

# OFFICE/RETAIL SPACE FOR LEASE

## 19th Street Financial Center



Image taken by Sage Swanson Photography | [www.sageswanson.com](http://www.sageswanson.com)

2048 Superior Drive NW | Rochester | MN | 55901

Currently leasing up to 8,500 sq ft of prime commercial office/retail space in the new 19th Street Financial Center located at the NW intersection of County Rd. 22 (Circle Drive, 22,000 Vehicles per day) and 19th St. NW, Rochester MN. The center is anchored by C.O. Brown Agency Inc.—one of Minnesota's largest independent insurance agencies, and Home Federal Savings Bank—one of the upper Midwest's premier regional banks. Approximately 5,600 sq ft of the available space is fully exposed to county road 22, with the balance of the space having a 19th street exposure. Please see attached site plans, vicinity map, and simulated views.

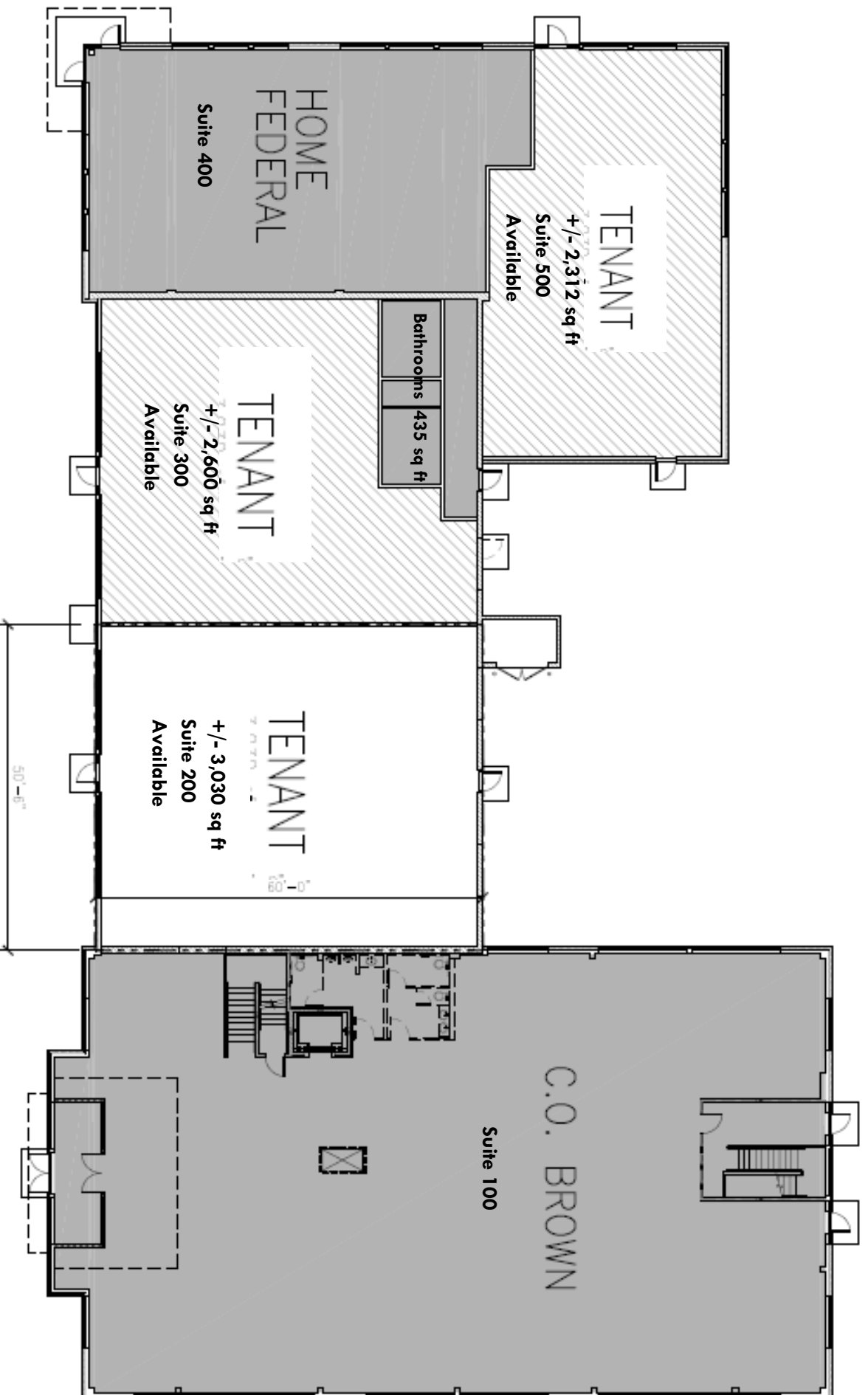
- Available Now
- Build out allowance to be negotiated and included
- Net rent Negotiable
- Approximately 171 non-exclusive parking spaces
- M1 Commercial Zoning

