

COMMERCIAL REAL ESTATE OPPORTUNITIES IN ICONIC LOCATIONS

RETAIL AND OFFICE SPACE



For More Information
507.289.8000
www.rgi-group.com

THE EPICENTER OF TOMORROW'S ROCHESTER

WHY THE KAHLER GRAND & MARRIOTT ARE THE ULTIMATE BUSINESS LOCATIONS

These aren't just properties; they are front-row seats to the most significant healthcare expansion in history. As Mayo Clinic executes its \$5 billion "Bold. Forward. Unbound." initiative, the geographic center of downtown Rochester is shifting directly toward your front door.

The "Zero-Distance" Advantage In a city where proximity is everything, these spaces offer a true competitive edge—located steps, not blocks, from the Mayo Clinic.



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WHY CHOOSE THE KAHLER?

To lease space at The Kahler is to position your business at the historic and economic heart of Rochester. As the city's most iconic landmark, it offers a commanding, front-and-center presence that simply cannot be replicated. By combining architectural prestige with unparalleled access to the world-renowned Mayo Clinic, The Kahler provides a high-visibility platform where global reach meets local tradition — a destination that guarantees your brand is seen by millions of international visitors and professionals every year.



- ✔ Turn-Key Ready
- ✔ The Global Epicenter
- ✔ Ultimate Connectivity
- ✔ Versatile Footprints
- ✔ Historic Prestige

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**FOR
LEASE**



THE PEACE PLAZA PEDESTRIAN POWERHOUSE

20 2ND AVE SW, STE 100, ROCHESTER, MN 55902

Suite 100 represents a rare opportunity to capture the highest concentration of foot traffic in the region. As the primary Mayo Gateway, this 1,100 SF flagship suite is positioned to intercept over 3 million annual visitors navigating the corridor between the world-renowned Mayo Clinic campus and the city's hospitality center. With expansive floor-to-ceiling glass frontage along 2nd Ave SW, the space functions as a high-impact visual anchor for the thousands of pedestrians who pass this corner daily.

**PROPERTY
SIZE**



1,100 SQFT

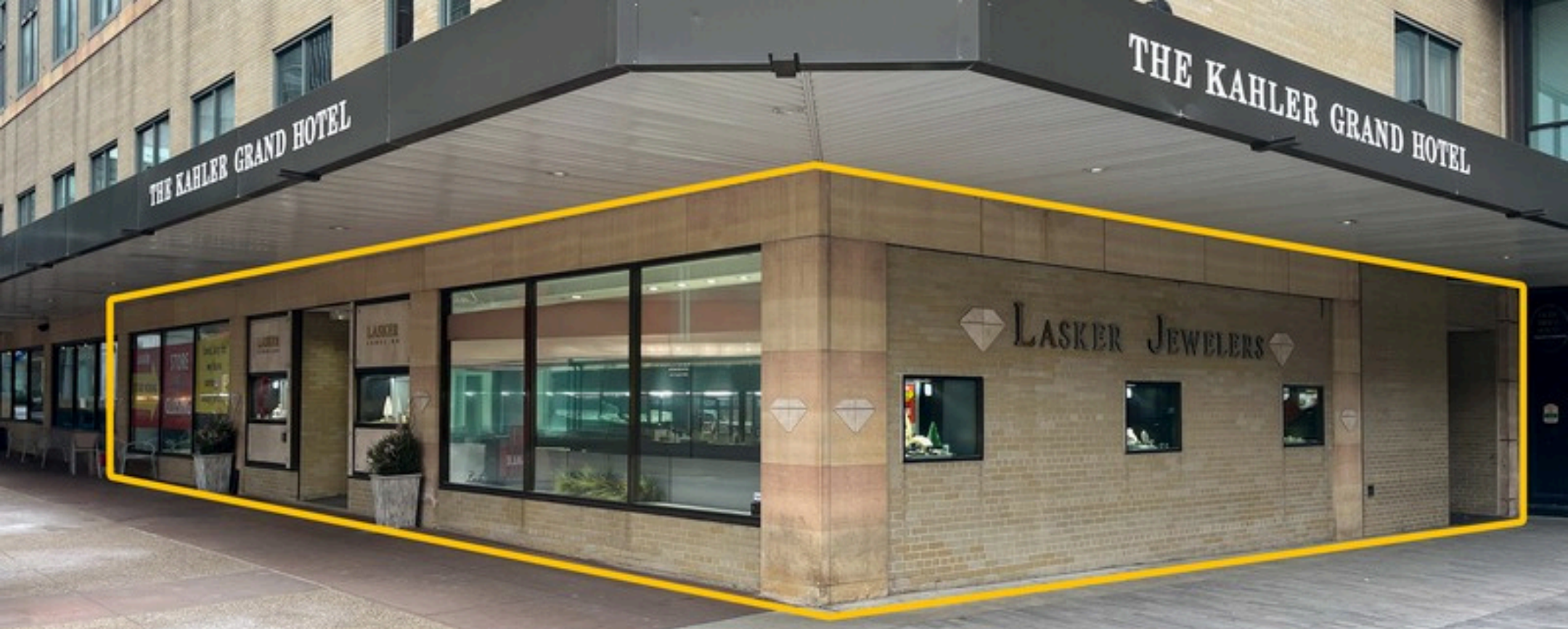
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PREMIER RETAIL OPPORTUNITY IN THE KAHLER GRAND HOTEL

