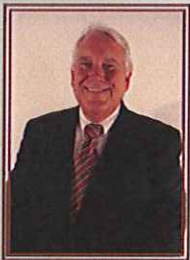


*Investment
Opportunity*



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206 South Broadway Ave. Rochester, MN

- (3) Floors of PRIME Bank Building For Sale
- Outstanding Downtown Location
- Skyway Access
- Adjoining Parking Ramp
- 33,500+ sq. ft. total:
 - (2) floors 11,300+ sf each
 - (1) floor 10,900+ sf
- Fully Finished
- 100% occupied
- Available separately or as a package
- \$3,250,000 total

Rochester, MN Facts:

- Population est. 2006 100,000
- Trade Area MSA 185,000
- 2005 Mean Household Income \$93,045
- Major Employers:
Mayo Clinic 31,000
IBM 4,400
- Named in the "Top 5 Cities To Live In" by Money Magazine
- Named #2 in the country of "Ten Best Metros" by Forbes Magazine



The representations made herein are deemed to be reliable, but are not warranted by Broker.

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