

An aerial night view of a modern city development. The central focus is a large, illuminated glass dome structure with a grid-like pattern, surrounded by various modern buildings with curved facades and balconies. The scene is lit with warm yellow and white lights, creating a vibrant urban atmosphere. A green semi-transparent banner is overlaid on the bottom left portion of the image.

100 FIRST AVENUE

spaces available

100 1st Ave SW | ROCHESTER, MN



PROPERTY HIGHLIGHTS

Premium downtown corner overlooking Peace Plaza in a global destination for health and wellness & so much more.

- Developers are building an epicenter fueled by economic boom and dramatic growth.
- Entrepreneurs come to find their place and discover the next big thing.
- A vibrant urban center. Full of entertainment, arts & culture.
- Safe, walkable streets, a network of bike trails & public transportation.



BEFORE

1st Avenue SW

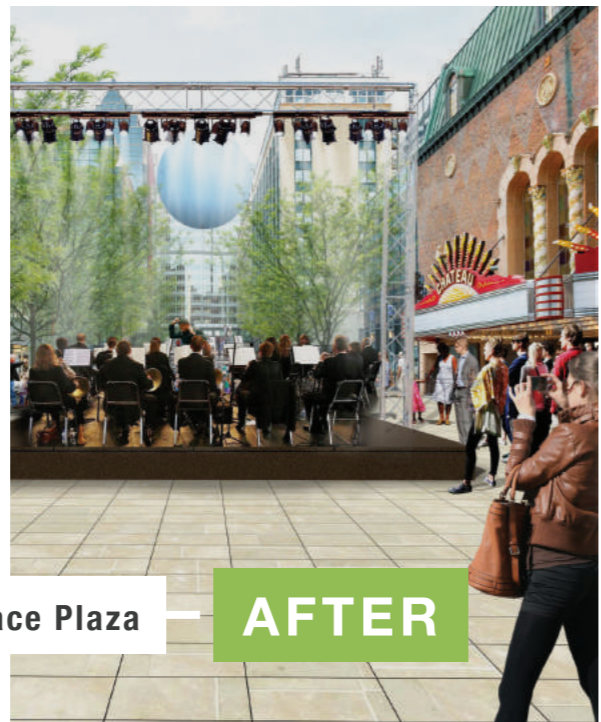


AFTER



BEFORE

Peace Plaza



AFTER



BEFORE

Peace Plaza



AFTER

FLOOR PLANS

MAIN LEVEL



MAIN LEVEL SPACES **101 - 105**

SCALE:
1/16" = 1'-0"

MAIN LEVEL SPACES **101 - 104**

SCALE:
1/16" = 1'-0"

SPACE 101 MAIN LEVEL

<input checked="" type="checkbox"/>	Rental Rate:	\$50.00 /SF/Yr	Lease Term:	Negotiable
<input type="checkbox"/>	Service Type:	Modified Gross Lease	Date Available:	October 01, 2020
<input checked="" type="checkbox"/>	Space Available:	1,707 SF	Space Use:	Retail
<input type="checkbox"/>	Space Type:	Renovated	Floor:	1st. Floor

SPACE 103 MAIN LEVEL

<input checked="" type="checkbox"/>	Rental Rate:	\$60.00 /SF/Yr	Lease Term:	Negotiable
<input type="checkbox"/>	Service Type:	Modified Gross Lease	Date Available:	October 01, 2020
<input checked="" type="checkbox"/>	Space Available:	1,989 SF	Space Use:	Retail
<input type="checkbox"/>	Space Type:	Renovated	Floor:	1st. Floor

