



One and Two

AT DISCOVERY SQUARE






A Gateway to Groundbreaking Discoveries

Located at the pulse of Mayo Clinic's Innovation

One and Two Discovery Square offer over 250,000 SF of state-of-the-art life science space within a vibrant 16-block sub-district, developed in collaboration with Mayo Clinic. Positioned at the pulse of Mayo Clinic's innovation, Discovery Square is more than just a workspace; it's an incubator for medical breakthroughs where tenants become part of a community shaping the future of healthcare. This environment fosters extraordinary advancements and offers an unparalleled opportunity to be at the forefront of medical science. For those ready to push the boundaries of discovery and make a lasting impact on global health, Discovery Square is the perfect place to drive life science innovation forward.

The Discovery Square Difference

-  Proximity to Mayo Clinic, Expertise and Innovation
-  Located within Medical Alley
-  Significant Public Funding



450 STEPS
from Mayo Clinic,
the most innovative
hospital in the world



One Discovery Square

One Discovery Square is an 81,000 square foot state-of-the-art purpose-built life science building designed to foster collaboration and innovation. It is professionally programmed to create a culture of collaboration with building amenities that are strategically designed to foster an interactive culture with an advanced healthcare innovation ecosystem.

Building Amenities Include:

Professionally Programmed Building

Collaborative Team Spaces

Multiple Shared Conference Rooms Per Floor

Multiple Common Areas with Shared Courtyard

Infrastructure for Wet, Dry Labs, cGMP Facilities

Access to Retail, Restaurants, Hotels & Services



One Discovery Square



Current Tenant Mix

aiforia	Philips
Exact Sciences	RION
Mayo Clinic	Sersense
Motion Medical by Boston Scientific	University of Minnesota - Rochester



Two Discovery Square

Two Discovery Square offers life science innovators a state-of-the-art 125,000 square foot facility designed for groundbreaking research. As part of Mayo Clinic’s ecosystem, tenants gain access to specialized research cores, cutting-edge technology, and expert guidance. The facility seamlessly integrates with Mayo’s unique data pipelines and the Discovery and Translation Alliance spectrum, accelerating the path from idea to real-world medical solutions

Flexible Lab Capacity

Infrastructure for Wet, Dry Labs, cGMP Facilities

VCC-A 2000 Vibration Mitigation

Up to 16’ Ceiling Height for Specialized Equipment

Oversized Mechanical Chases for Specialty HAC as gases

On-Site Generator

WiredScored Building with Leading Edge Technology

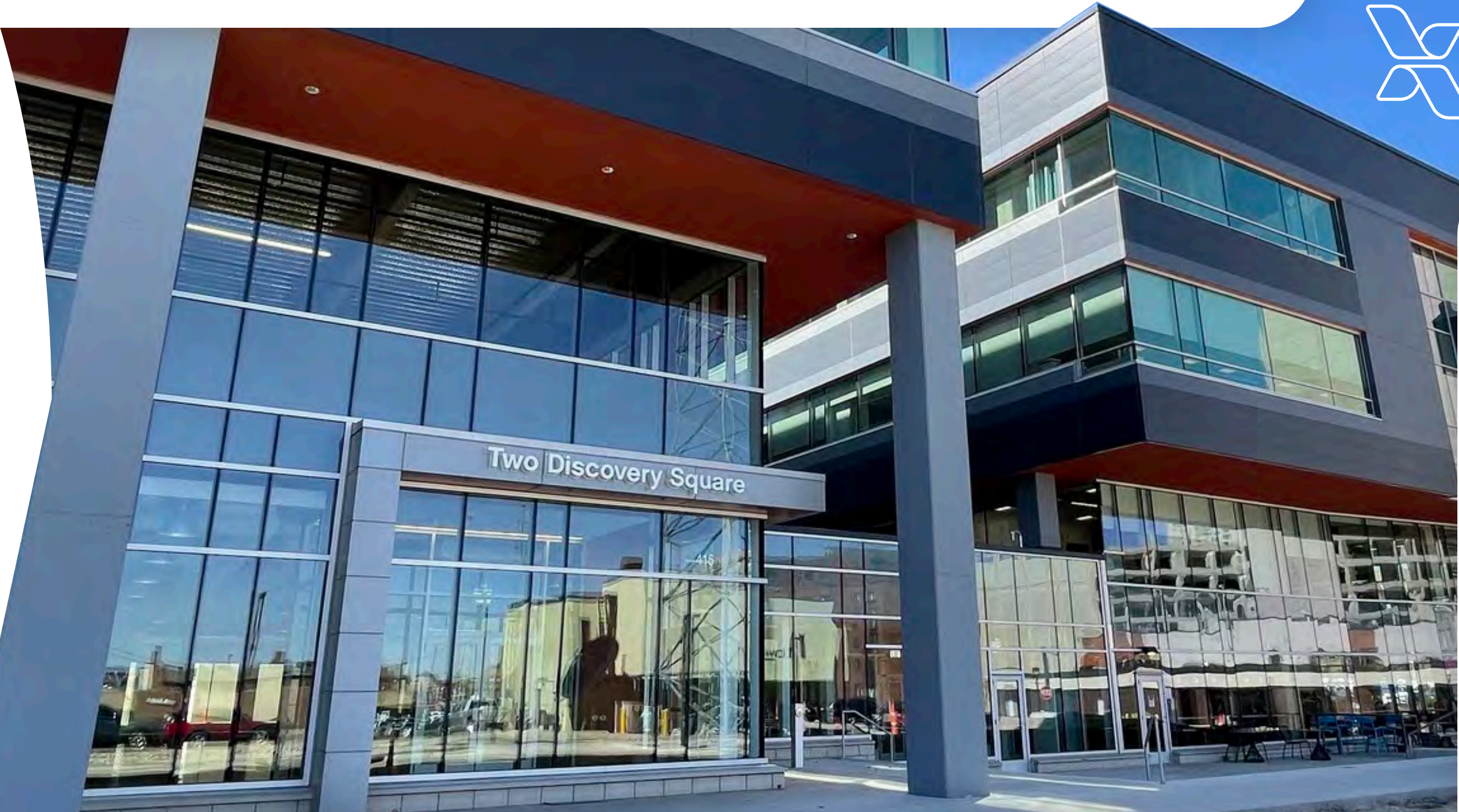
Building Designed for Digital Diagnostics & Analysis

