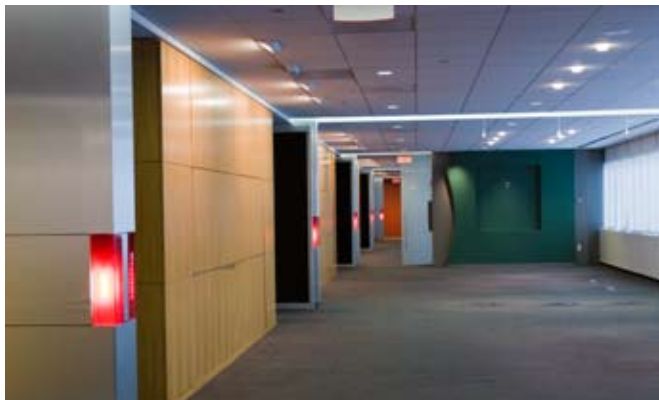


41st Street Professional Campus

3033–3055 41st St NW
Rochester, MN 55901



For more information or to schedule a building tour, contact:

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Campus Story

We are proud to present The 41st Street Professional Campus. This 435,000 square foot three-building campus was originally designed and built for the IBM Corporation.

The 41st Street Professional Campus offers a space to house a variety of businesses, including office, laboratory, and educational users. The three buildings are connected at two levels by fully enclosed walkways offering easy access to shared meeting rooms. The construction includes flexible wall systems, heating and cooling designed to accommodate high density office occupancy and areas equipped with additional cooling units and electrical to support lab and other technical uses. Each building has a loading dock to be shared by tenants.

About The Buildings

- 435,000 square feet total campus size
- 200,000+ square feet available space, divisible
- Three building campus connected by two enclosed walkways
- Designed to house office, laboratory, and classroom space
- Amenities include: loading dock, vending services, meeting rooms, medical clinic, pharmacy
- Ample 3.5:1000 parking and on-site access to bus transportation
- Major tenants include IBM and Mayo Clinic
- Lease rates at \$9.50 PSF
- Excellent access via US Highway 52 and West Circle Drive
- 15 minutes to Rochester International Airport
- Approximately 60 minutes to Minneapolis/St. Paul
- Area amenities include: Target/Home Depot anchored shopping center and numerous restaurants directly adjacent to the campus

