



Greater Mankato Business Development Center - 1961 Premier Dr.

1961 Premier Drive
Mankato, Minnesota 56001

Property Overview

Lease an office space in the Greater Mankato Business Development Center. This flexible office complex is home to more than 17 organizations and brands. From affordable single-office users to full multi-user suites, this property is perfect for any sized professional office. Grow your business in a professionally managed building with ample parking, common tenant amenities and well kept outdoor greenspace! Suites range in size from 200-2,000 square feet and are net leases. Common Area Maintenance Fees are estimated at \$8.05/Sf/Yr and include all utilities. Tenant Improvement Allowances are available for renovations and additional buildouts. Lease terms negotiable.

Attract clients and employees with the center's ample parking, half mile outdoor walking path, nicely appointed furnishings and common areas, and ease of access and handicap accessible entrances. Call today for a showing or to discuss lease terms

Property Highlights

- Growing Office/Industrial Park
- CAM = \$8.05/SF/Yr (Est. 2024)
- 200-2,000 Square Feet Available
- 427 Parking Stalls
- Negotiable Build-to-Suit or Tenant Improvement Allowance

Offering Summary

Lease Rate:	\$8.00 - 15.00 SF/yr (NNN)
Building Size:	75,813 SF

For More Information

David Schooff

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david@nainorthstar.com | MN #40137517

Cate DeBates

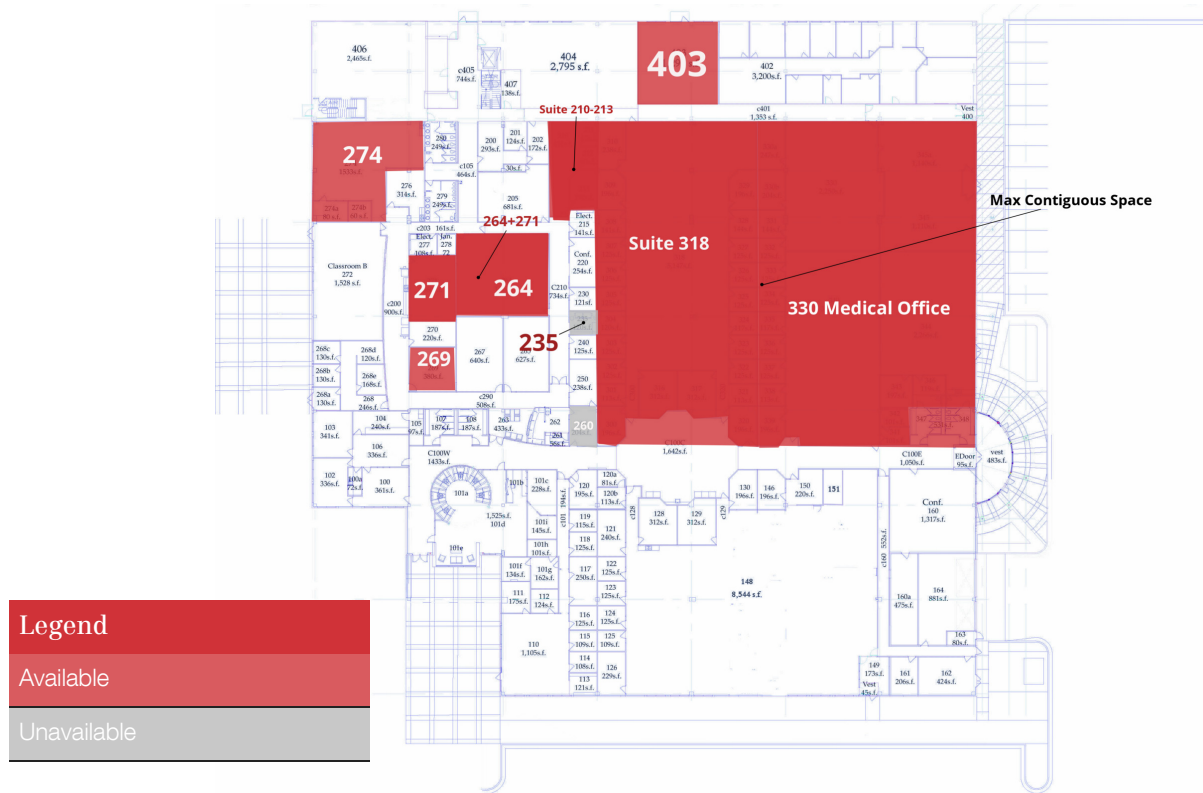
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For Lease

