

LEASE

HUGO BUILDING DOWNTOWN OFFICE | RETAIL

530 North Riverfront Drive Mankato, MN 56001



PROPERTY DESCRIPTION

Join a professional mix of tenants in the Hugo Building downtown. Recently renovated, the building offers historic beauty, Riverfront Drive signage and free city parking for employees/clients. You will love working in the Old Town district in downtown Mankato, just steps from cafés, boutiques and Vetter Stone Amphitheater! This property is home to a variety of professional office/retail tenants including: Giddie Skin, Your Couch LLC, Visiting Angels Home Care, Bend of the River Consulting and Strange Design Home Builders.

SPACES	LEASE RATE	SPACE SIZE
Lower Level Basement Suite	\$12.00 SF/yr	3,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,179	19,784	27,724
Total Population	9,833	52,199	72,150
Average HH Income	\$48.632	\$54.673	\$58.402

LOCATION DESCRIPTION

This property is located in emerging Old Town, Mankato's historic downtown retail district. Seated on the corner of Elm Street and Riverfront Drive (main thoroughfare), just two blocks from Vetter Stone Amphitheater, one of Mankato's premier event and concert venues.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	3,700 SF
Lot Size:	0.16 Acres
Building Size:	17,160 SF
Year Built:	1915
Renovated:	2011
CAM:	\$3/SF/YR
APN:	01.09.07.403.001

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ADDITIONAL PHOTOS



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RETAILER MAP



Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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DAIN FISHER

Development | Broker | Owner

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PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

Fisher Group

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