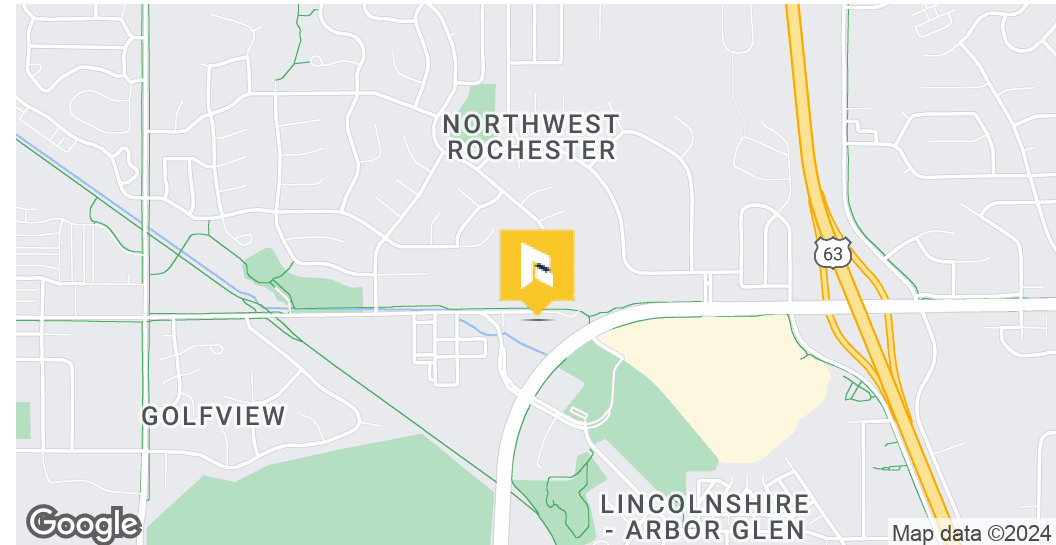


3900 FAIRWAY PL NW

Fairway Place NW Office Building

703 SQFT Endcap Space
Drive Thru space included



OFFERING SUMMARY

Lease Rate:	\$2,100.00 per month (MG)
Building Size:	9,932 SF
Available SF:	703 SF
Number of Units:	1
Year Built:	2002
Zoning:	Commercial

PROPERTY OVERVIEW

Looking for a small office space in a great location, with easy access and plenty of parking? This professional office space located in NW Rochester features an open floor plan along with a conference room or single private office. The office suite features a private entrance, a private restroom, a small break space great for preparing coffee, and two storage closets. With potential signage visible to 55th ST and West Circle Drive this office space won't last long.

PROPERTY HIGHLIGHTS

- Drive Through Available
- Ample Parking
- Great Location
- Open Floor Plan
- Private Entrance
- Two Storage Closets