382 - 21,326 SF | \$8.00 - 15.00 SF/yr
Office Space





Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	382 - 21,326 SF	Lease Rate:	\$8.00 - \$15.00 SF/yr

Available Spaces

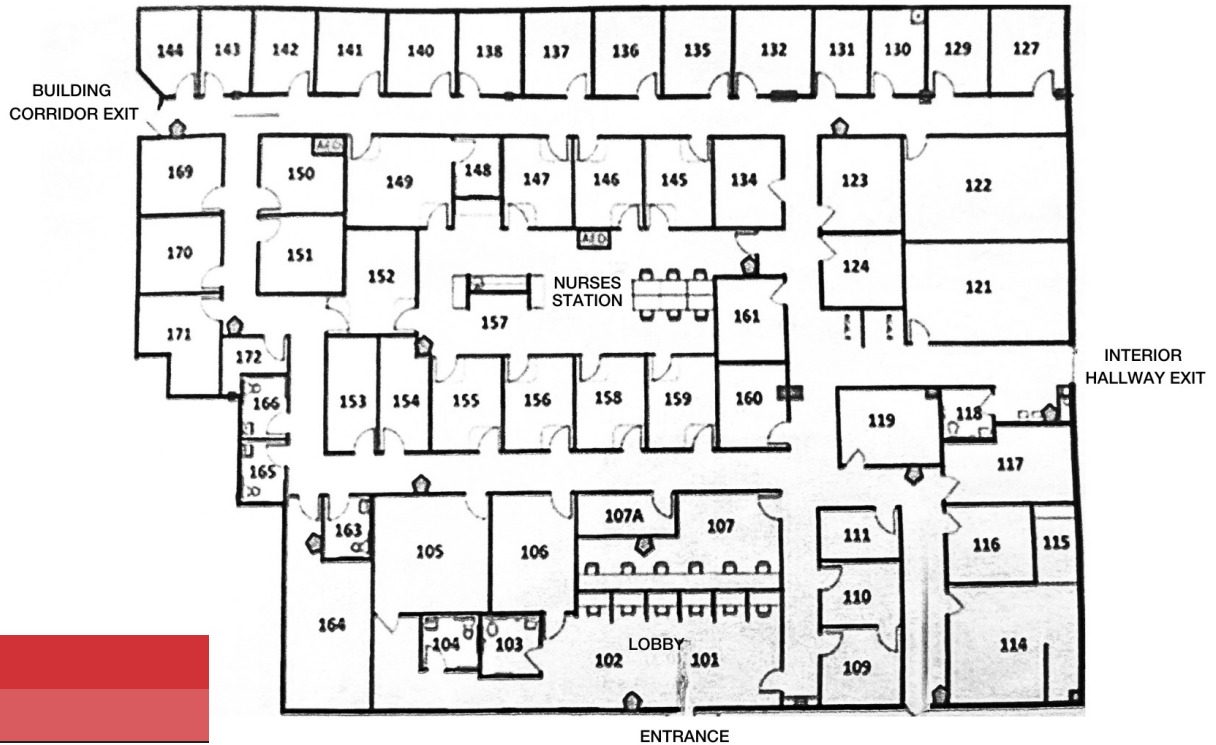
Suite	Size	Type	Rate
Suite 210-213	795 SF	NNN	\$9.00 SF/yr
Suite 264	1,385 SF	NNN	\$9.00 SF/yr
Suite 269	382 SF	NNN	\$9.00 SF/yr
Suite 271	560 SF	NNN	\$9.00 SF/yr
Suites 264+271	1,945 SF	NNN	\$9.00 SF/yr
Suite 274	1,533 SF	NNN	\$9.00 SF/yr
Suite 318	8,401 SF	NNN	\$10.00 SF/yr
Suite 330	12,130 SF	NNN	\$10.00 - 15.00 SF/yr
Suite 403	851 SF	NNN	\$10.00 SF/yr



