



For Lease

Flex-Industrial + Office | HWY-52

1820 14th St NW, Rochester, MN 55901

CONTACT US

AJ Hawkins

Broker

507.259.6556

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For Lease Summary



PROPERTY DESCRIPTION

Elevate your business at 1820 14th St NW, Rochester, MN. This outstanding property for lease offers a strategic advantage with seamless access to major transportation routes and the HWY-52 & HWY-14 Interchange, ensuring prime connectivity. Command attention with excellent visibility on HWY-52, capturing 93,000 AADT. Contemporary architectural design with state-of-the-art amenities and flexible floor plans, tailored to your needs. The property provides ample parking and sophisticated common areas designed to foster collaboration and productivity. Don't miss this exceptional opportunity to position your business for success.

LOCATION DESCRIPTION

Located in the vibrant city of Rochester, MN, the area surrounding offers a dynamic mix of amenities and attractions. The property's location near major transportation routes such as Highway 52 & 14 ensures seamless connectivity for industrial and manufacturing operations. Embrace the blend of urban conveniences and high visibility in this prime Rochester location.

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PROPERTY HIGHLIGHTS

- Easy access to major transportation routes
- Centrally located near the HWY-52 & HWY-14 Interchange
- Excellent Visibility on HWY-52 with 93,000 AADT
- Contemporary architectural design
- State-of-the-art amenities
- Flexible floor plans

OFFERING SUMMARY

Lease Rate:	\$17.85/sf/yr - \$22.00/sf/yr
NNN	\$5.56/sf/yr.
Lot Size:	71,018 SF
Building Size:	25,220 SF



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Building Specs.

Building Name	HWY 52 - Office Flex Building
Property Type	Flex - Industrial
Property Subtype	Office
APN	743421083051
Building Size	25,220 SF
Lot Size	71,018 SF
Building Class	A
Year Built	2016
Year Last Renovated	2023
Number of Floors	2
Parking Spaces	34
Construction Status	Existing
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Drive-in Parking Bay OH Doors	7- 10' X 10'
At Grade OH Loading Door	1- 14' X 14'
Dock Doors	2- 9' X 10'
Power	800a/208v 3p 4w
Ceiling Clear Height	18'-22'

