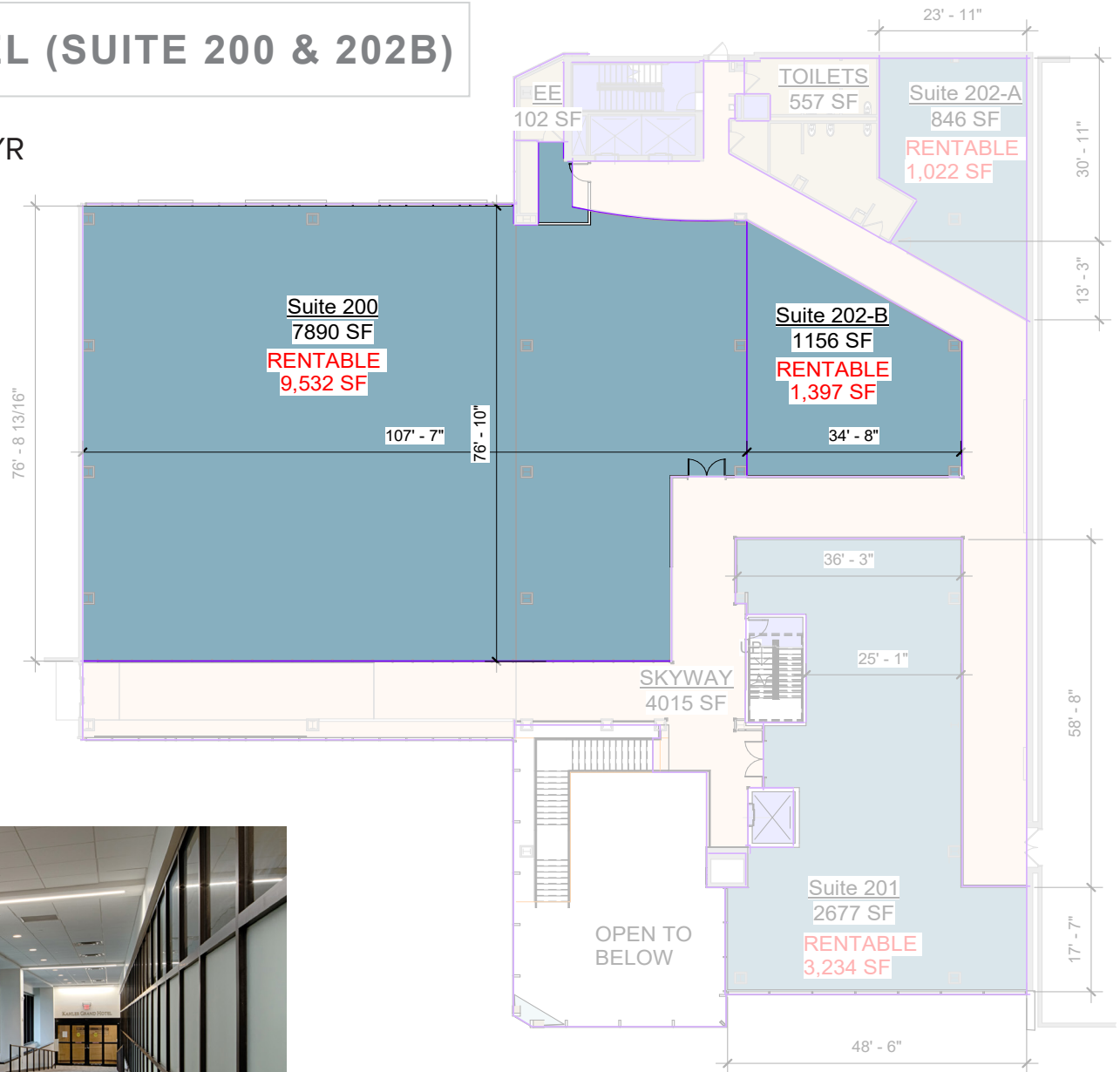
Lease Term: 5-10 Years

Date Available: Immediately

Space Use: Retail / Office

Floor: 2nd / Skyway

Space Feature: Skyway Connected,
Skyway Signage Opportunities



SPACE 5 - SKYWAY LEVEL (SUITE 202A)

Rental Rate: \$18.00-\$20.00 / SF / YR

Service Type: Triple Net

Space Available: 1,022 SF

Space Type: New

Lease Term: 5-10 Years

Date Available: Immediately

Space Use: Retail / Office

Floor: 2nd / Skyway

Space Feature: Skyway Connected,
Skyway Signage Opportunities

