

401 NORTH BROADWAY AVENUE

BRYK on Broadway Coworking Offices



PROPERTY DESCRIPTION

Welcome to an exceptional opportunity to lease prime office space located on the main floor of the newly constructed BRYK on Broadway apartment building in Rochester's vibrant Lowertown neighborhood. This versatile and modern space offers endless possibilities for various commercial uses, making it an ideal choice for businesses seeking a prestigious location.

Approximately 2,476 square feet of office space are available, which can be divided into smaller units as small as 200 square feet. This flexibility allows businesses of various sizes to find the perfect fit for their operations.

The shared amenities within the building ensure convenience and comfort for tenants, fostering a collaborative and productive work environment. These amenities may include a reception area, conference rooms, kitchenette, restrooms, and ample parking for tenants and their clients.

Additional Property Highlights:

Modern and Versatile: The newly constructed BRYK on Broadway building offers a contemporary design, providing a fresh and professional setting for your business.

Prestigious Location: Situated in the vibrant Lowertown neighborhood of Rochester, this space benefits from its proximity to popular restaurants, shops, entertainment venues, and a bustling community. <https://lowertownrochester.org/business-directory>

High Visibility: The large glass windows facing Broadway Ave attract attention and help promote your brand to potential customers passing by.

Accessibility: The property enjoys excellent connectivity to major roadways, public transportation, and pedestrian-friendly areas, ensuring easy access for both employees and customers.

Growing Community: The Lowertown neighborhood is experiencing rapid growth and development, making it an exciting area to establish or expand your business.

LOCATION DESCRIPTION

Located on North Broadway

BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

JUSTIN COLLOPY

507.289.8000

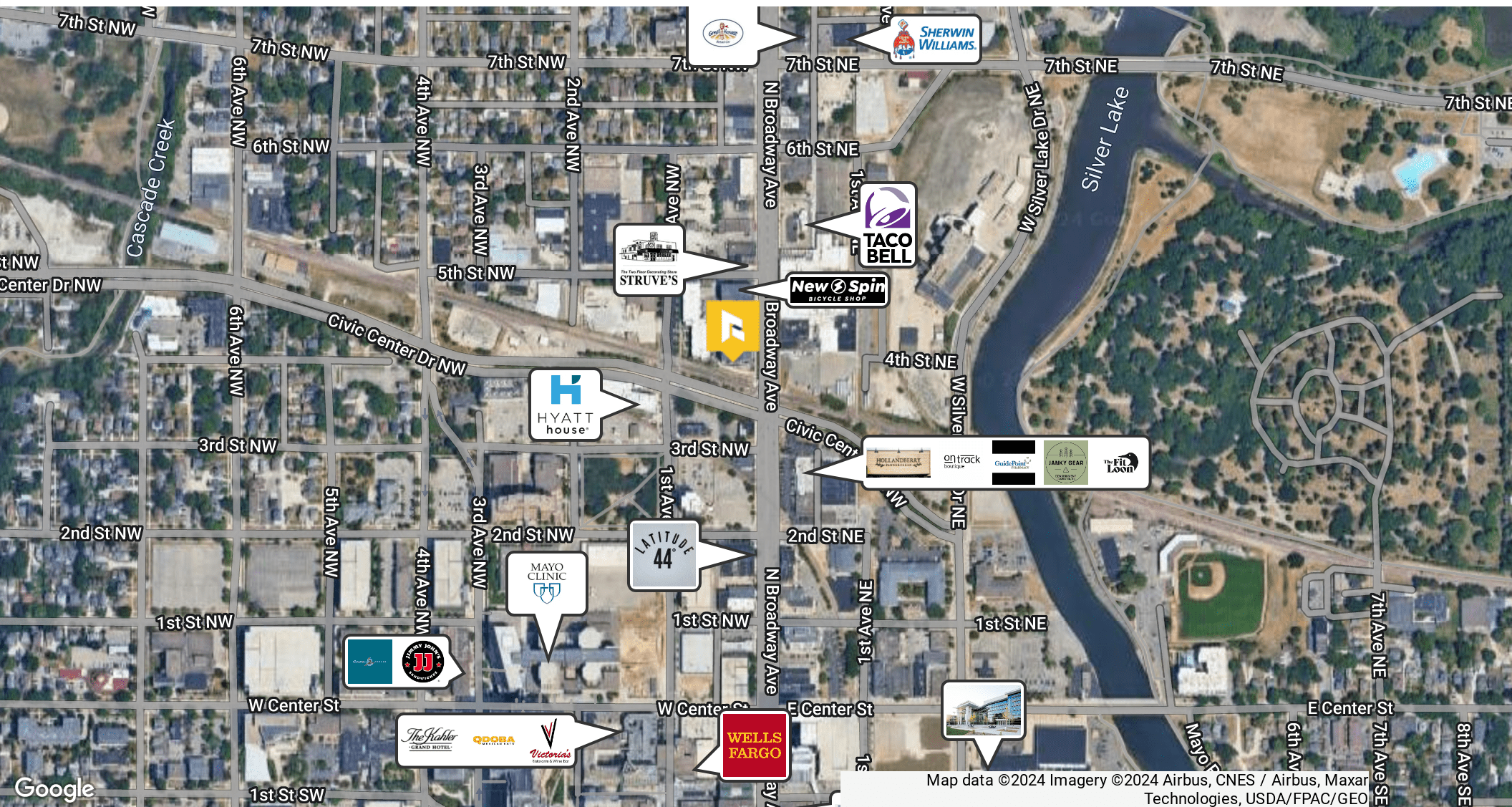
Justin@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | [RGI-GROUP.COM](https://rgi-group.com)