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Traffic Map



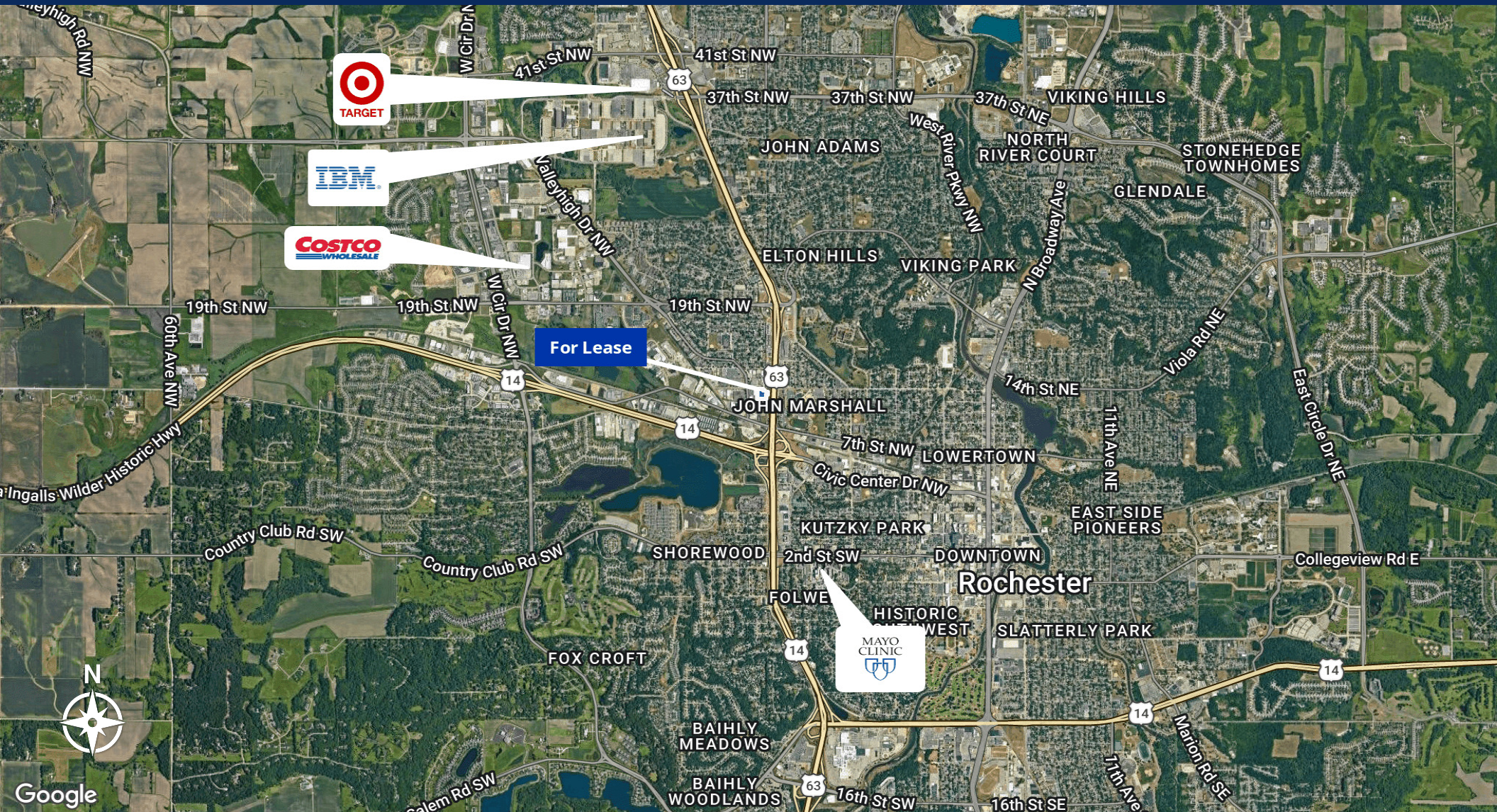
