

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

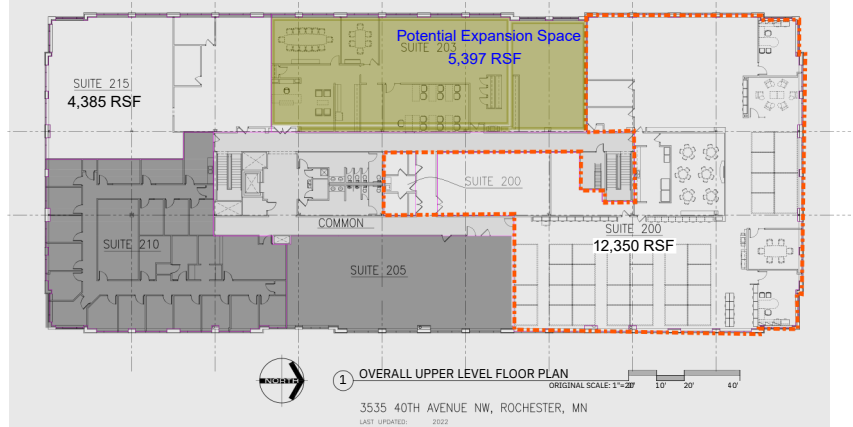
A highly professional multi-tenant office building located on desirable West Circle Drive NW in Rochester, offering high visibility and high traffic counts along one of the city's most prominent commercial corridors. Located in Northwest Rochester, only 6 minutes from Downtown, the building offers great 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** (\$18/sq ft NNN)

**Suite 215 – 4,385 sq ft** on second floor (\$14/sq ft NNN)

**Suite 200 – up to 12,350 sq ft** that can be demised (\$14/sq ft NNN)



Visit us at:  
[www.paramark.us](http://www.paramark.us)

7392 Airport View Dr  
Rochester, MN 55902



**Darci Fenske**  
Broker

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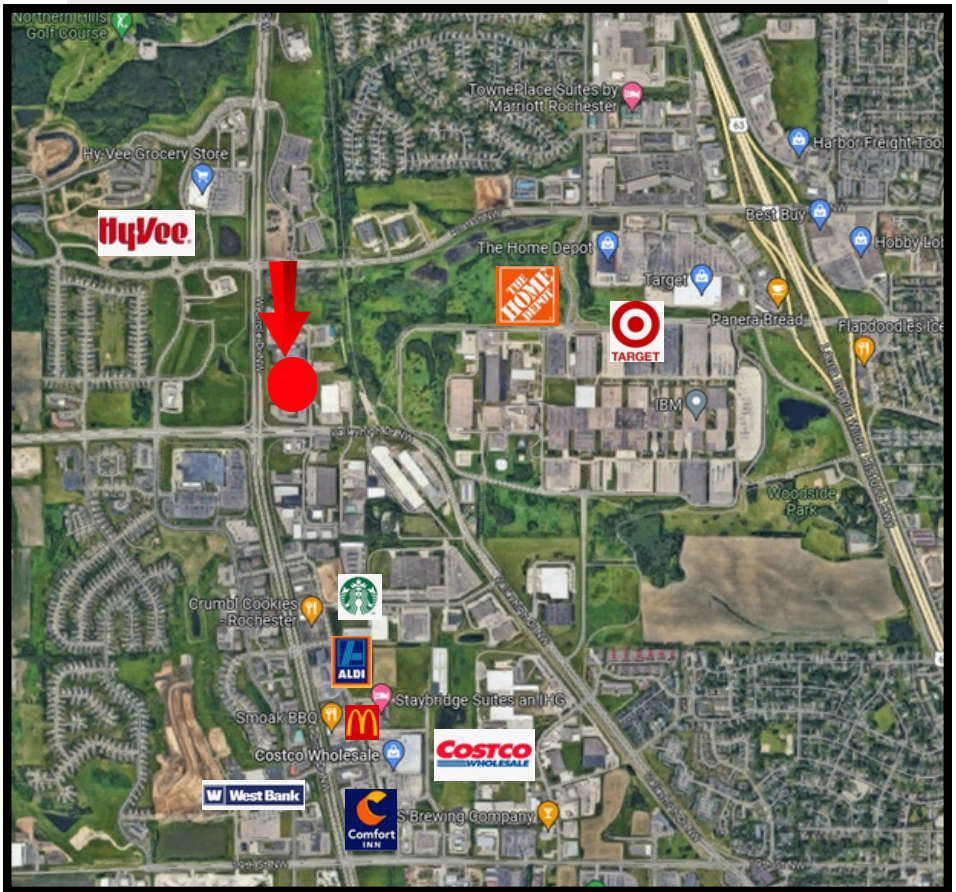
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### PROPERTY FEATURES

- \$14-18 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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