UNIQUE OPPORTUNITY

903 WEST CENTER ST

ROCHESTER, MN



20,800
GROSS SQUARE FEET
1.65-acre site

77
PARKING STALLS
Surface

1965
YEAR BUILT
Renovated 2004

Multi-Tenant
PROPERTY TYPE
Office & Gym

Highly Desirable Location

UNITED WAY OF SOUTHEAST MINNESOTA

On behalf of United Way of Southeast Minnesota, NTH is soliciting interest from developers, investors, and institutions in the property at 903 West Center Street. Rather than pursue a conventional sale, United Way is seeking a buyer or partner whose vision for the site reflects its continued commitment to the community, with a preference for mission-aligned uses. United Way is open to a sale as well as other transaction structures that may advance its financial, mission and community objectives. Respondents to the Request for Information should outline their intended use of the property, proposed redevelopment approach, and anticipated purchase price. **Responses are due November 16, 2026.** To request the RFI, please contact NTH.



Main entrance





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NTH
REAL ESTATE & PROJECT MANAGEMENT

REDEVELOPMENT OPTIONS

903 West Center Street offers a rare chance to acquire a large, well-positioned site in one of Rochester's most sought-after corridors. Zoned R-2x, the property supports a range of residential and community-oriented uses, and its scale, nearly 1.65 acres with close to 300 feet of street frontage, gives a forward-thinking developer real room to create value.

The size, location and configuration of the 903 W. Center Street property create opportunities for a range of future uses. Prior site analysis identified redevelopment possibilities that could include reuse of the existing building, redevelopment of the site, or subdivision into multiple parcels. The concept shown below illustrates one potential subdivision approach under the property's current R-2X zoning. It is intended to demonstrate the site's flexibility rather than prescribe a preferred development plan. United Way welcomes prospective partners to bring forward their own ideas for how the property could best serve future community needs while recognizing the value of this well-located site.

Few sites combine this much land, this much flexibility, and this much upside in one package. The property sits on a **large, valuable site** in an area **adjacent to both Mayo Clinic and Saint Marys Hospital**, placing any future development within minutes of one of the world's premier medical destinations and one of the region's largest employers, a location expected to remain highly **desirable** for years to come.



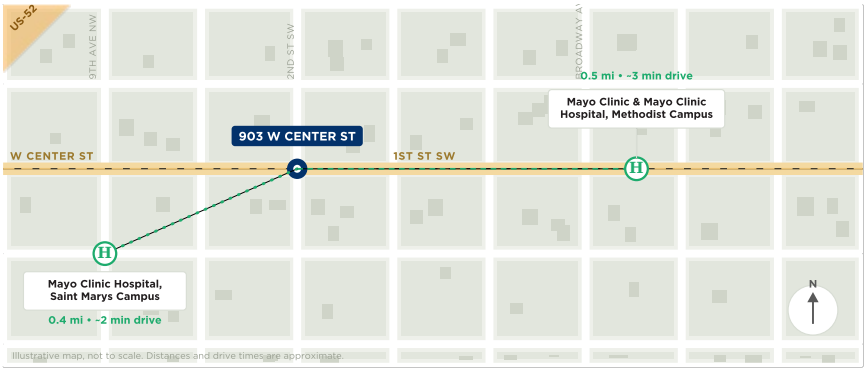
Existing United Way massing model on site, with red dashed lines indicating property lines and yellow dashed lines indicating required building setbacks.



Potential subdivision of the site for future development.

The site could be subdivided into six separate parcels that meet required setbacks and accommodate a similar maximum building size as allowed under the UDC.

LOCATION & PROXIMITY



903 West Center Street sits within a few minutes of both Mayo Clinic Hospital campuses, placing a future resident or user of the site close to one of the region's largest employers and premier medical destinations.

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