BUCKY BEEMAN

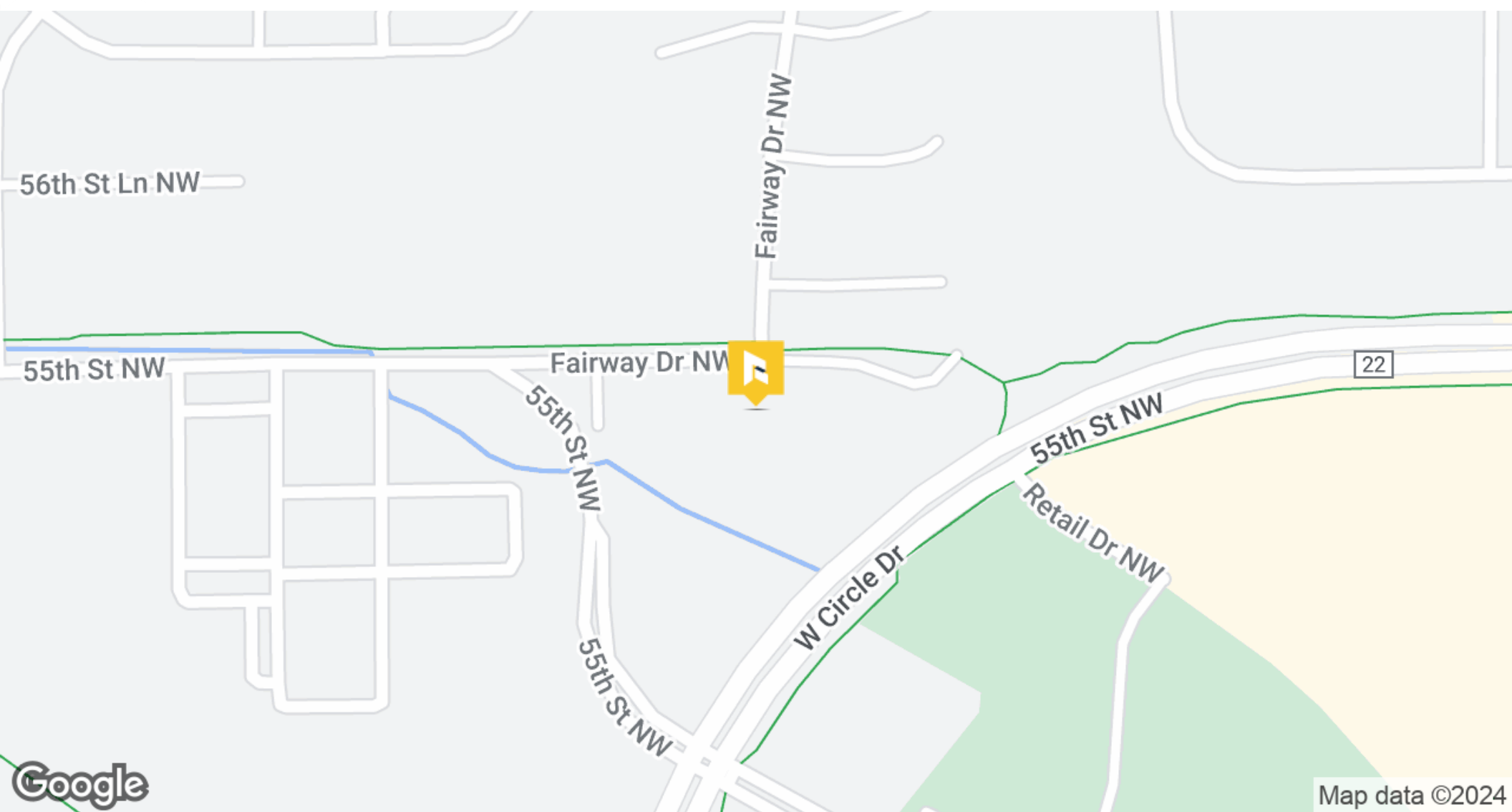
507.951.7130
bucky@rgi-group.com

MATT GOVE

507.951.1147
matt@rgi-group.com

3900 FAIRWAY PL NW

Fairway Place NW Office Building