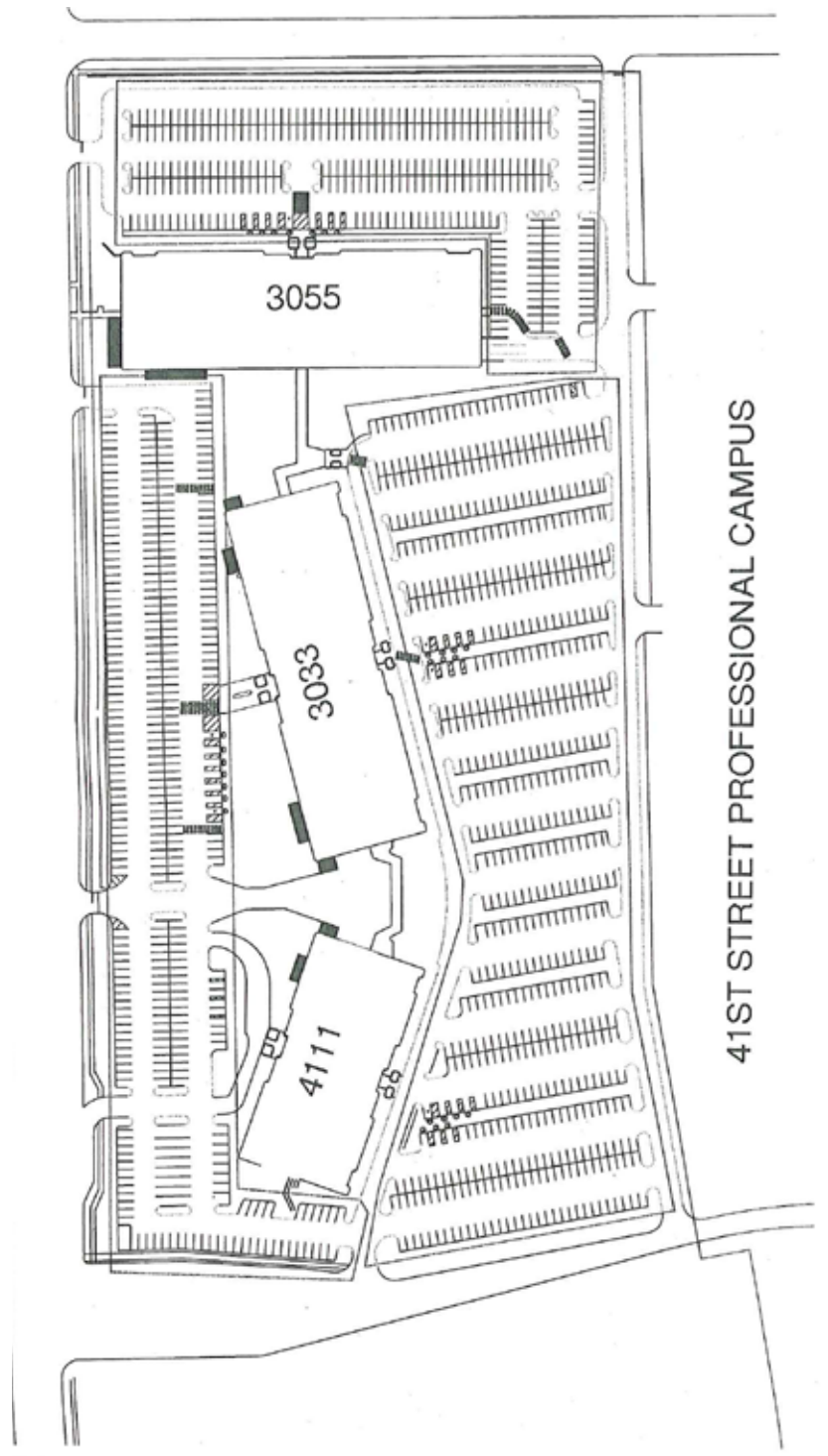


41st Street Professional Campus

3033-3055 41st St NW, Rochester, MN 55901



Site Plan



41st Street Professional Campus

3033-3055 41st St NW, Rochester, MN 55901

Building Features

- Customizable HVAC
- Significant power
- Laboratory spaces with additional cooling
- Raised floors (3033 Building)
- Perimeter electrical and ESD flooring in lab space (3033 Building)

Floor Plan



41st Street Professional Campus

3033-3055 41st St NW, Rochester, MN 55901



Area Information

City of Rochester offers unique opportunities within a well-educated, vibrant community comprised of nearly 200,000 residents. Located southeast of Minneapolis/St. Paul, Rochester is the second largest MSA in the state of Minnesota. Its diversified economy is built around health care, technology, and agriculture with the Mayo Clinic, IBM, Rochester Public Schools, and the county government being the largest employers. Rochester's economy continues to outpace its sister cities in Minnesota, beating the national average economic growth.

Minnesota continually ranks near the top in polls relating to quality of life, good schools, and the education of its population. Rochester is often highlighted amongst the top Minnesota cities, and Money Magazine mentioned that it "radiates cosmopolitan style without big city ills." Its citizens have a strong work ethic, highlighted by Midwest values. Education is highly valued, and there are 45 two and four-year colleges within 90 minutes of Rochester, including the University of Minnesota, a top tier research university with joint partnerships with the Mayo Clinic and other health care and technology related programs.

Opportunities abound in Rochester. In 2004, Minnesota's JOBZ program, whereby designated tax-free areas give qualifying employers an incentive to relocate or grow their businesses. Other business incentives include TIF, Industrial Development Revenue Bonds, grants from the Minnesota Investment Fund and the Minnesota Jobs Skills Partnership. Gap financing may also be found through the Initiative Foundation and the Southeastern Minnesota 504 Development, Inc.

Serving as a regional transportation hub, Rochester is linked by Interstates, major highways and rail lines, and is home to the Rochester International Airport. Just 90 minutes northwest, the Minneapolis/St. Paul International Airport is the 12th busiest airport in the nation.