Capacity for Simulation & Learning Labs

WiredScored Building (1 of 8 in MN) - DS2 is the first in Rochester

Providing Digital Infrastructure

5G Connectivity





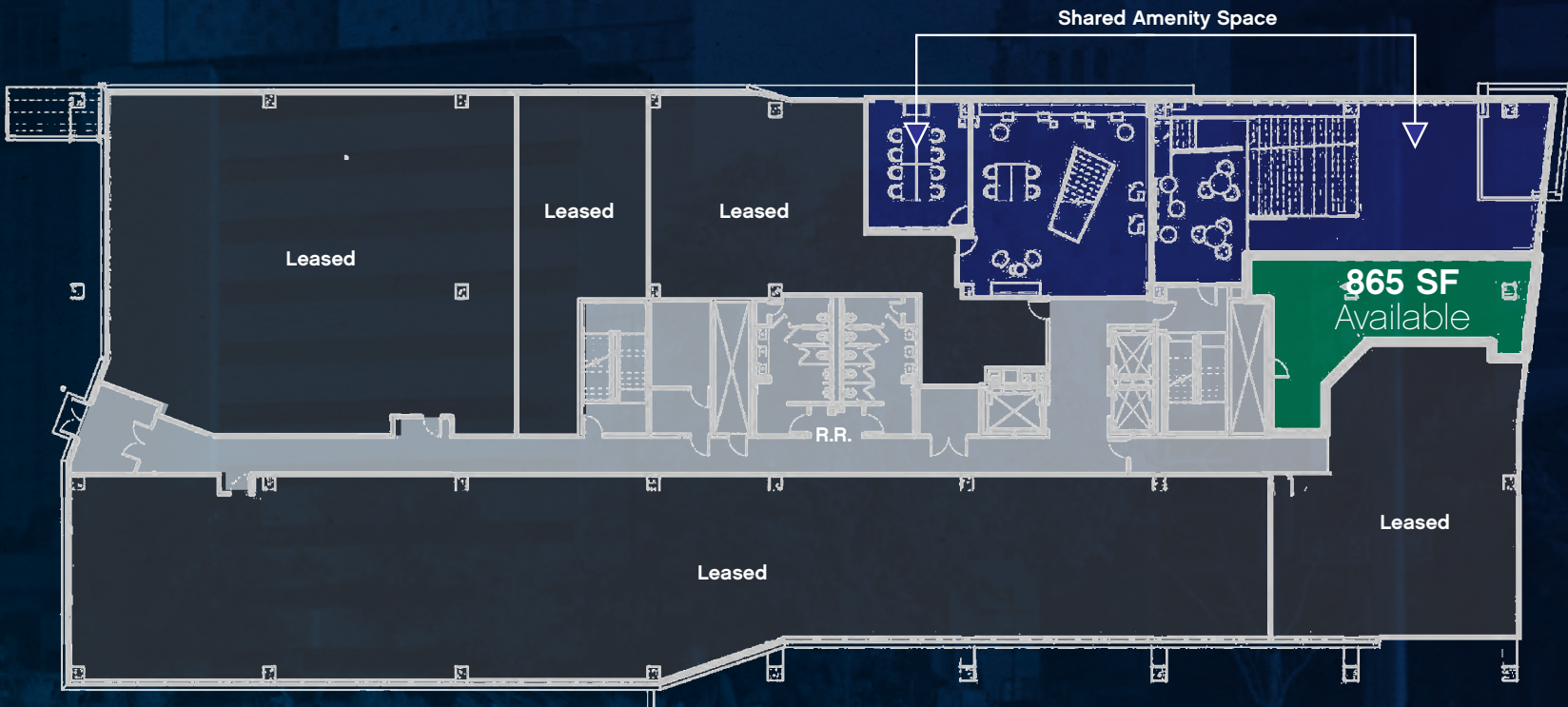
Current Availability

One Discovery Square

Floor 1 - 3,878 SF Available

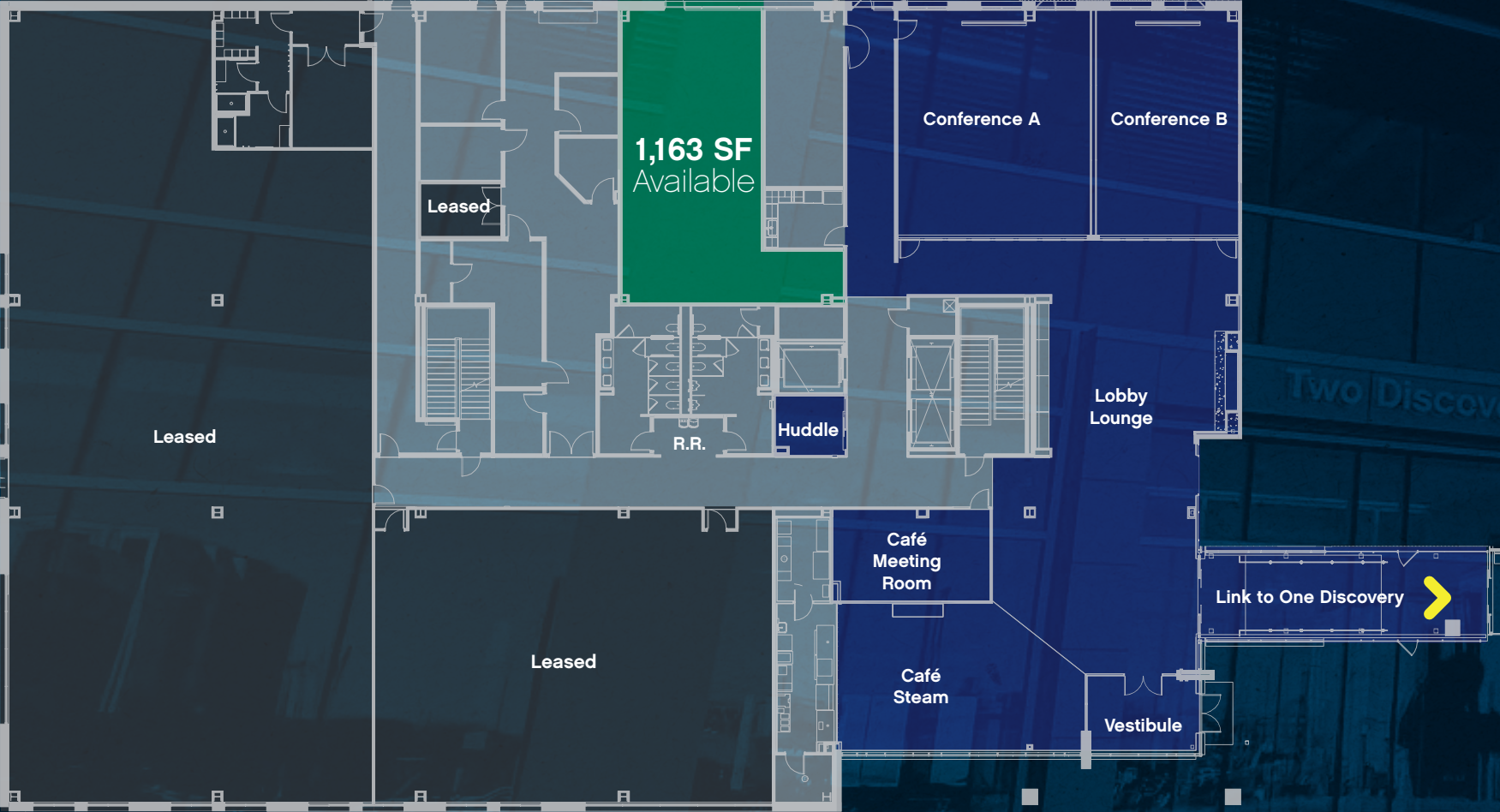


Floor 2 - 865 SF Available

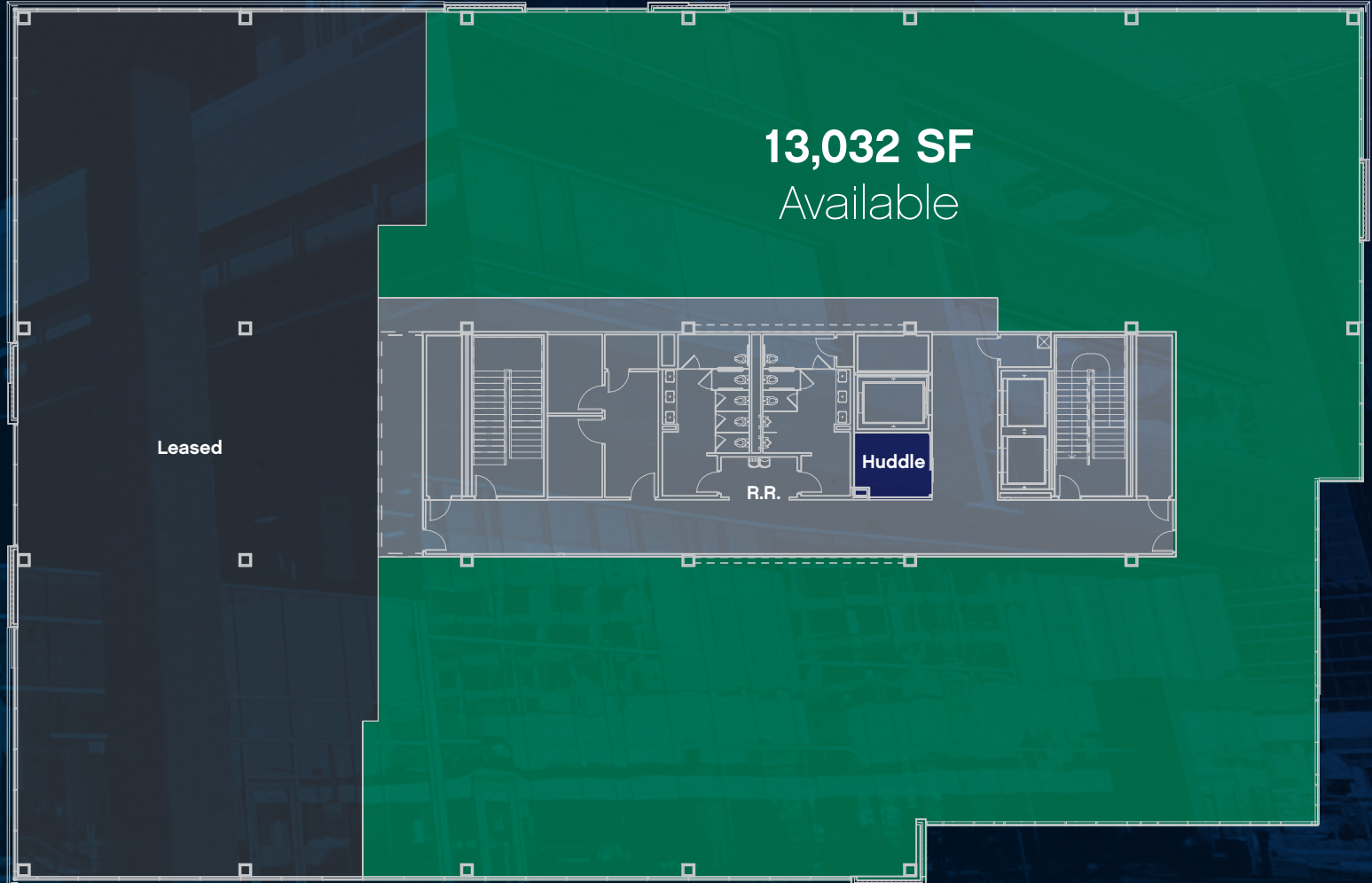


Two Discovery Square

Floor 1 - 1,163 SF Available



Floor 2 - 13,032 SF Available





Two Discovery Square

Floor 3 - 21,544 SF Available

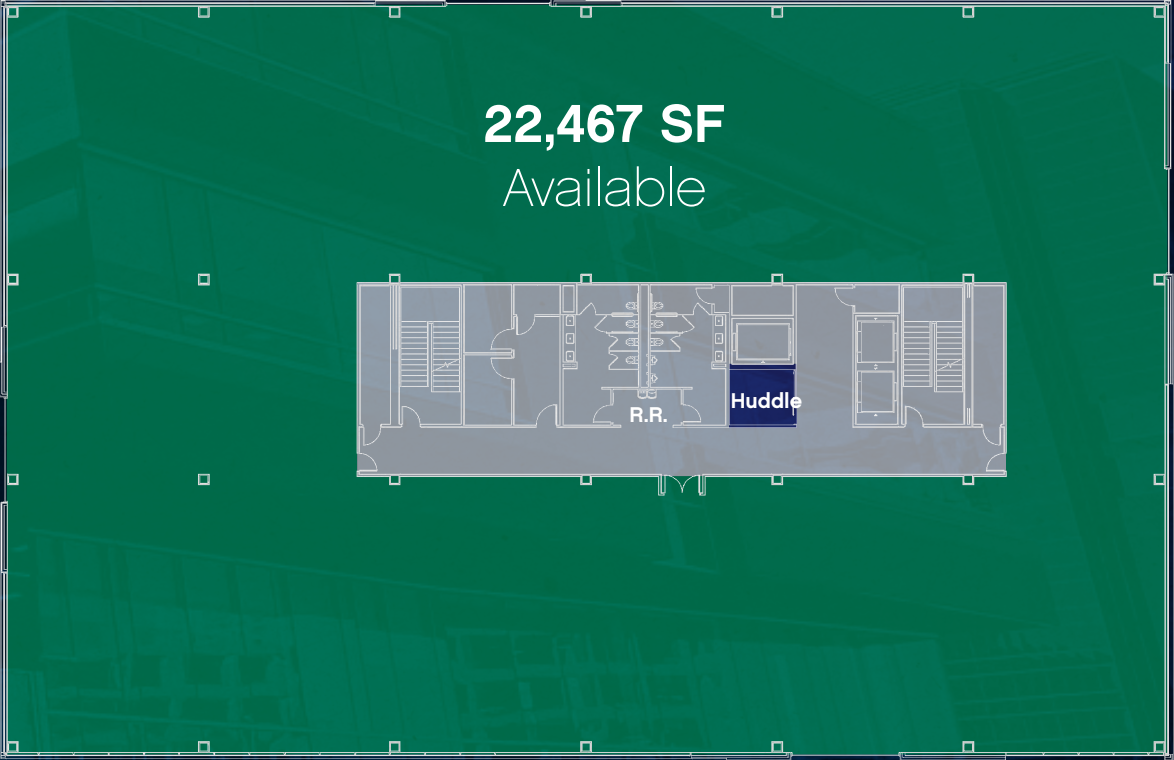


