

www.offices4u.com

*Rochester Executive
Suites*



**Professional Offices for Lease
Starting at \$499 / Month**

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Rochester Executive Suites

Rochester Executive Suites offer a new vision for office space in the Rochester, Minnesota area by creating a complete turnkey office for the individual professional. This brings the power of a top quality office environment within reach of businesses with one or more employees.

Traditional office spaces require leasing or purchasing thousands of square feet of space and then investing significant build-out expense to customize the space. Add to this the costs of telephone systems, faxes and copiers as well as administrative support, and the typical small business owner has a hard time closing the equation on costs for moving out of his or her home office.



Rochester Executive Suites changes the game by bringing all of your needed office capabilities together in a shared professional environment for one low monthly price, starting at \$499/month per office.



Typical Rochester Executive Suites facilities offer a total of ten to twenty offices, each of which is large enough for two people to operate comfortably. Your business presence will be enhanced by the surrounding mix of many other professionals, exposing your business to the traffic flow generated by other businesses in addition to your own. Some business owners have found that their business revenue increased by as much as 50% once they moved from their home to a professional office suite. More importantly, your business will be one among peers, not sandwiched into leftover space in another company's office building - presenting your business with a stronger identity.

Recognizing that not all business owners want to meet with customers in their working offices, every Rochester Executive Suites building has at least one shared conference room. This well-appointed space is the perfect place to sit down with customers to share information, listen to their needs, and close business. It is also a great location for team planning sessions, board meetings, collaborative workshops, and more. There is a centralized scheduling facility to reserve the room in advance, so you can ensure its availability for that important meeting.



Rochester Executive Suites jump starts your business with a ready-to-go office, state-of-the-art telephone system, shared copier and fax machine - all for a single low price. Your business can rent one or more offices and pay only for the space you need. Finally, an alternative to help grow your business without breaking your budget!



Features:

- Professional Grade, Top Quality Office Space
- Shared Conference Room
- Telephone System with Many Advanced Features
- Access to Shared Copier and Fax Machine
- Snack Area including Coffee and Refrigerator
- Administrative Support Options
- Variety of Office Sizes to meet any budget
- Furnished Offices Available for an additional fee
- Perfect Next Office for Growing Businesses
- Ideal Local Office for National Firms

One Low Monthly Price—Starting at \$499

Rochester Executive Suites

at The Highlands on 19th Street



Rochester Executive Suites is pleased to announce the start of construction on our new facility in the Highlands on 19th Street. Similar in appearance to the building above, our brand new building will house 21 offices.

Features

- Leases starting at \$499/month per office
- Office sizes ranging from approximately 12x12 to 12x15
- Exterior windows in most offices
- High-tech wiring with multiple cat-6E outlets per office, connected to central LAN switch and Internet connection
- High Speed Internet
- Professional phone system with voicemail, call forwarding and auto-attendant functions, yielding a big-business image
- Quality porcelain tile in hallways and durable carpeting in offices
- Quiet-office construction with acoustically-insulated walls and ceilings
- Professionally-decorated interior finishing
- Solid 6-panel oak doors and trim
- Reception/secretarial bay
- Administrative support options ranging from simple reception and phone-answering to complex support tasks
- Shared conference room
- Shared color & b/w copier with low cost/page charges
- Shared fax machine
- Shared coffee machine, refrigerator, sink, and cabinets for the hospitality of our clients and their guests
- Offices ready for your office furniture and equipment or furnished options available for an extra charge
- Target occupancy August, 2007

Interested?

1. Check out our website at www.offices4u.com
2. Email us at sales@offices4u.com, or call 1-888-887-OF4U(6348) or fill out an Information Request Form on the website
3. Schedule a tour of our Highlands site and visit another office suite in the complex to see the quality for yourself
4. Review the lease agreement, available upon request
5. Choose your office location quickly - we expect these to rent quickly!

Rochester Executive Suites

Overview of The Highlands on 19th Street



The goal for The Highlands on 19th is to provide a unique, affordable, well-built, and aesthetically-pleasing option for Rochester businesses. This means providing a location, setting, and buildings that business owners can be proud to call their own.

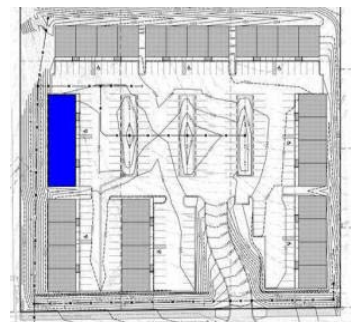
One of the first decisions faced in the development of the property was how to deal with the large hill on site, since bringing the property down to street level would be very expensive. It was decided to maintain the site elevation, giving rise to the name “The *Highlands* on 19th.”

