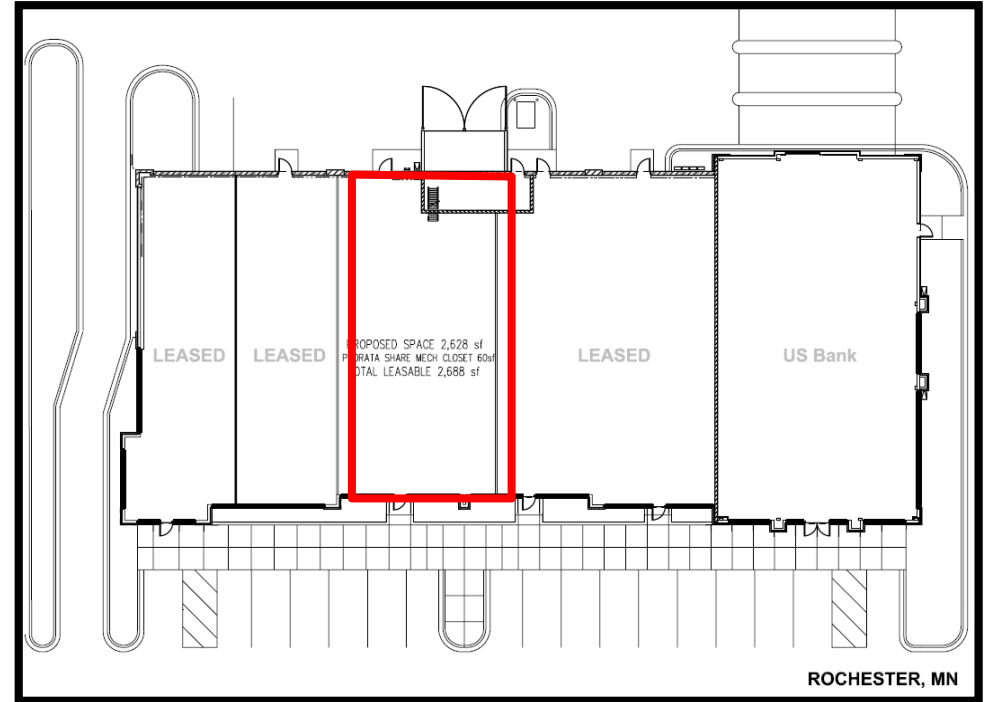


# For Lease – REDUCED RATES & SHORT TERMS

2665 Commerce Drive  
Rochester, MN 55901

Access Commercial Real Estate  
p: 608.304.5700  
f: 866.311.5369  
www.accesscre.com



**Lease Rates:** ~~\$22.00~~ - \$16.00 PSF NNN  
**Term:** 3 years  
**Available:** 2,688 Square Feet

- Join US Bank and Scottrade in this newer retail center
- Space is currently finished
- Flexibility - owner will divide space
- Located amongst significant office, retail, and residential development
- 21,400 vehicles per day (2006)
- Easy access and ample parking
- Rapidly developing area of Rochester
- High visibility, high image center
- Perfect for convenience retail
- Great pylon signage available

## Demographics

Trade Area	1-Mile	3-Mile	5-Mile
Population	1,567	51,990	93,874
Mean HH Income	\$63,752	\$89,114	\$88,494

**Casey Weiss, CCIM**  
608.304.5700  
casey@accesscre.com

**Dan Borgmeier, CCIM, SIOR**  
507.252.0404  
dan@accesscre.com