BUCKY BEEMAN

507.951.7130

ucky@rgi-group.com

MATT GOVE

507.951.1147

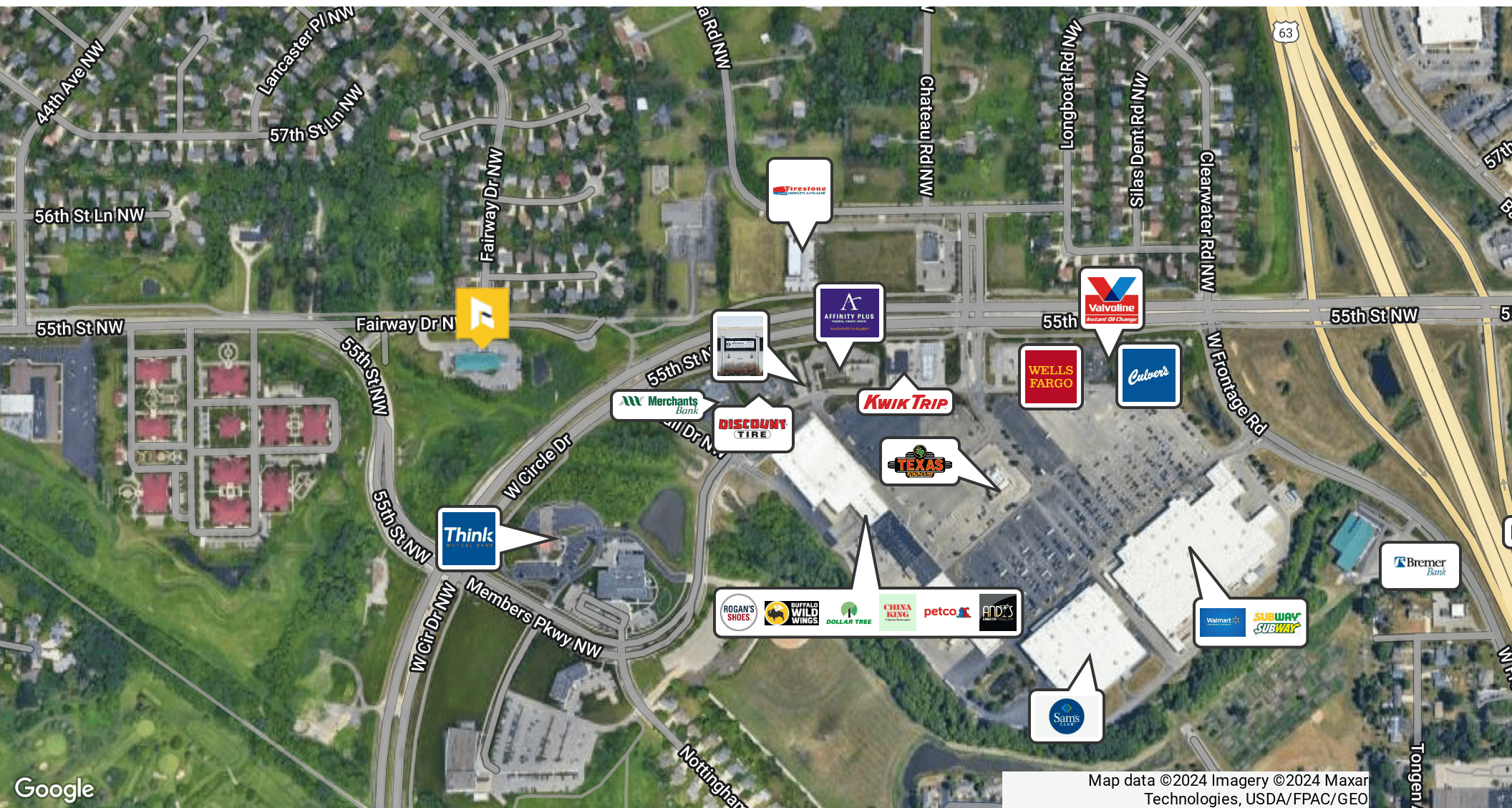
matt@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM



