



# FOR LEASE

## VALLEY HIGH BUSINESS CENTER II

3425 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.

Building type	Office	Year built	2002
Building height	2 stories	Building size	44,246 SF
Building class	B	Typical floor size	22,123 SF
Parking	173 Surface Parking	Pricing	Starting at \$17

**SEE PRICING ON FLOOR PLAN PAGE**

**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



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

## CONTACT

**Chad Behnken | Vice President**

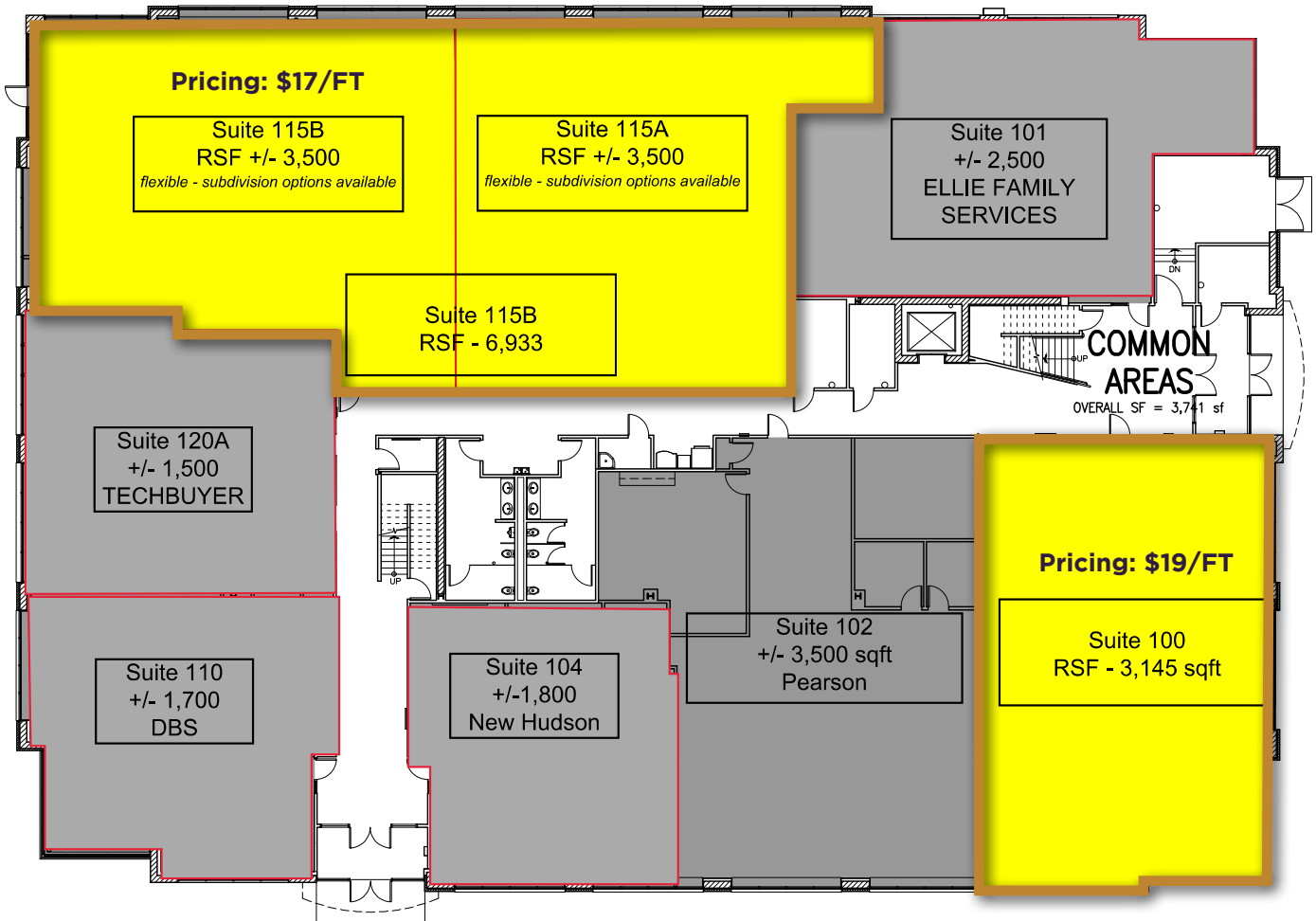
chad@hamiltonmnre.com

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

www.hamiltonmnre.com



## Main Level Floor Plan



## CONTACT

**Chad Behnken | Vice President**

chad@hamiltonmre.com

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

www.hamiltonmre.com