

F O R L E A S E

TURNKEY OFFICE SPACE

SPACE FOR LEASE

4,385 – 12,350

SQUARE FEET AVAILABLE



3535 40th Ave NW,
Rochester, MN 55901

ABOUT THE PROPERTY

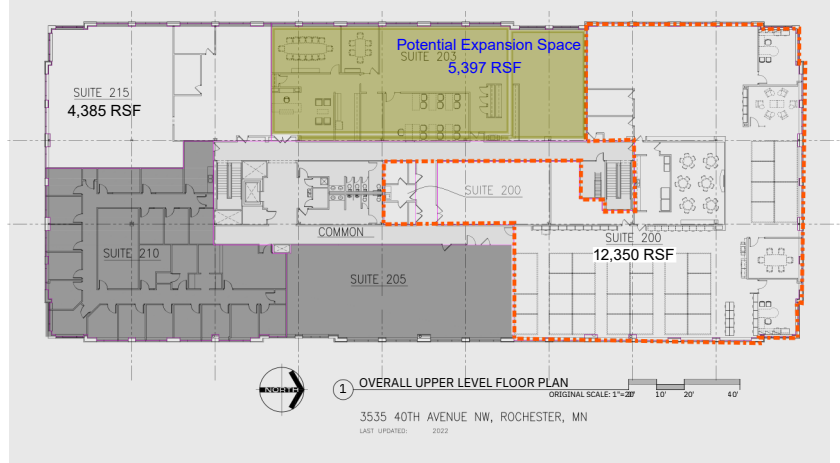
A highly professional multi-tenant office building located on desirable West Circle Drive NW in Rochester, offering high visibility and high traffic counts along one of the city's most prominent commercial corridors. Located in Northwest Rochester, only 6 minutes from Downtown, the building offers great visibility and easy highway access, just two miles west of Highway 52, with move-in ready suites.

Multiple suites are currently available with generous tenant improvement dollars available from the landlord to make the space your own.

Suite 102 – 5,789 sq ft

Suite 215 – 4,385 sq ft on second floor

Suite 200 – up to 12,350 sq ft that can be demised



Visit us at:
www.paramark.us

7392 Airport View Dr SW
Rochester, MN 55902



Darci Fenske
Broker

Cell: (507) 421-6556
Email: dfenske@paramark.us

 **PARAMARK**
Real Estate Services

F O R L E A S E

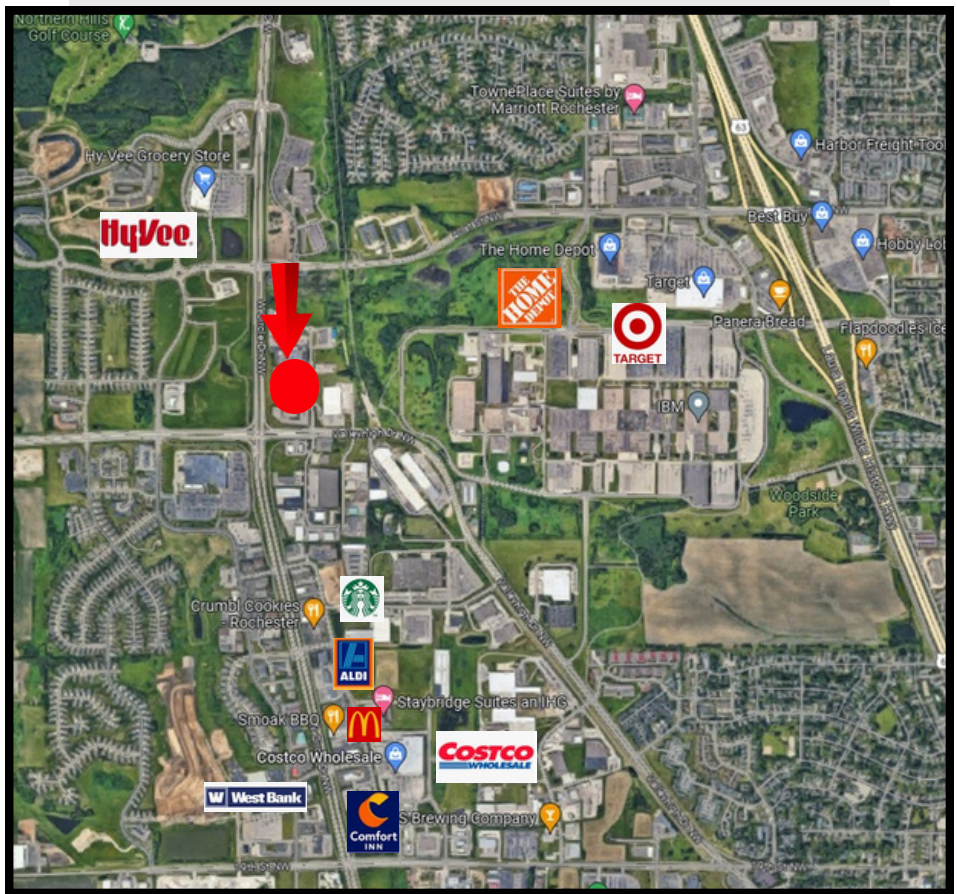
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PROPERTY FEATURES

- \$15-18 sq ft NNN
- Large monument signage on West Circle Drive NW · Interior directory signage at all building entrances
- Excellent glass windows throughout – abundant natural light
- Elevator and stair access throughout the building
- Parking on three sides of the building
- Daycare on site



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