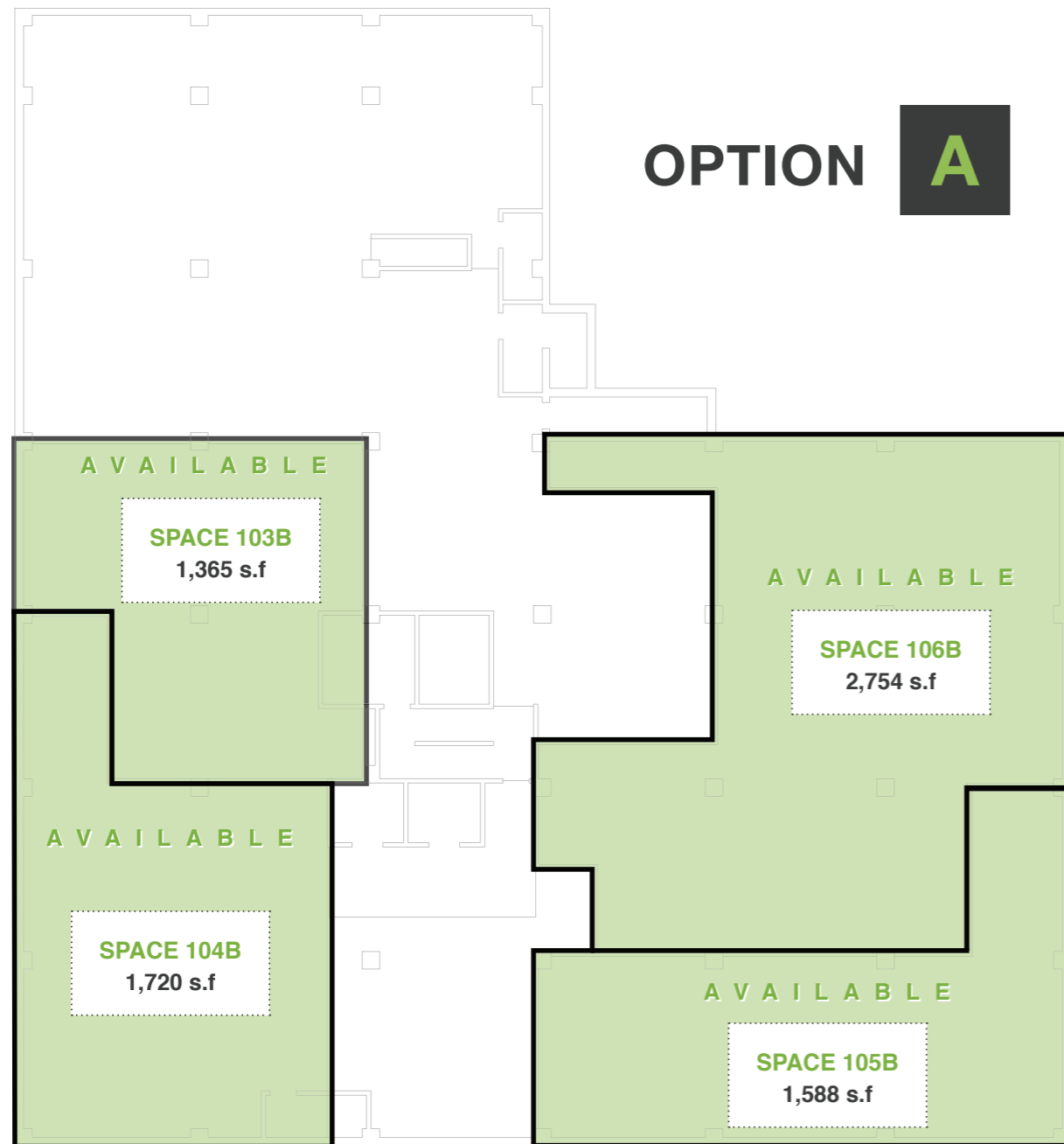
SPACE 104 MAIN LEVEL

<input checked="" type="checkbox"/>	Rental Rate:	\$70.00 /SF/Yr	Lease Term:	Negotiable
<input type="checkbox"/>	Service Type:	Modified Gross Lease	Date Available:	October 01, 2020
<input checked="" type="checkbox"/>	Space Available:	1,720 SF	Space Use:	Retail
<input type="checkbox"/>	Space Type:	Renovated	Floor:	1st. Floor

SPACE 105 MAIN LEVEL

Rental Rate:	\$60.00 /SF/Yr	Lease Term:	Negotiable
Service Type:	Modified Gross Lease	Date Available:	October 01, 2020
Space Available:	4,853 SF	Space Use:	Retail
Space Type:	Renovated	Floor:	1st. Floor





LOWER LEVEL SPACES **103B - 106B**

SCALE:
1/16" = 1'-0"

LOWER LEVEL SPACES **103B - 105B**

SCALE:
1/16" = 1'-0"

SPACE 103B LOWER LEVEL

<input checked="" type="checkbox"/>	Rental Rate:	\$20.00 /SF/Yr	Lease Term:	Negotiable
<input type="checkbox"/>	Service Type:	Modified Gross Lease	Date Available:	August 01, 2020
<input checked="" type="checkbox"/>	Space Available:	1,365 SF	Space Use:	Retail/Storage
<input checked="" type="checkbox"/>	Space Type:	Renovated	Floor:	Lower Level

SPACE 104B LOWER LEVEL

<input checked="" type="checkbox"/>	Rental Rate:	\$20.00 /SF/Yr	Lease Term:	Negotiable
<input type="checkbox"/>	Service Type:	Modified Gross Lease	Date Available:	August 01, 2020
<input checked="" type="checkbox"/>	Space Available:	1,720 SF	Space Use:	Retail/Storage
<input checked="" type="checkbox"/>	Space Type:	Renovated	Floor:	Lower Level

SPACE 105B LOWER LEVEL

<input checked="" type="checkbox"/>	Rental Rate:	\$20.00 /SF/Yr	Lease Term:	Negotiable
<input type="checkbox"/>	Service Type:	Modified Gross Lease	Date Available:	August 01, 2020
<input checked="" type="checkbox"/>	Space Available:	1,588 SF	Space Use:	Retail/Storage
<input checked="" type="checkbox"/>	Space Type:	Renovated	Floor:	Lower Level

SPACE 106B LOWER LEVEL

Rental Rate:	\$20.00 /SF/Yr	Lease Term:	Negotiable
Service Type:	Modified Gross Lease	Date Available:	August 01, 2020
Space Available:	2,754 SF	Space Use:	Retail/Storage
Space Type:	Renovated	Floor:	Lower Level



BUILDING INFORMATION



Location: 100 1st Avenue SW

Building Size: 25,459 SF

Min. Divisible: 1,720 SF

Building Class: B

Year Built/Renovated: 1939 / 2017



AREA INFORMATION



TRAFFIC COUNTS (vehicles per day)

■	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

DEMOGRAPHICS

	1 MILE	3 MILES	
■	Population:	15,886	75,659
□	Households:	8,205	32,388
■	Average HH Income:	\$60,482	\$81,266
□	Employees:	84,983	113,137
	Median Age:	38.3	37.9





100 FIRST AVENUE

100 1st Ave SW | ROCHESTER, MN 55902

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