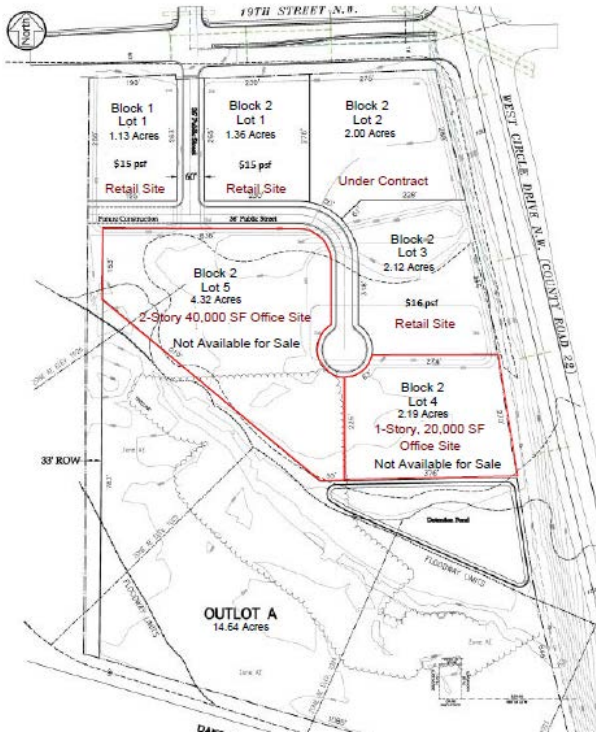


Creekside Development

Office Build-to-Suit

West Circle Road and 19th Street NW, Rochester, MN



Office Build-to-Suit

1-Story 20,000 SF and 2-Story 40,000 SF

- Located in a premier area of northwest Rochester
- Build-to-Suit office opportunities
- Excellent visibility from West Circle Drive and 19th Street NW
- Zoned M-1 Mixed Commercial Industrial District
- Block 2, Lot 4 designated for 1-story, 20,000 SF office with Class A finishes and floor to ceiling windows
- Block 2, Lot 5 designated for 2-story, 40,000 SF Class A office with high-end finishes
- Lot sizes: 2.19 and 4.32 Acres
- Parking ratio of 5:1,000 SF
- Internal road construction complete, utilities installed in road
- Local amenities include Costco, Staybridge Suites, Associated Bank, Mayo Support Centers, Days Inn and Suites, Five West Kitchen, Rochester Athletic Club, Hy-Vee, Caribou



Exclusively Offered By...



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