Tenant 1 - 10,243 SF
Tenant 2 - 11,301 SF

Floor 4 - 5,350 SF Available



Floor 5 - 22,467 SF Available





Tenant Experience
**Connection +
Collaboration**

Mayo Clinic Resources

Expand your research power with Mayo Clinic's shared services

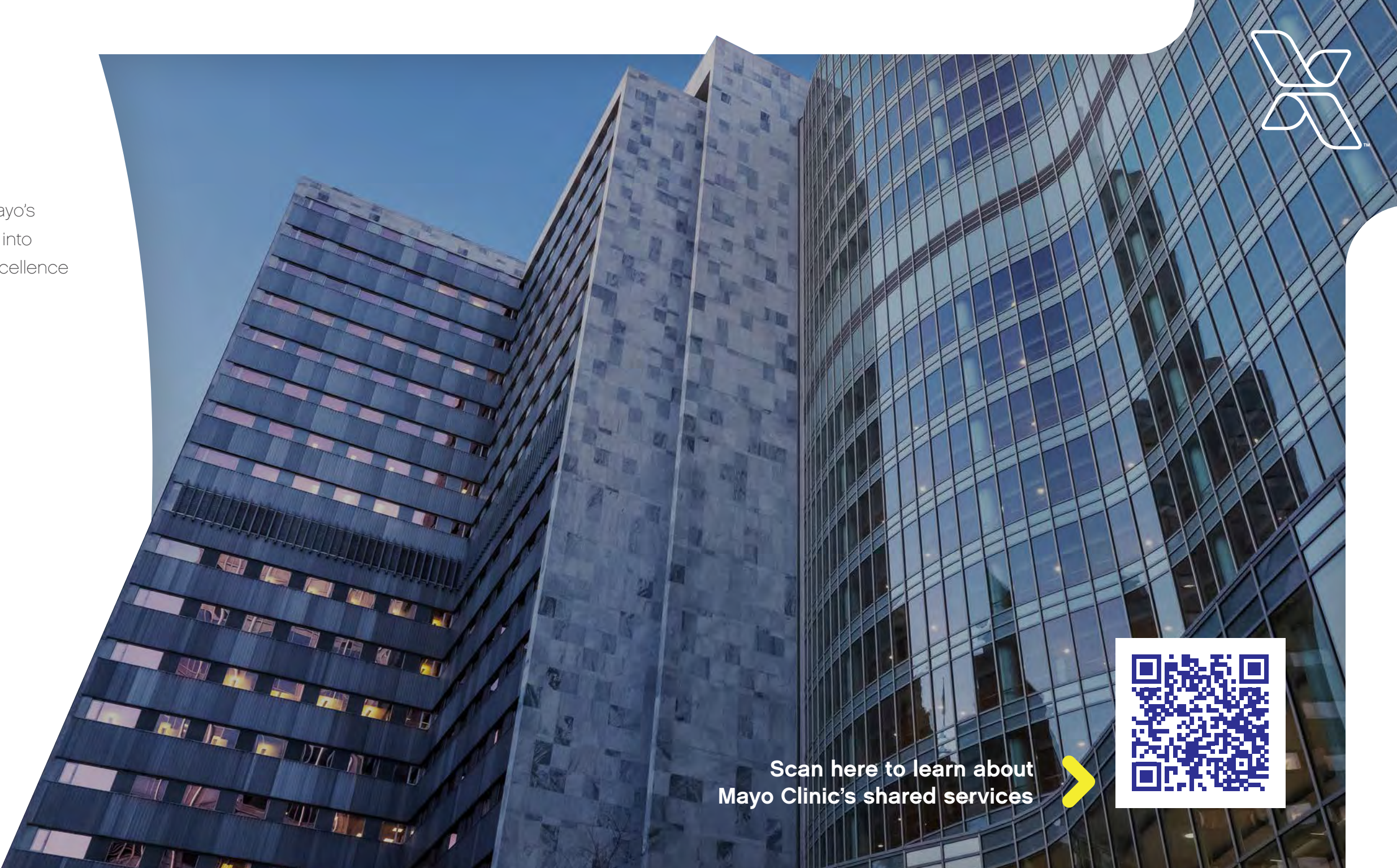
Researchers benefit from a collaborative environment where complex experiments are supported by Mayo's experts, fast-tracking discoveries. The tools and resources available help transform theoretical research into practical, life-changing cures - the kind of advancements that distinguish Mayo Clinic's reputation for excellence



Tenant Benefits

- Access cutting-edge instruments and technologies
- Tap into expert services for basic and clinical research
- Accelerate discoveries with high-quality technical support
- Benefit from cost-effective resource sharing

- Collaborate with world-class Mayo investigators
- Utilize specialized equipment and data analysis services
- Enhance your publications and grant acquisitions
- Stay ahead with continuously updated research capabilities



Scan here to learn about Mayo Clinic's shared services









Cultivating Collaboration at Discovery Square

Discovery Square blends work and leisure, creating a vibrant community where collaboration thrives. Our strategically designed spaces host diverse events, fostering connections between tenants, businesses, researchers, and the Rochester community










One Discovery Square stands as the focal point, offering a dynamic hub for innovation, networking, and groundbreaking discoveries. From productive workdays to engaging talks and casual coffee breaks at Café Steam, this ecosystem nurtures partnerships and drives success through structured serendipity.