***FOR INFORMATION CONTACT DONNELLY CORPORATE SERVICES***



Donnelly Corporate Services  
7700 France Ave S  
Edina, MN 55405

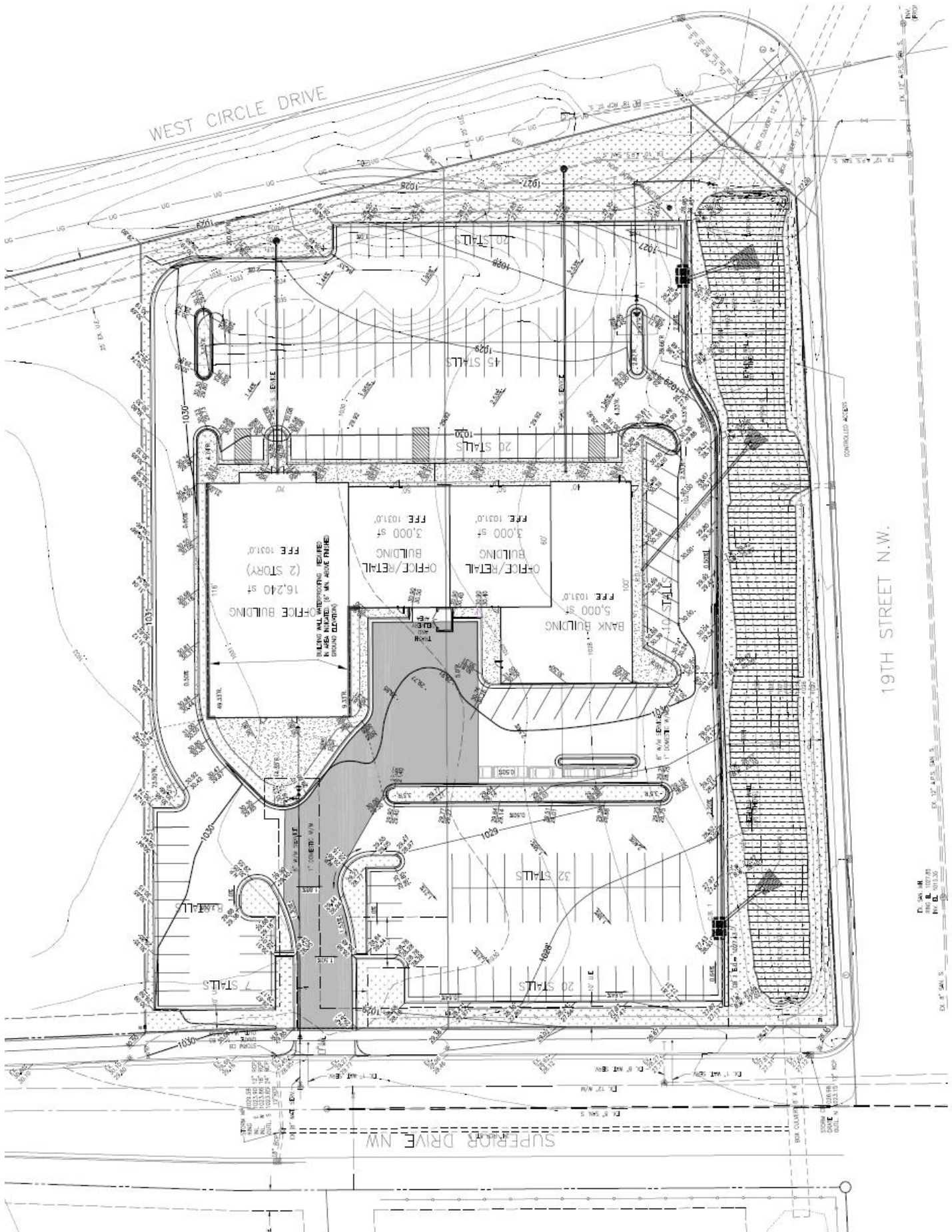
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19th Street Financial Center floor plan. Suites 200 & 300 have direct exposure to county road 22 (circle drive) facing east. Suite 500 has direct exposure to 19th street facing south. Both spaces will be built to suit, with negotiated allowances built into agreement.

Tenants who share the common 435 sq ft bathrooms laid out above will be charged an additional rent floor factor charge to cover their pro-rata share of said bathroom space.