A key aspect of integrating the hill was the creation of a 450’ long retaining wall with a 7’ exposure, to control the landscape and provide a trademark signature for the development. In keeping with the top-quality theme, the wall is faced with real stone and the Highlands name is embossed into the stonework, making it easily identifiable for clients to locate the development.



Another unique feature of the Highlands on 19th is that it was the first development in Rochester to use bio-retention ponds to clarify storm water runoff. These ponds consist of various plantings which remove salt and solids from runoff. The plantings work in conjunction with five layers of sand that provide further filtering. Not only do the ponds help keep the environment clean in an ecologically-friendly fashion, but they also bring natural beauty and greenery to what would otherwise be a large expanse of sterile blacktop. Additional plantings will be added and the entire site irrigated to help ensure that The Highlands on 19th will maintain its appeal.

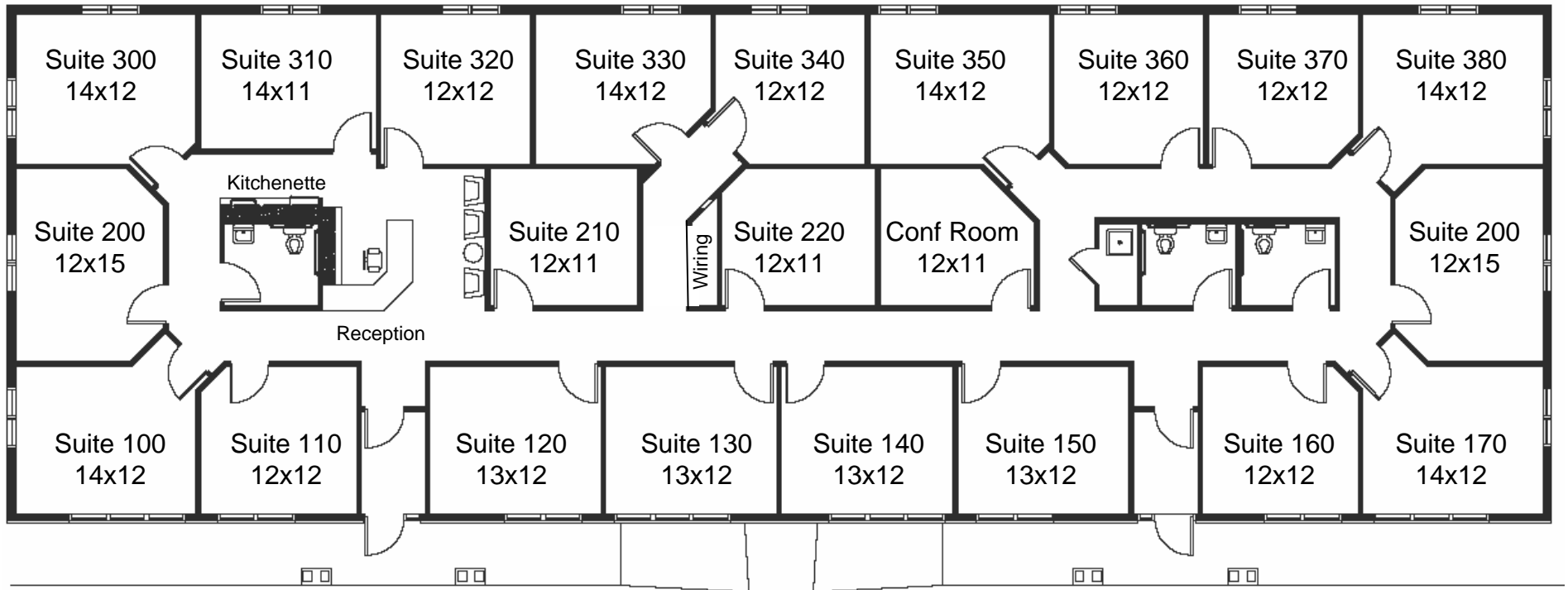
The layout of The Highlands, shown in the illustration at right, depicts eight structures arranged around the perimeter of the site, with parking in front of each building as well as in the central lots. Highlighted in blue is the location of the newest Rochester Executive Suites facility. Situated in a prominent area of the business park, this building provides ample parking and ready access.



The Highlands is located on 19th St. NW, between West Circle Drive and the Rochester Athletic Club, making it easy to find. New developments, both business and residential, abound in this fast-growing area of Rochester.

The Highlands on 19th is a professional, high-quality office complex, certain to reflect well on your business.

Rochester Executive Suites Floor Plan



- All Dimensions approximate
- 4800SqFt Building 40'x120'
- 9'6" Ceilings
- Tile in Hallways
- Carpet in Offices
- Quiet-Office Construction with Insulation and Sound Isolation Channels on Walls

- Compliant to ADA Codes
- Handicap Accessible
- Shared Conference Room, Reception, Kitchenette
- Professional Phone System
- 4 Internet and 4 Telephone outlets per office