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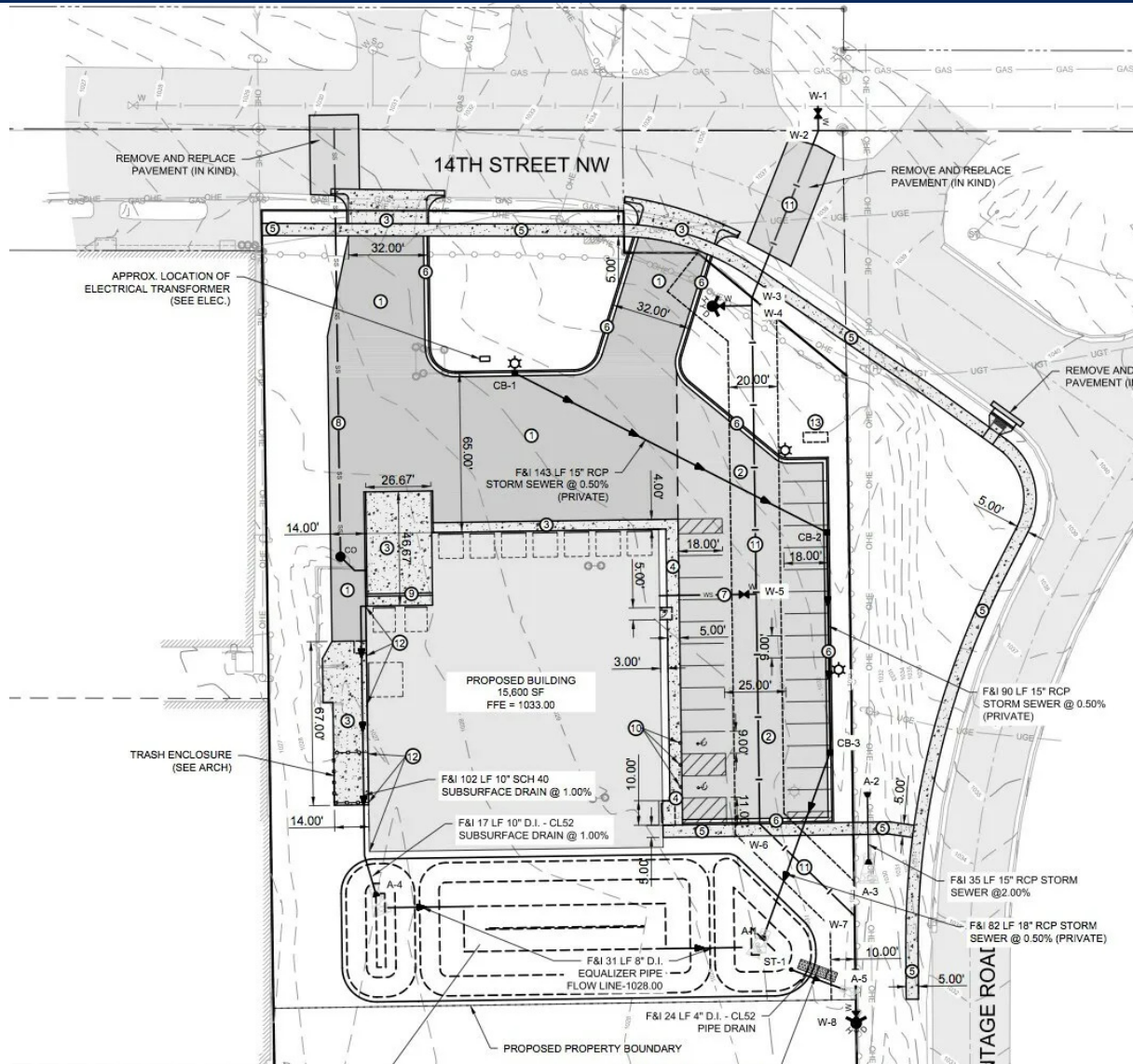
Location Map