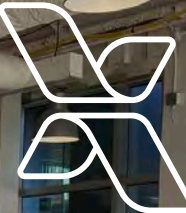
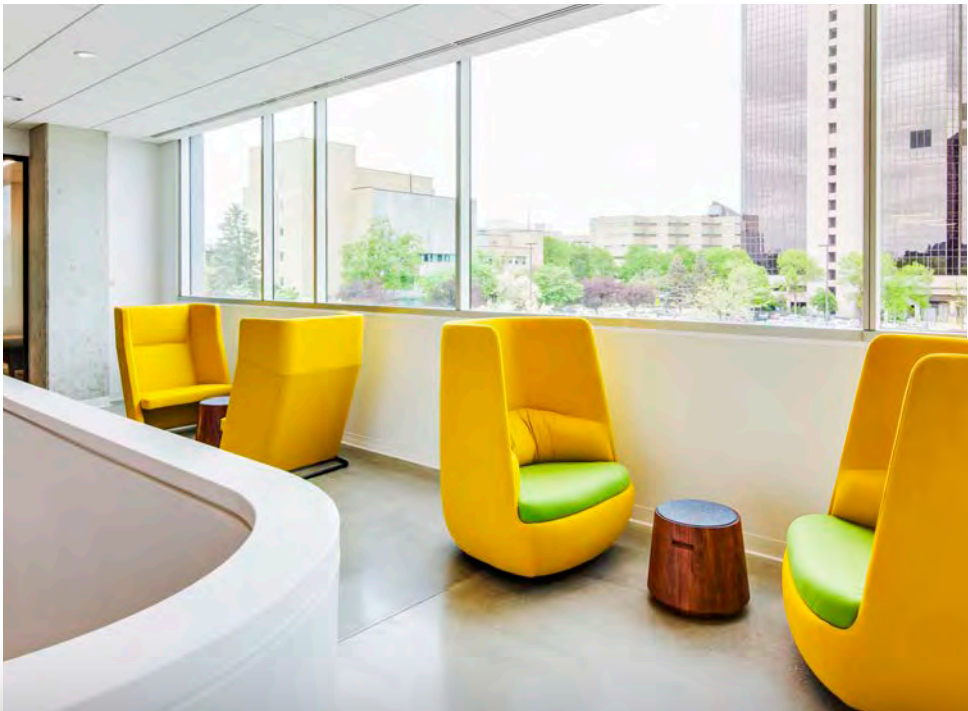
At One Discovery Square, you will find:

-  Weekly events connecting May Clinic, business, research, and local communities
-  On-Site event planning services for all occasions
-  Versatile conference and breakout rooms throughout
-  Premium coffee at on-site Café Steam
-  Flexible training center accommodating up to 125 people
-  Multiple common areas with shared courtyard



A Vibrant Work-Life Balance

-  Collaborative Breakout Spaces
-  Multiple Shared Conference Rooms
-  Flexible Training and Conference Center
-  Collaboration Hall
-  On-Site Café
-  Private Outdoor Patios
-  Outdoor Courtyard & Seating Areas
-  On-Site Bike Storage
-  Connected Campus





Why Rochester?

Life at Discovery Square

Providing the setting for “America’s City for Health,” Rochester is bustling with local culture and cuisine, community involvement, education and the arts. At Discovery Square, every day brings a perfect balance of work, relaxation, and incredible amenities at your fingertips. Engage in productive work sessions, indulge in delightful dining nearby.

From a diverse range of dining options, including casual lunch favorites and upscale restaurants, to a variety of accommodation choices for traveling guests, everything you need is within easy reach. Experience nearby conveniences that enhance your every day.

Dining

1. 507 Pub(lic) House

2. Bebap Korean Eats

3. Bitter & Pour

4. Bleu Duck Kitchen

5. Café Steam

6. Chester’s Kitchen & Bar

7. City Market Downtown

8. CRAVE American Kitchen & Sushi Bar
9. Mango Thai

10. Marrow

11. MOKA

12. Our Paladar

13. Pasquale’s Neighborhood Pizzeria

14. People’s Food Co-op

15. Salad Brothers Cafe & Deli

16. Salute Wine Bar & More
17. Terza

18. ThaiPop

19. The GardenCafe

20. The Tap House

21. Twigs Tavern & Grille

22. Victoria’s Restaurant and Wine Bar

Conveniences

1. Associated Bank
2. Home Federal Savings Bank
3. Minnwest Bank
4. Premier Bank Rochester Downtown
5. Pure Barre
6. Think Bank
7. U.S. Bank Branch
8. Veterans’ Memorial Park Parking Lot
9. Wells Fargo Bank