101 1ST ST SW, SUITE 101, ROCHESTER, MN 55902

This is 2,721 SF turn-key suite in the historic Kahler Grand Hotel is the definitive flagship location. Positioned at the epicenter of Rochester's downtown, the space sits directly across from the world-renowned Mayo Clinic, capturing a global audience of millions of annual visitors. With its high-visibility street presence, ADA compliance, and seamless integration into the city's climate-controlled subway and skyway systems, this is a rare flagship opportunity for a premier brand to anchor itself in a thriving, high-traffic medical and luxury hub.



**PROPERTY
SIZE**



2,271 SQFT

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THE 1ST AVENUE STREET-LEVEL STOREFRONT

15 1ST AVE SW, ROCHESTER, MN 55902

This 1,441 SF turn-key storefront occupies a high-visibility corner at 15 1st Ave SW, directly across from the Mayo Clinic. Currently built out as a premium coffee shop, the space features a prominent street-level entrance and large display windows that capture Rochester's elite pedestrian traffic. Positioned within the historic Kahler Grand Hotel, it serves as a strategic bridge between the city's active sidewalk culture and the climate-controlled skyway system, offering a rare "Main & Main" branding opportunity for a boutique or hospitality operator.



**PROPERTY
SIZE**



1,441 SQFT

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THE LOBBY-LEVEL STOREFRONT

20 2ND AVE SW, SUITE 179B/180A,
ROCHESTER, MN 55902

This 362 SF premium storefront is a high-impact, move-in-ready suite located directly within the Kahler Grand Hotel lobby. Positioned at the literal doorstep of the Mayo Clinic, this space captures the highest concentration of foot traffic from hotel guests and medical professionals. Its compact footprint is optimized for a boutique concept or high-visibility brand outpost seeking a cornerstone position within Rochester's climate-controlled skyway and subway network.

**PROPERTY
SIZE**



362 SQFT

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BOUTIQUE STOREFRONT

20 2ND AVE SW, SUITE 104, ROCHESTER, MN 55902

This 390 SF professional suite offers a refined, high-impact presence at the most active crossroads of the Kahler Grand Hotel. Positioned directly across from the Mayo Clinic's main entrance, the space features a polished, turn-key interior designed for an upscale retail concept or specialized service. This boutique-style unit benefits from constant foot traffic and is fully integrated into the climate-controlled skyway and subway systems, providing an unrivaled focal point for a brand seeking maximum exposure in a world-class medical hub.



**PROPERTY
SIZE**



390 SQFT

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PREMIER SKYWAY-CONNECTED OFFICE

20 2ND AVE SW, SUITE 84, ROCHESTER, MN 55902

Located in the heart of Downtown Rochester within the historic Kahler Grand Hotel, this turn-key 1,352 SF corner office offers unmatched visibility overlooking Peace Plaza. The suite features expansive windows and natural light with direct, climate-controlled access to the Mayo Clinic campus via the skyway and subway systems. Position your business steps from world-class dining and retail in the city's premier economic hub.