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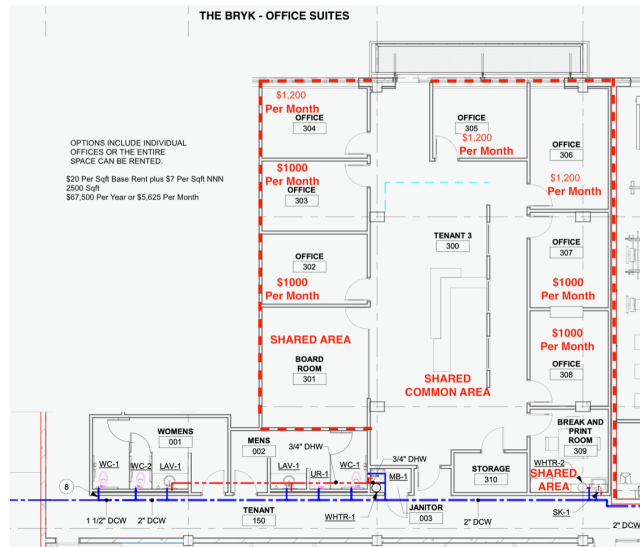
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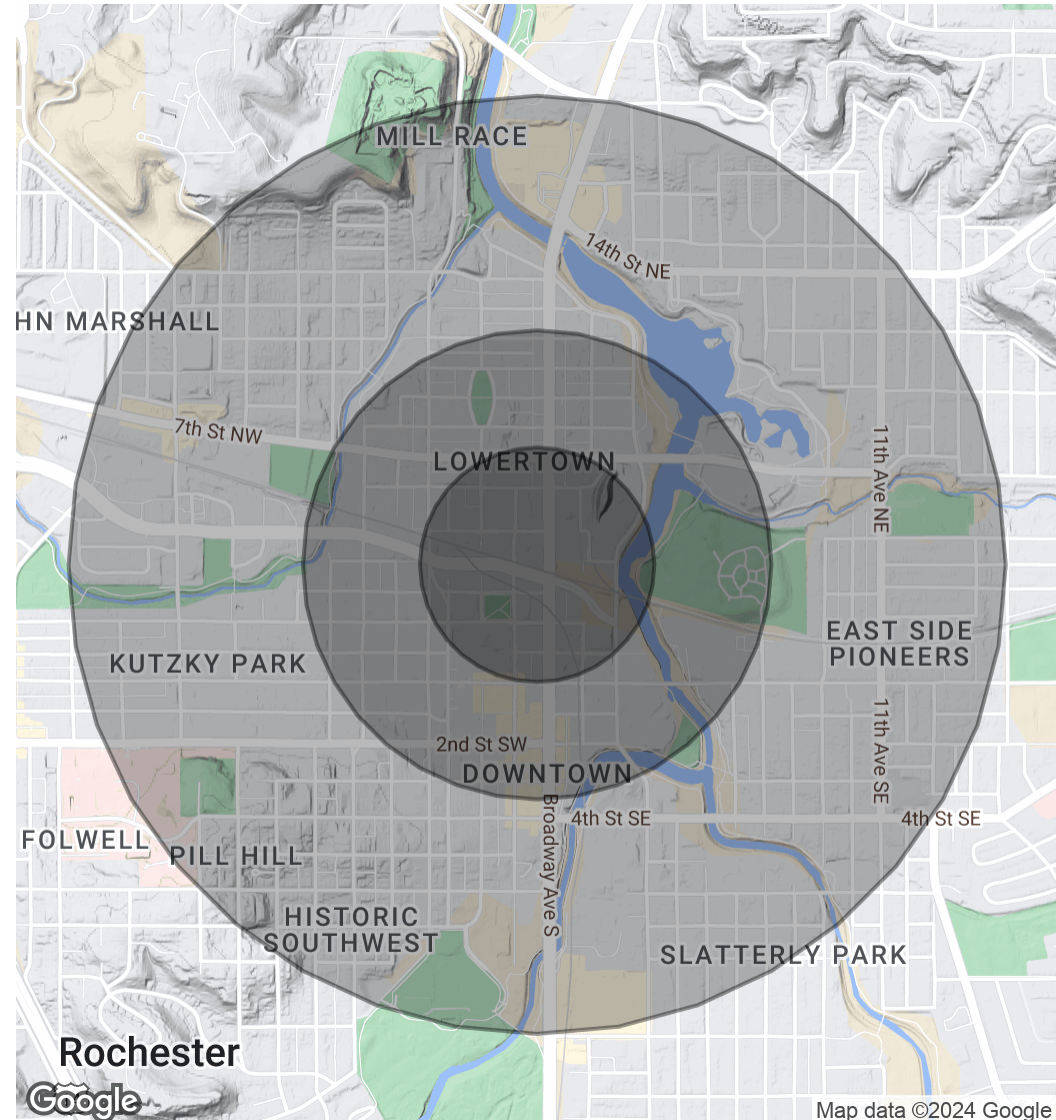
**REALTY
GROWTH**
INCORPORATED

