

211 S BROADWAY

Kersten Building Suite 2



OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month (NNN)
Building Size:	2,268 SF
Available SF:	800 SF
Lot Size:	0.07 Acres
Number of Units:	1
Year Built:	1878
Zoning:	CDC-CBD
Market:	Commercial/Office

PROPERTY OVERVIEW

Presenting an incredible commercial real estate opportunity: Lease an 800 sqft office space nestled in the vibrant heart of downtown Rochester. Situated on the second level of the distinguished Kerstens building, this prime office space is tailored to elevate your business.

Conveniently linked to the Skyway, accessibility is a breeze. The intelligently crafted layout boasts private offices, a well-appointed conference room, and a storage room equipped with a sink for added functionality. Each office is designed with a sliding door, interior windows, and shelving, facilitating the creation of an organized and efficient workspace.

Enjoy the sweeping views of Broadway Ave through the expansive front office windows, infusing your workspace with inspiration and energy. Don't miss the chance to secure this ideal location for your business in downtown Rochester.

PROPERTY HIGHLIGHTS

- Large Windows
- Skyway Connected
- Turn Key Office Space

BUCKY BEEMAN

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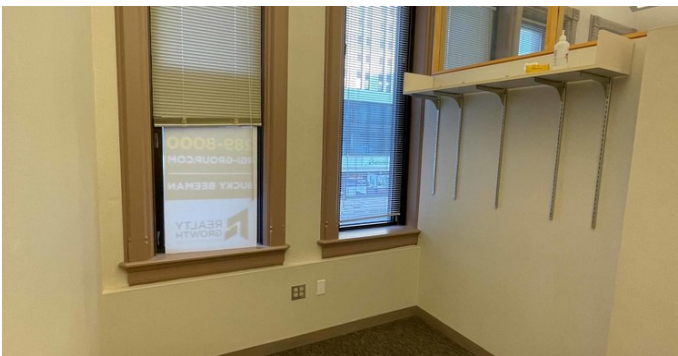
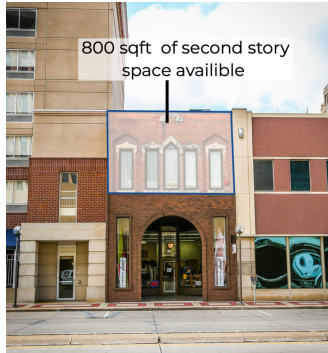
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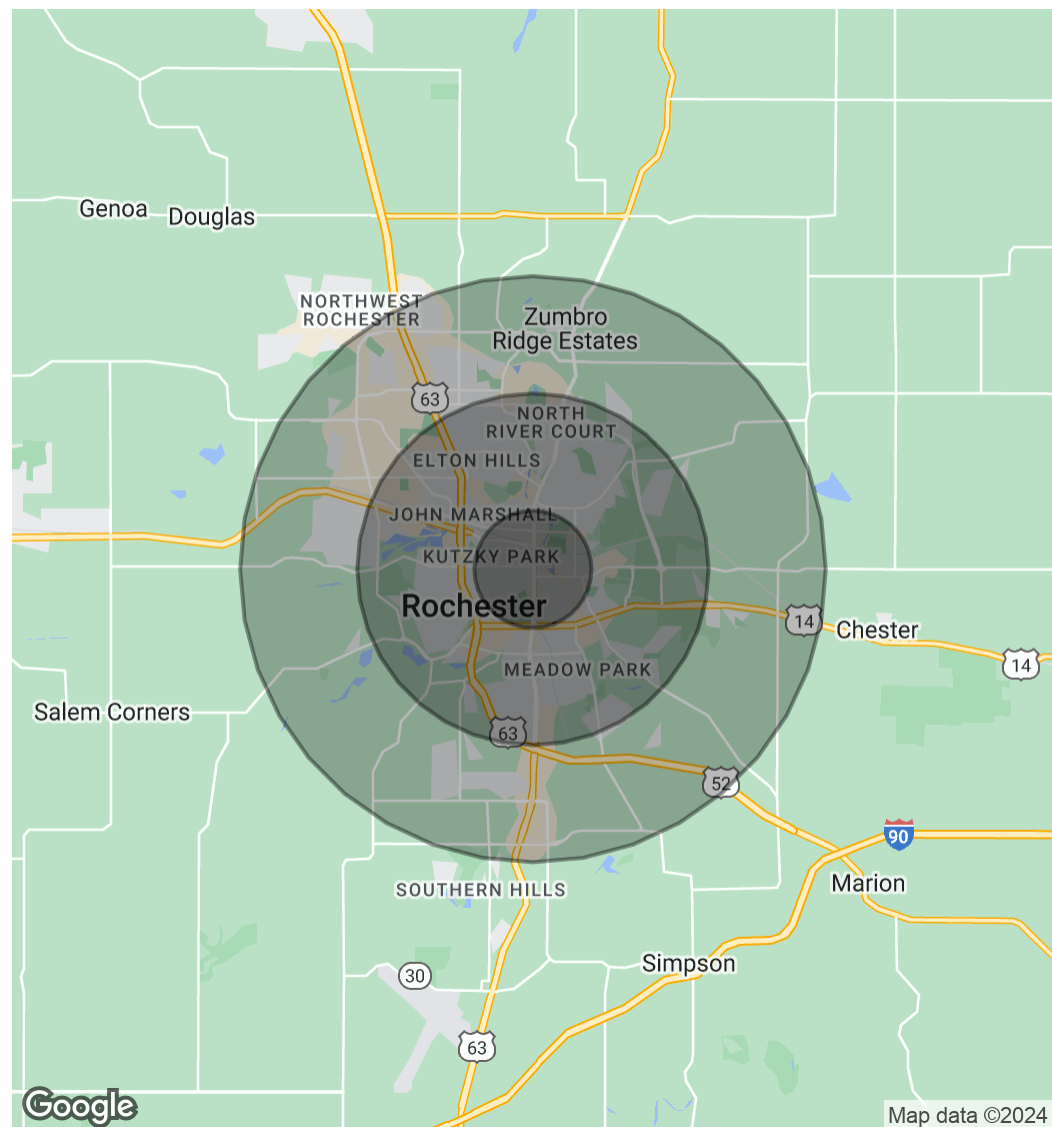


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,325	69,383	114,366
Average Age	42.4	39.0	37.0
Average Age (Male)	36.8	37.1	35.7
Average Age (Female)	44.8	40.0	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,505	29,698	47,550
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$56,803	\$71,925	\$74,889
Average House Value	\$162,312	\$169,147	\$199,834

* Demographic data derived from 2020 ACS - US Census



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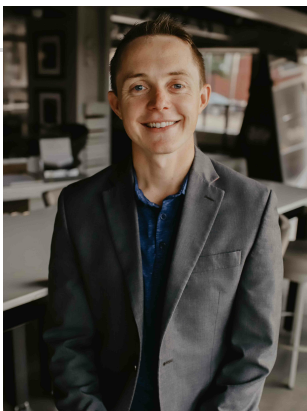
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