



HAMILTON
REAL ESTATE GROUP



FOR LEASE

VALLEY HIGH BUSINESS CENTER I

3535 40th Ave NW Rochester, Minnesota

Property Description

- Class A finishes in a suburban setting. Located in Northwest Rochester, only 6 minutes from Downtown.
- Great visibility and easy highway access, just two miles west of Highway 52.
- Move - in ready suites and 24-hour access/security.
- Year Built 2000

**PRICING AT \$17
PER SQUARE FOOT**

FOR MORE INFORMATION:

VISIT OUR WEBSITE

CONTACT

Chad Behnken | Vice President

chad@hamiltonmnre.com

O: 507-281-1002 ext 107 | M: 507-251-7667

www.hamiltonmnre.com



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Located close to the prominent
WCD location which has 20K
vehicles a day of traffic

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Floor Plan (1st Floor)



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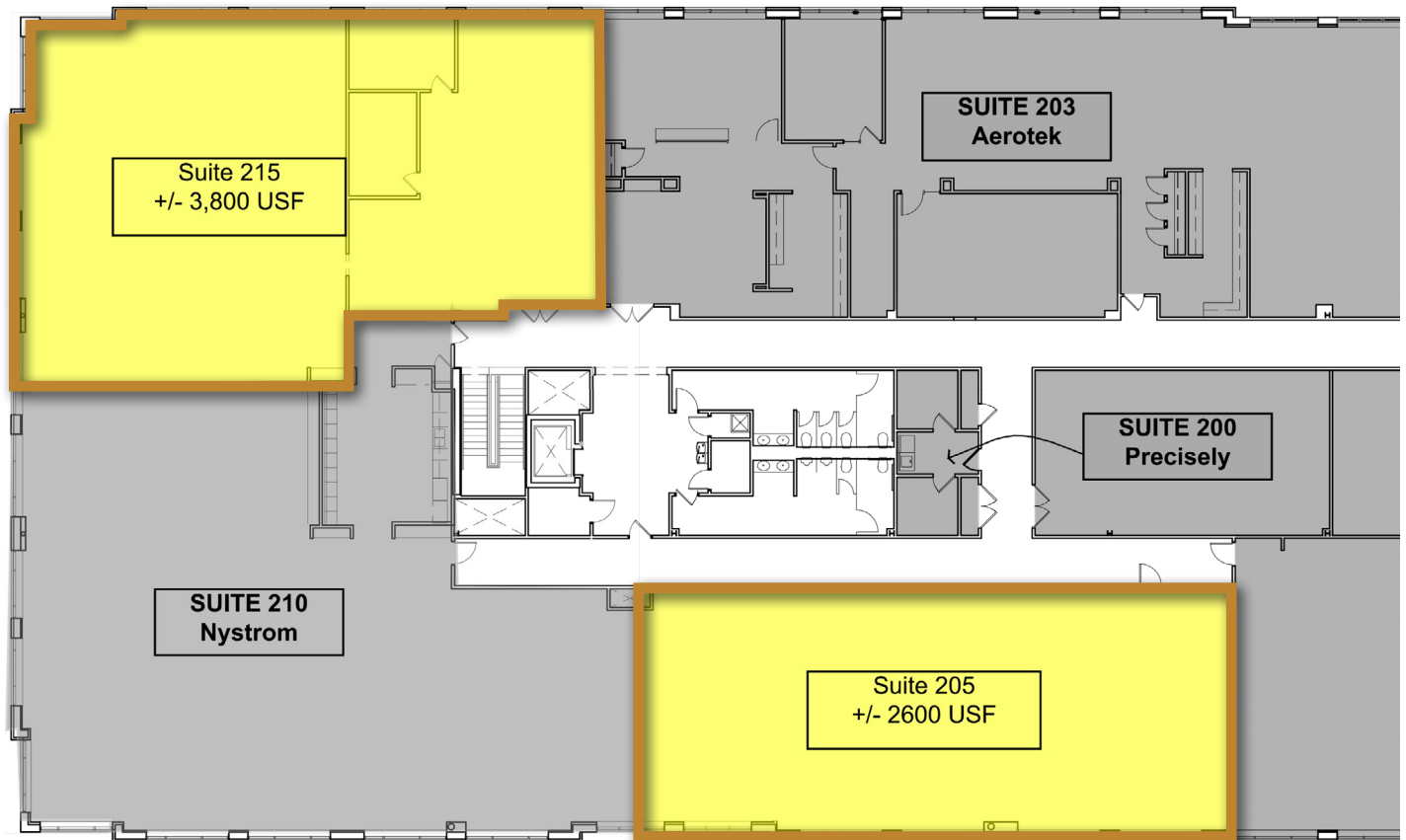
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Floor Plan (2nd Floor)



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