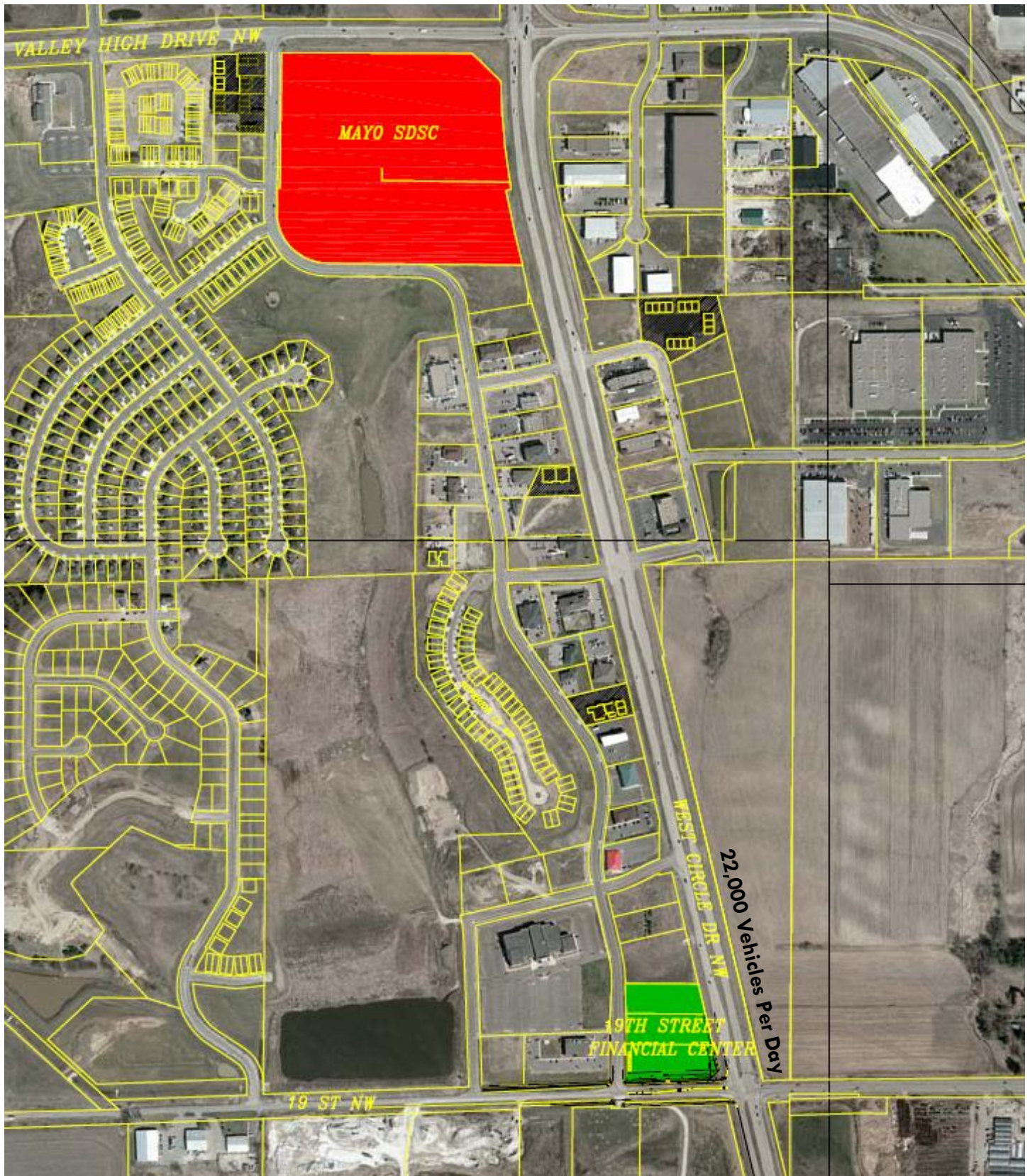
Operating expenses/CAM charges are estimated at \$5.00-6.00 psf.



PL. SH. 18  
 RING. B. 102749  
 INV. D. 001130

Site Map of the 19th Street Financial Center





Vicinity Map. 19th Street Financial Center in green. Mayo SDSC building in red.

22,000 Vehicles Per Day, According to 2008 Traffic Volume Reports





**A view of the 19th Street Financial Center looking West (from Circle Drive, County Road 22)**



**A view of the 19th Street Financial Center looking Northwest (from intersection of Circle Drive and 19th Street)**



**A view of the 19th Street Financial Center looking Southwest (From Circle Drive, County Road 22)**