Hospitality

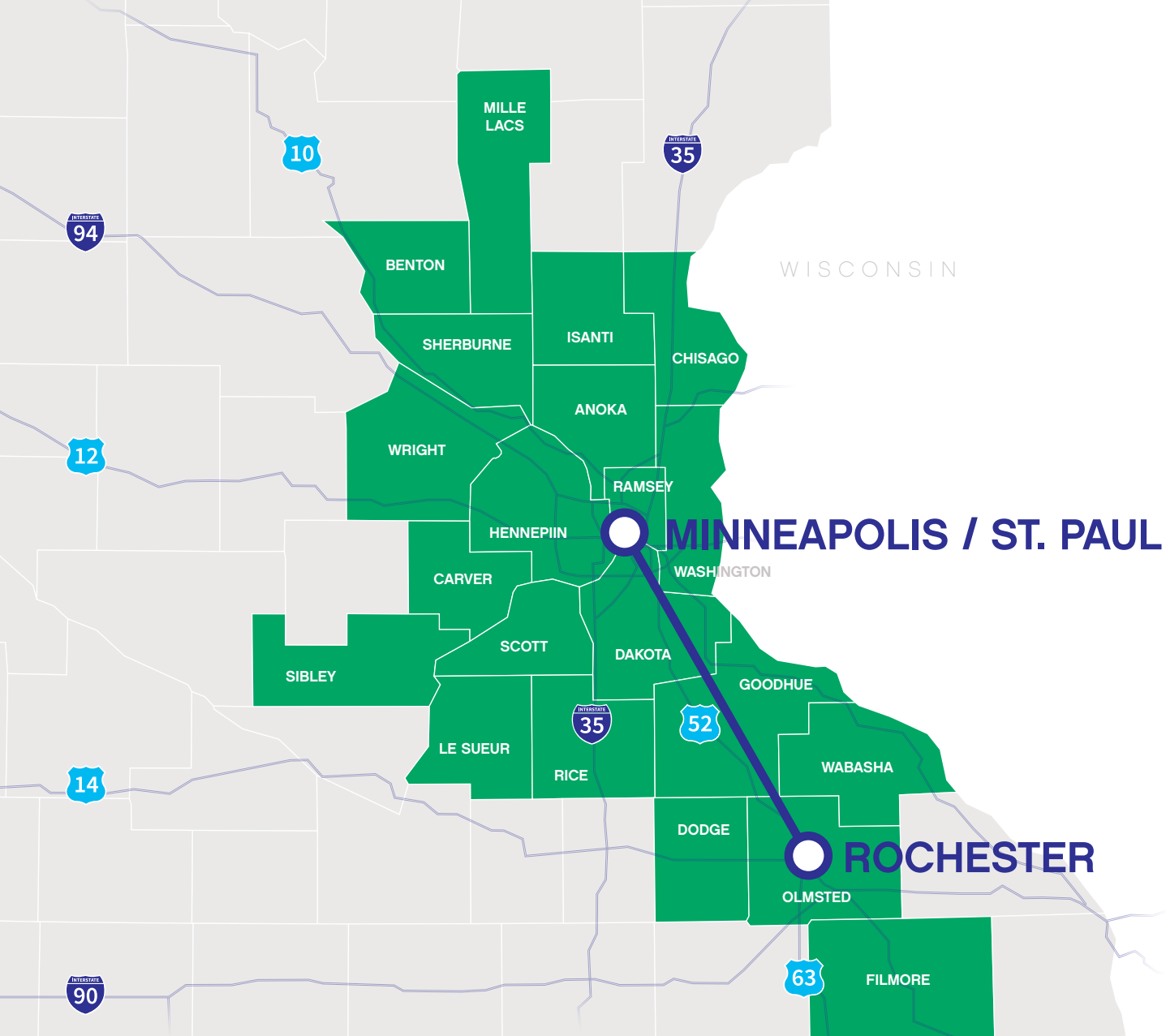
1. Aspen Select Hotel
2. Courtyard Rochester Mayo Clinic Area / Saint Marys
3. Hilton Garden Inn Rochester Downtown
4. Holiday Inn Express & Suites Rochester
5. Hotel Indigo Rochester
6. The Berkman Short Term Stays

Multi-Family

1. 318 Commons
2. 501 on First
3. Metropolitan Market Place
4. The Maven on Broadway Apartments
5. Residence at Discovery Square



Positioned for Success within the Medical Alley



#1 Health technology cluster in the world
mn.gov

#1 Best State for Health Care
2023 WalletHub

\$1.57B Secured by Medical Alley companies in 2023
mn.gov

7,407

Companies in
Minnesota

\$48.5B

State GDP
Contribution (10.3%)

\$3.8B

Exported
Goods

Trade Data Monitor

326,301

Sector
Employment

Lightcast 2023

Connectivity at Discovery Square

All within reach

5 Minute Drive to US-14

6 Minute Drive to US-52 and US-63

13 Minute Drive to I-90

14 Minute Drive to Rochester International Airport

75 Minute Drive to the Twin Cities



Neighborhood Talent + Access

Steps Away from 1.5M+ SF of the World’s Leading Research and Clinical Labs

Rochester, Minnesota, home to the world-renowned Mayo Clinic, is a thriving hub of medical excellence. With a highly educated population of 218,000, it boasts an impressive concentration of healthcare professionals, including over 7,000 MDs and PhDs. The city’s Discovery Square district serves as a central hub for innovation, attracting researchers, entrepreneurs, and industry leaders, making Rochester an ideal location for healthcare partnerships and cutting-edge collaborations. Rochester is in the middle of health. It is among the healthiest cities in the US. (Forbes and U.S. News & World Report) A global destination for health and wellness. Exponentially advancing healthy and serving more than 2 million patients and companions a year.