**PROPERTY
SIZE**



1,352 SQFT

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THE SKYWAY BUSINESS SUITE

7 1ST AVE SW, SUITE 203, ROCHESTER, MN 55902

This 567 SF professional suite offers a highly efficient, multi-office layout within the prestigious Kahler Grand Hotel. Perfect for a growing team or a firm requiring private workspaces, the suite features four distinct offices, including two with windows that provide natural light and views of the downtown district. Located on the second floor with direct access to Rochester's climate-controlled skyway system, this ADA-compliant space combines historic charm with modern convenience, situated just steps from the Mayo Clinic and the city's best dining and amenities.



**PROPERTY
SIZE**



567 SQFT

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THE SKYWAY STUDIO

7 1ST AVE SW, SUITE 1A, ROCHESTER, MN 55902

This 382 SF executive suite provides a streamlined, professional presence on the second floor of the historic Kahler Grand Hotel. Positioned with direct access to Rochester's climate-controlled skyway system, this turn-key office is an ideal solution for a solo practitioner, a satellite corporate branch, or a boutique professional service. The space combines the prestige of a world-class medical hub with the convenience of an ADA-compliant, move-in-ready layout, situated just steps from the Mayo Clinic and downtown's premier dining and retail.



**PROPERTY
SIZE**



382 SQFT

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THE SKYWAY EXECUTIVE STUDIO

7 1ST AVE SW, SUITE 209/219, ROCHESTER, MN 55902

This 344 SF professional suite offers a high-utility, flexible workspace on the second level of the Kahler Grand Hotel. The unit is divided into two distinct office options (Suite 209 and Suite 219), making it ideal for a small firm or a practitioner needing separate consultation and administrative areas. Featuring the rare convenience of a private bathroom and secure key-fob entry, the suite is positioned directly across from the Mayo Clinic via the climate-controlled skyway system. It represents a premium, low-overhead opportunity for a medical or professional user seeking a secure, "Main & Main" downtown address.



**PROPERTY
SIZE**



344 SQFT

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TURN-KEY ELEGANCE IN THE HEART OF THE SUBWAY CORRIDOR

20 2ND AVE SW, SUITE B-109, ROCHESTER, MN 55902

This premium, turn-key retail space offers a highly functional layout perfectly designed for an upscale boutique, specialty shop, or professional service. Situated directly beneath the historic Kahler Grand Hotel, the space is seamlessly integrated into Rochester's climate-controlled underground Subway system. It features large, high-impact display windows that guarantee exceptional visibility to a constant stream of professionals, medical patients, and visitors. Enjoy direct indoor connectivity to the Mayo Clinic campus and immediate proximity to national anchors like Caribou Coffee, Bruegger's Bagels, and Ruth's Chris Steakhouse.



**PROPERTY
SIZE**



1,158 SQFT

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MAXIMUM EXPOSURE, MASSIVE FOOTPRINT: READY FOR HIGH-VOLUME RETAIL

20 2ND AVE SW, SUITE S-023, ROCHESTER, MN 55902

A rare and exceptional opportunity to secure an expansive, flagship footprint in the heart of downtown Rochester. Located on the bustling Subway level of the Kahler Grand Hotel hub, this turn-key 3,400 SF store is perfectly built for high-volume retail or a prominent brand presence. The property boasts a generous storefront with wide display windows designed to capture heavy pedestrian foot traffic. Combining a polished interior with significant square footage, this versatile layout offers direct, indoor connections to the Mayo Clinic campus and sits steps away from premier dining and shopping.

**PROPERTY
SIZE**



3,400 SQFT

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MICRO-RETAIL WITH MEGA EXPOSURE

20 2ND AVE SW, SUITE B-104, ROCHESTER, MN 55902

Ideal for an artisan shop, specialty boutique, or high-end service provider, this efficient 711 SF retail space maximizes every inch of its footprint. Positioned in the lively Subway corridor of the Kahler Grand Hotel, it features prominent, welcoming display windows that draw the eyes of daily commuters and visitors. This low-overhead, high-traffic location offers unbeatable visibility, immediate walking distance to all downtown amenities, and direct indoor access to the world-renowned Mayo Clinic campus.



**PROPERTY
SIZE**



711 SQFT

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PERFECTLY PROPORTIONED: 1,390 SF TURN-KEY RETAIL SHOWROOM

20 2ND AVE SW, SUITE B-114, ROCHESTER, MN 55902

Beautifully proportioned and highly versatile, this 1,390 SF turn-key retail space is ready to accommodate a mid-sized boutique, premier brand, or specialized showroom. Strategically located within the climate-controlled Kahler Grand Hotel Subway network, the storefront is anchored by large, inviting display windows that look out onto a high-traffic pedestrian corridor. Offering a polished interior and a highly functional layout, the space provides seamless indoor connectivity to the Mayo Clinic campus and puts world-class dining and shopping right at your doorstep.