BRYK on Broadway Coworking Offices

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	974	4,060	14,777
Average Age	37.9	35.8	39.3
Average Age (Male)	38.0	35.4	37.9
Average Age (Female)	39.8	37.8	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	680	2,436	7,769
# of Persons per HH	1.4	1.7	1.9
Average HH Income	\$47,123	\$51,267	\$62,019
Average House Value	\$131,891	\$124,628	\$154,529

2020 American Community Survey (ACS)



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It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	200 - 2,476 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
401 Broadway Ave N Suite #130	Available	200 - 2,476 SF	NNN	\$20.00 SF/yr	<p>\$20 Base Rent - NNN \$7 Per Sqft = \$27 \$92,016 Per Year or \$7,668 Per Month</p> <p>Office space can be demised into units as small as 200 sqft. All spaces have flexible leasing options to fit your needs.</p>

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
401 Broadway Ave N Suite #146	-	1,515 SF	NNN	\$20.00 SF/yr	<p>\$20 Base Rent - NNN \$7 Per Sqft = \$27 \$40,905 Per Year or \$3,408.75 Per Month</p> <p>Commercial space 2 is 1277 sq ft. and is also responsible for 238 sq ft of common area. 1515 Sqft Total</p>

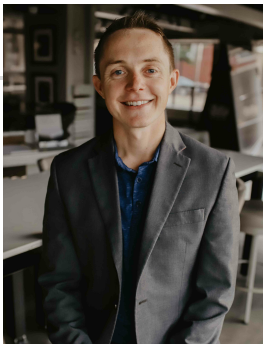
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BUCKY BEEMAN

Realtor-Developer-Partner

bucky@rgi-group.com

Direct: 507.951.7130 | Cell: 507.951.7130

MN #40149580

PROFESSIONAL BACKGROUND

Robert "Bucky" Beeman Owner / Licensed Real Estate Salesperson Bucky is a partner in Realty Growth, Inc, working alongside Nicholas Pompeian. Together, they share a vision of growing the business by marrying innovative marketing with great customer service. Bucky has worked with clients ranging from startups to investors and developers. His passion is real estate technology, and he enjoys following the latest real estate tech news, as well as producing social media content on Snapchat and Twitter.

Bucky is a member of the National Association of Realtors® and the Minnesota Commercial Association of Realtors®. He volunteers as an Ambassador for the Destination Medical Center and serves on the Rochester Area Family Y board of directors. He's also passionate about health, hunting, fitness, and content creation.

4 years of applicable experience in the real estate business with a specific focus on Commercial Sales, Leasing, and Investment. Born and raised in Rochester, Minnesota has allowed Bucky to have a great pulse on the market. He has successfully worked with Realty Growth to increase the company's online marketing and branding in local, regional, and national areas. Bucky also has been able to assist in the acquisition and management of several investors locally as they grow their real estate portfolio.

Bucky's family owns a small restaurant called Snappy Stop that has been in business since 1985. He has learned from his father that business is no easy task but with integrity, hard work, and a great team it truly can be wonderful to own a small business. Bucky graduated from Century high school in 2008 and jumped right into a small business by operating and growing a facility service company. The growth of this company lead him to meet many property owners that ultimately helped him discover a great passion for commercial real estate. When Bucky is not working he enjoys Whitetail Archery hunting, a good game of ping pong, and meeting with other entrepreneurs to develop new start-up ideas!

Realty Growth Inc
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Rochester, MN 55901
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JUSTIN COLLOPY

Agent

Justin@rgi-group.com

Direct: 507.289.8000 | Cell: 507.254.4702

MN #40873285

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