Major Investments to Fuel the Growth

Mayo Clinic: \$3.5B over 20 years

Additional Private Investments: \$2.1B over 20 years

State of Minnesota: \$585M over 20 years



TOP 100

Best Places to Live in the U.S.
2024, *livability.com*

#1

City For Doing Business in Minnesota
2023, *swyftfilings.com*

#1

Health Technology Cluster for Innovation
Medical Alley Innovation Report

2.26%

Year-Over-Year Growth
Medical Alley Innovation Report

45

Two and Four-Year Higher Education Institutes in the Area

About DMC

Creating a global destination for healthy and wellness

With Mayo Clinic at its heart, Rochester is experiencing unprecedented growth through the Destination Medical Center (DMC) initiative. This \$5.6 billion, 20-year economic development plan—the largest in Minnesota’s history—is transforming the city into a global hub for health, wellness, and innovation. As Mayo Clinic expands and DMC drives development, Rochester is evolving beyond its medical roots, becoming a dynamic destination that offers opportunities across multiple sectors and solidifying its position as a world-class city.

How DMC is Supporting Minnesota’s Future:

30K New jobs in Minnesota generated by overall DMC growth

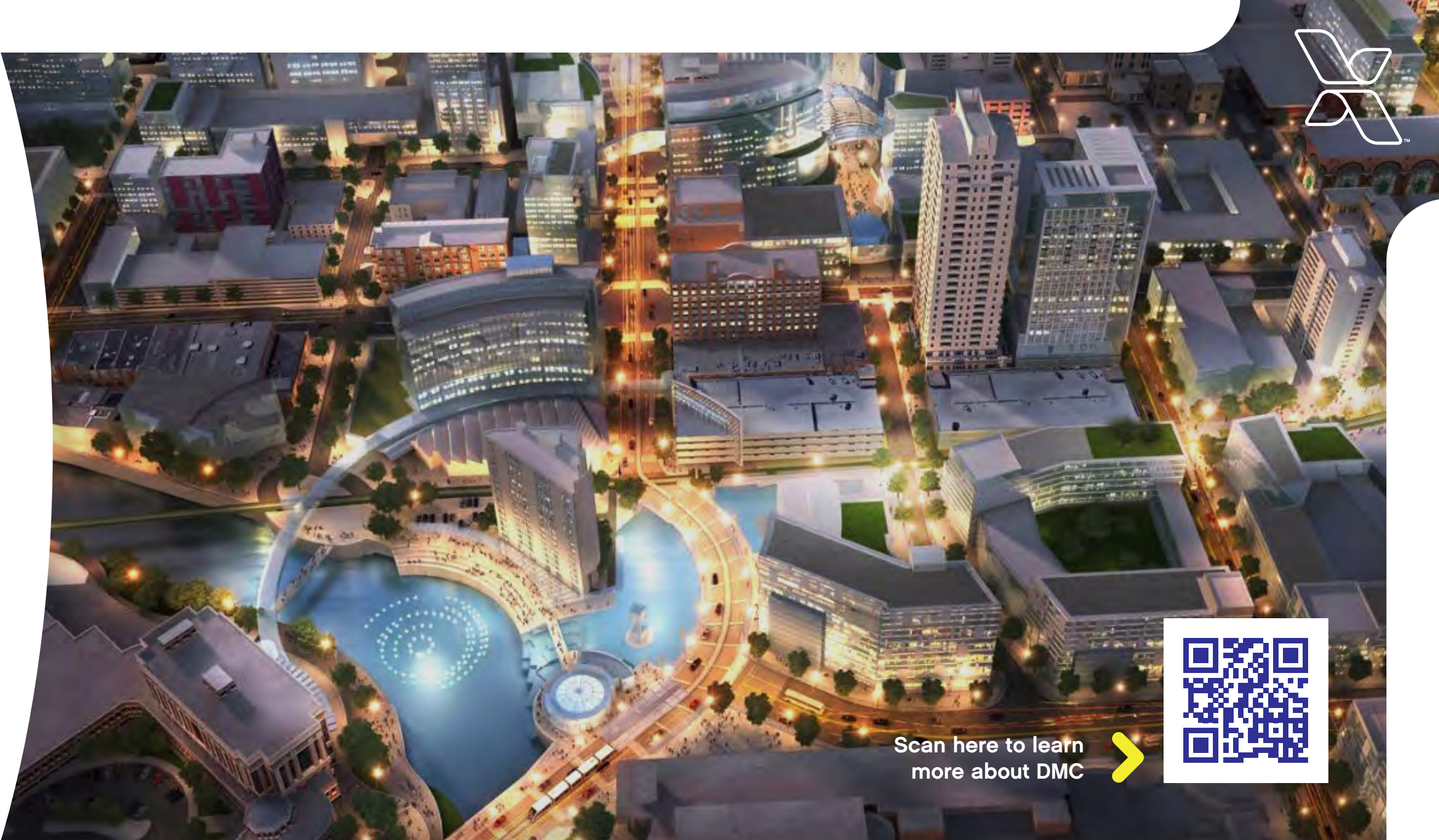
\$1.9-2.2B expected additional tax revenues over a 20-year period for the State of Minnesota

\$5B+ in projected private investment by Mayo Clinic and other private entities over the next 20 years

\$270M expected additional tax revenues over a 20-year period for the City of Rochester

2,000-2,700 New jobs from construction on average annually

\$218M in additional tax revenues over a 20-year period



Scan here to learn
more about DMC





For More Information, Please Contact:

Jessica Mogilka

+1 612 217 6713

jessica.mogilka@jll.com

William McArdle

+1 612 217 6798

william.mcardle@jll.com

[twodiscoverysquare.com](https://www.twodiscoverysquare.com)

One Discovery Square

202 4th Street SW
Rochester, MN 55902

Two Discovery Square

415 2nd Avenue SW
Rochester, MN 55902

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