**PROPERTY
SIZE**



1,390 SQFT

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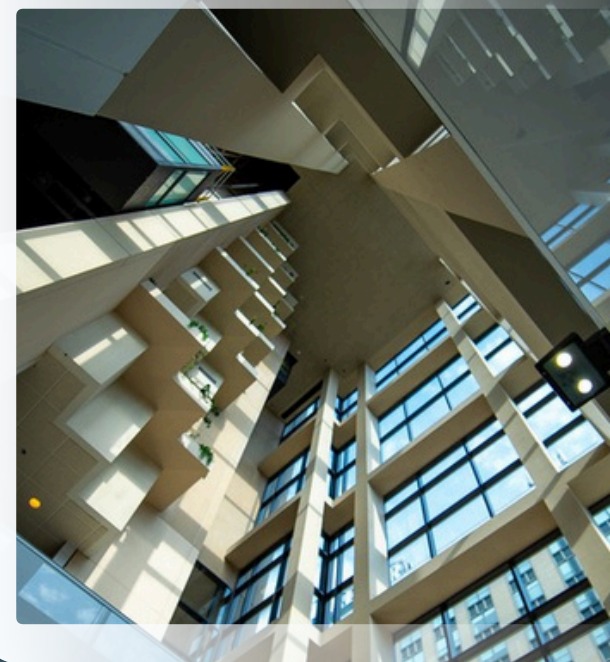
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WHY CHOOSE THE MARRIOTT?

The Marriott Subway level represents the peak of Rochester's "underground economy." By choosing this location, your business is integrated into the city's primary climate-controlled artery, which serves as the lifeline for thousands of Mayo Clinic patients, international travelers, and local professionals every day. This is where convenience meets commerce — a high-traffic, weather-proof environment that ensures your brand remains accessible and visible 365 days a year, regardless of the Minnesota elements.

- ✓ The "Subway Central" Hub
- ✓ Strategic Versatility
- ✓ Weather-Independent Traffic
- ✓ Modern Aesthetic
- ✓ Ready-to-Operate Infrastructure



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THE "WELCOME MAT" SUITE

101 1ST AVE SW, SUITE 115, ROCHESTER, MN 55902

Make a massive impact in a compact footprint. This jewel-box suite is perfectly positioned at the Marriott's main guest drop-off, guaranteeing non-stop visibility from hotel guests and Mayo Clinic visitors. Whether you're launching a high-end retail showroom, a gourmet coffee counter, or a boutique financial kiosk, this is the most high-traffic "first impression" spot in downtown Rochester.



**PROPERTY
SIZE**



195 SQFT

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THE SUBWAY EXECUTIVE GALLERY

101 1ST AVE SW, SUITE 3, ROCHESTER, MN 55902

This 1,744 SF flagship suite is arguably the most visually striking professional space in downtown Rochester. Located on the subway level of the Rochester Marriott, the unit features a high-end, turn-key build-out that balances modern elegance with clinical functionality. Its expansive glass frontage and premier positioning make it a standout destination for financial services, a corporate showroom, or an upscale medical specialty group. Situated at the direct intersection of the Mayo Clinic and the city's primary pedestrian arteries, this suite offers an unparalleled combination of prestige and heavy foot traffic.



**PROPERTY
SIZE**



1,744 SQFT

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THE TURN-KEY SUBWAY SUITE

101 1ST AVE SW, SUITE 2, ROCHESTER, MN 55902

Step into a fully-equipped, ready-to-roll restaurant space in the heart of Rochester's bustling Subway level. Formerly a Quiznos, this suite is perfectly outfitted for a fast-casual concept, café, or specialty sandwich shop. With constant foot traffic from Mayo Clinic staff, hotel guests, and locals, this "plug-and-play" location minimizes your startup time and maximizes your exposure.



**PROPERTY
SIZE**



1,400 SQFT

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ABOUT US

Since 1978, Realty Growth Inc. has been a cornerstone of the Rochester business community. We are a full-service commercial real estate and property management firm dedicated to helping businesses grow alongside the city we love. With nearly 50 years of experience, we don't just move square footage—we build futures by making sure our clients are positioned in the right space at the right time.



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