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Site Plan



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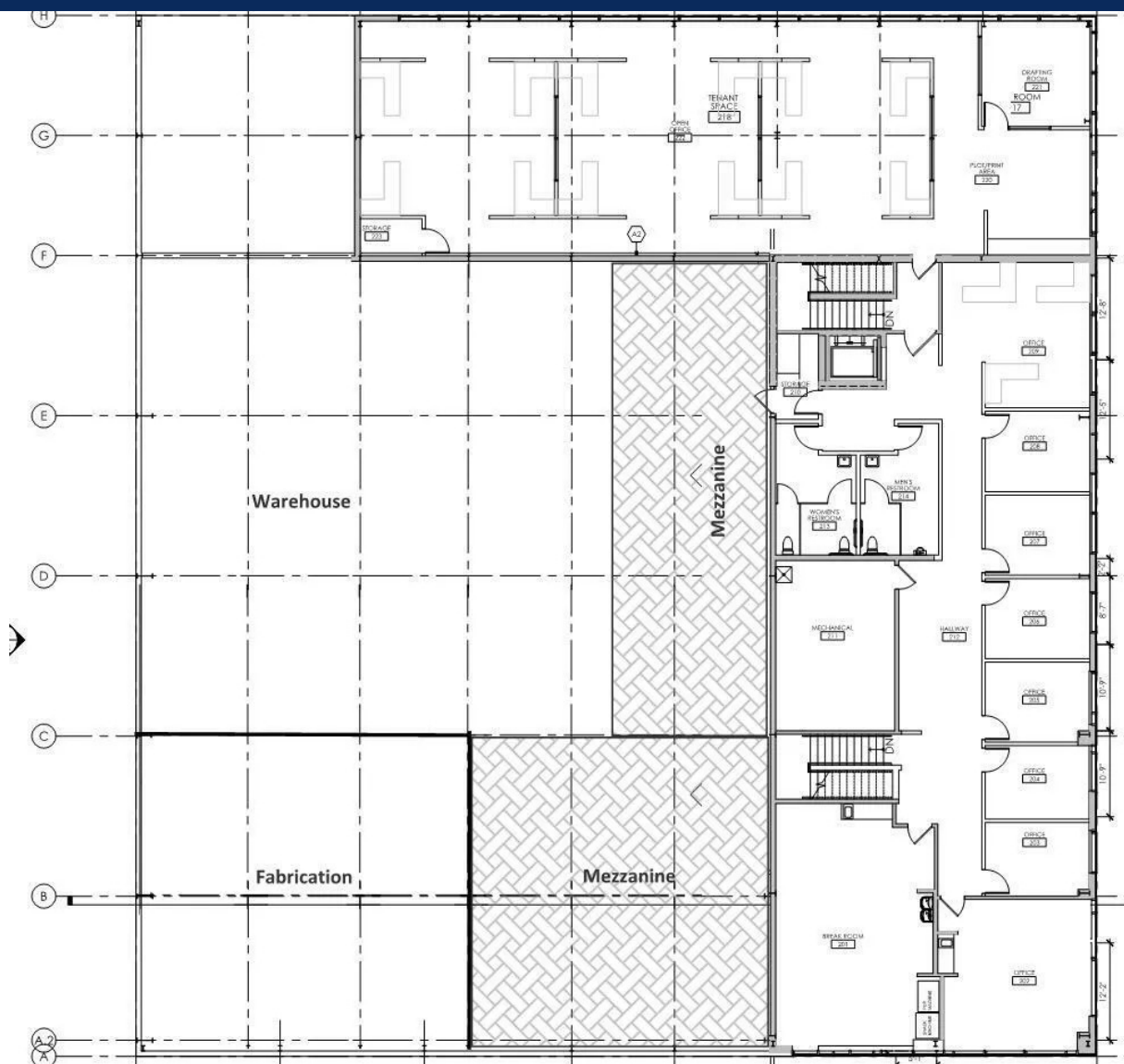
— Floor Plan - 1st Level



North Rock
REAL ESTATE

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Floor Plan-2nd Level



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Exterior Photos



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Interior Photos



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Rochester Market Overview



ROCHESTER, MN

Rochester, Minnesota, is a thriving regional hub anchored by the world-renowned Mayo Clinic, the state's largest employer with more than 45,000 employees. Mayo generates over \$16 billion in annual revenues, fueling steady demand across healthcare, research, and professional services.

The city is experiencing transformative growth through the \$5.6 billion Bold. Forward. Unbound Mayo Clinic venture in conjunction with the Destination Medical Center initiative, a 20-year public-private partnership designed to enhance Rochester into a global destination for healthcare and innovation. This effort continues to drive robust population growth, high-income household formation, and sustained demand for office and medical space.

Rochester's strategic location—just 85 miles southeast of Minneapolis-St. Paul—offers excellent connectivity via Highway 52 and Rochester International Airport. The city consistently ranks among the top U.S. metros for livability, healthcare access, and economic stability, making it one of the Midwest's most dynamic secondary markets.

WHY ROCHESTER?

Demographic Strength: Rapidly growing population base with high average household incomes (\$125,000+ within 5 miles), supporting office, healthcare, retail, and housing demand.

Economic Stability: Ranked consistently among the top U.S. metros for livability and healthcare access, Rochester benefits from recession-resistant demand drivers tied to healthcare and research.

Diverse Tenant Demand: A dynamic mix of medical, professional services, technology, and retail users creates a balanced and resilient leasing environment.