3900 FAIRWAY PL NW

Fairway Place NW Office Building



BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

MATT GOVE

507.951.1147

matt@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM



3900 FAIRWAY PL NW

Fairway Place NW Office Building



BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

MATT GOVE

507.951.1147

matt@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM

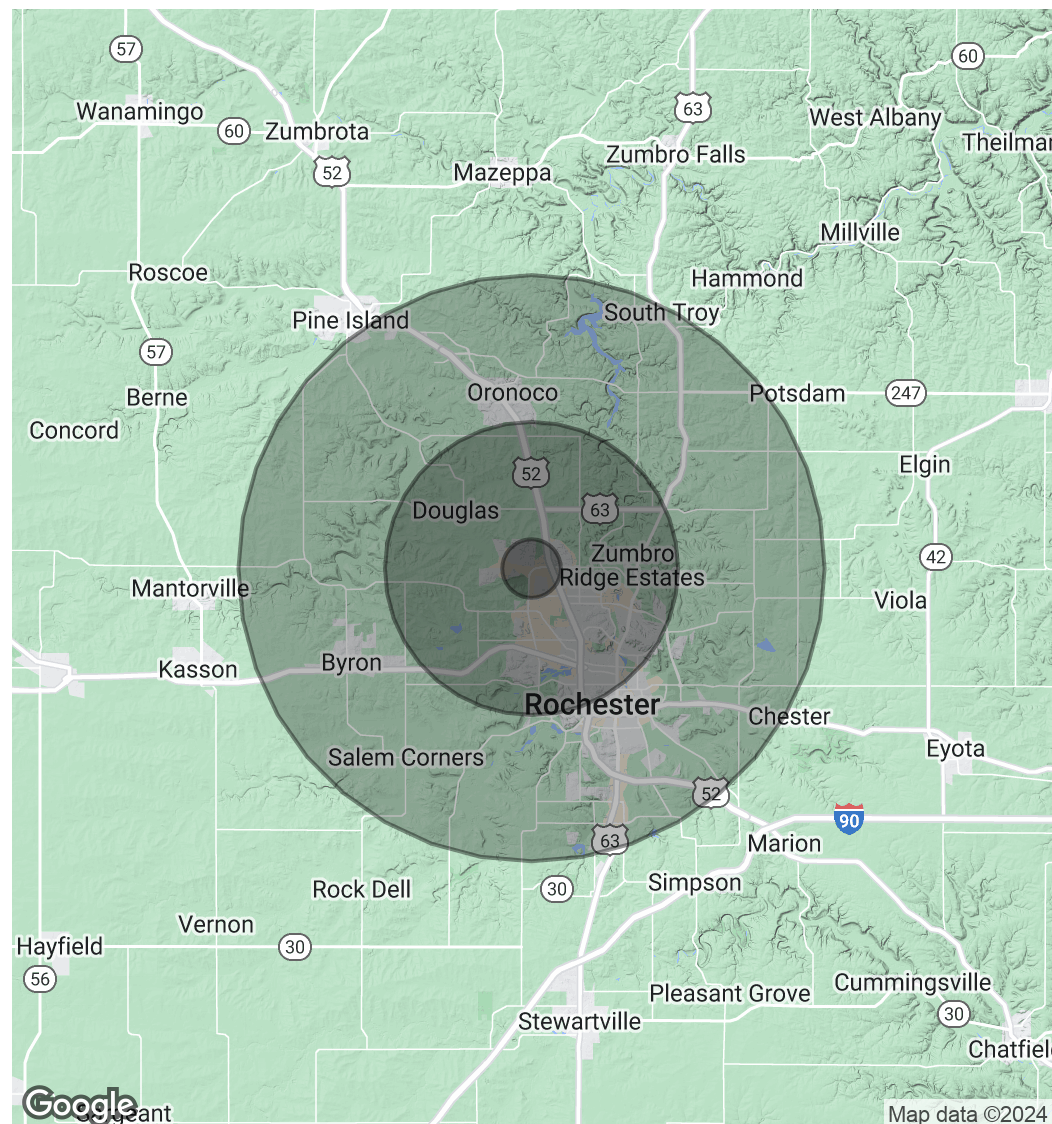


Fairway Place NW Office Building

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,520	77,370	137,804
Average Age	33.1	37.2	38.9
Average Age (Male)	32.0	36.2	37.7
Average Age (Female)	35.1	38.2	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,462	33,780	58,851
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$115,527	\$91,479	\$101,794
Average House Value	\$260,220	\$230,841	\$244,800

2020 American Community Survey (ACS)



BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

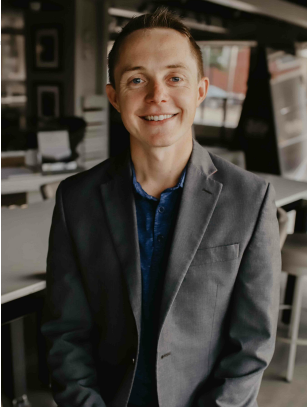
MATT GOVE

507.951.1147

matt@rgi-group.com

3900 FAIRWAY PL NW

Fairway Place NW Office Building



BUCKY BEEMAN

Realtor-Developer-Partner

Direct: 507.951.7130 **Cell:** 507.951.7130
bucky@rgi-group.com

MN #40149580



MATT GOVE

Agent

Direct: 507.951.1147 **Cell:** 507.951.1147
matt@rgi-group.com

MN #40779556

BUCKY BEEMAN

507.951.7130
bucky@rgi-group.com

MATT GOVE

507.951.1147
matt@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | **RGi-GROUP.COM**