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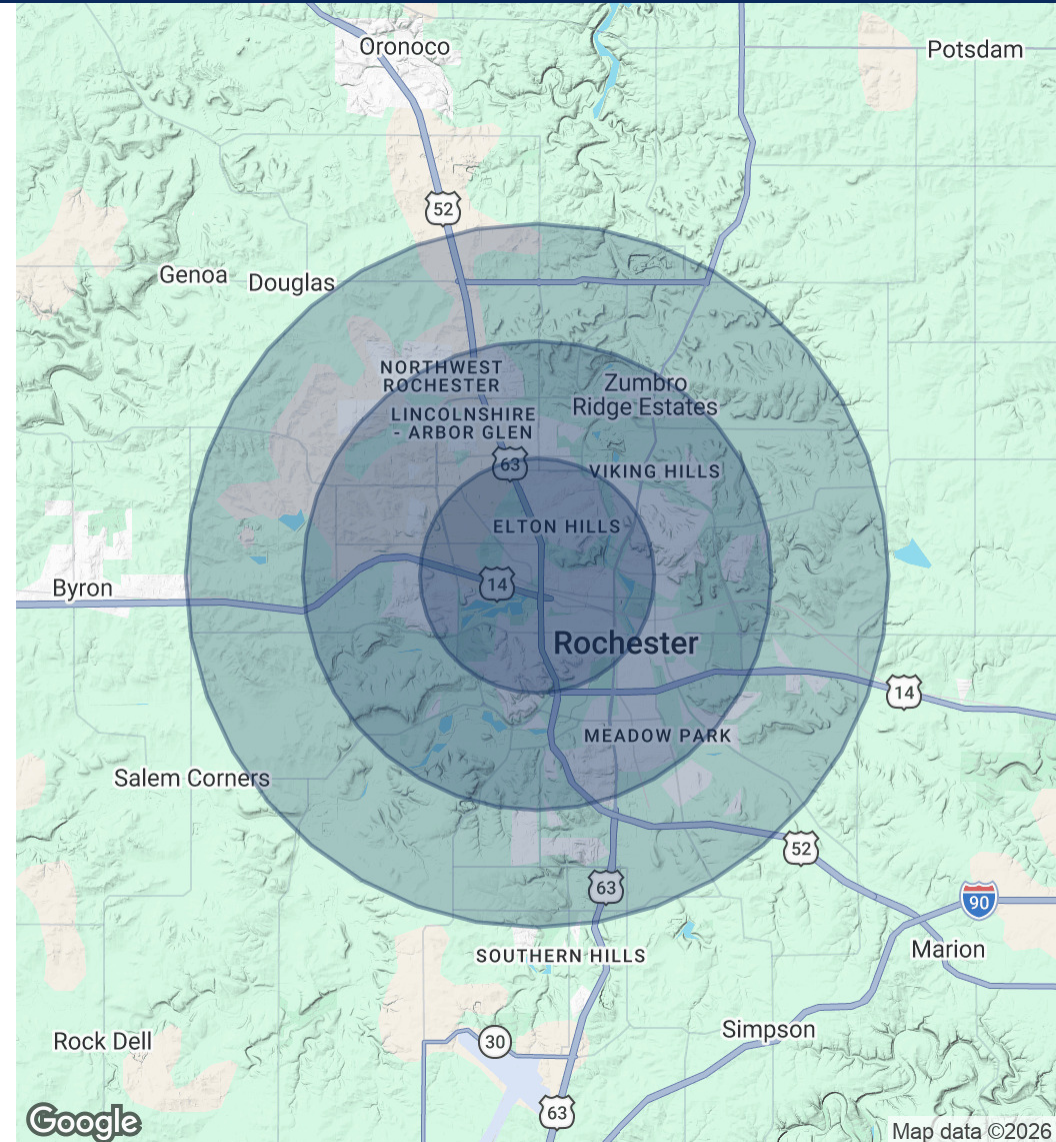


Demographics

POPULATION	2 MILES	4 MILES	6 MILES
Total Population	39,247	97,521	123,854
Average Age	38.2	38.5	38.3
Average Age (Male)	36.5	37.2	37.0
Average Age (Female)	40.3	40.0	39.7

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	17,953	41,740	51,417
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$110,750	\$115,194	\$123,899
Average House Value	\$318,304	\$321,403	\$342,245

2023 American Community Survey (ACS)



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