For Lease
12,130 SF | \$15.00/SF/yr
FORMER CLINIC SPACE

Suite	Size	Type	Rate
Max Contiguous Space	21,326 SF	NNN	\$8.00 - 15.00 SF/yr

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Legend

Available

Lease Information

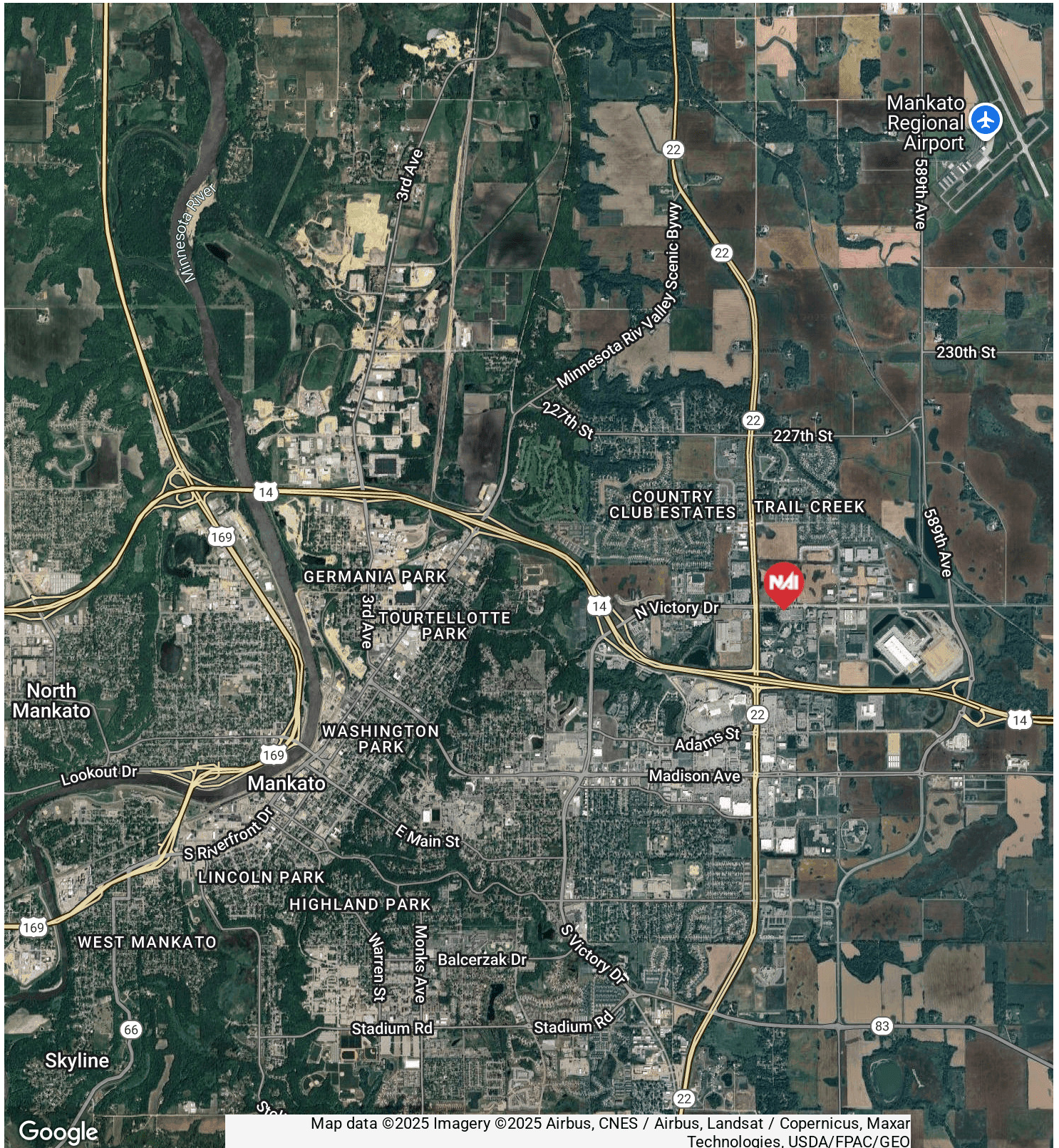
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Available Spaces

Suite	Size	Type	Rate
Suite 330	12,130 SF	NNN	\$10.00 - 15.00 SF/yr

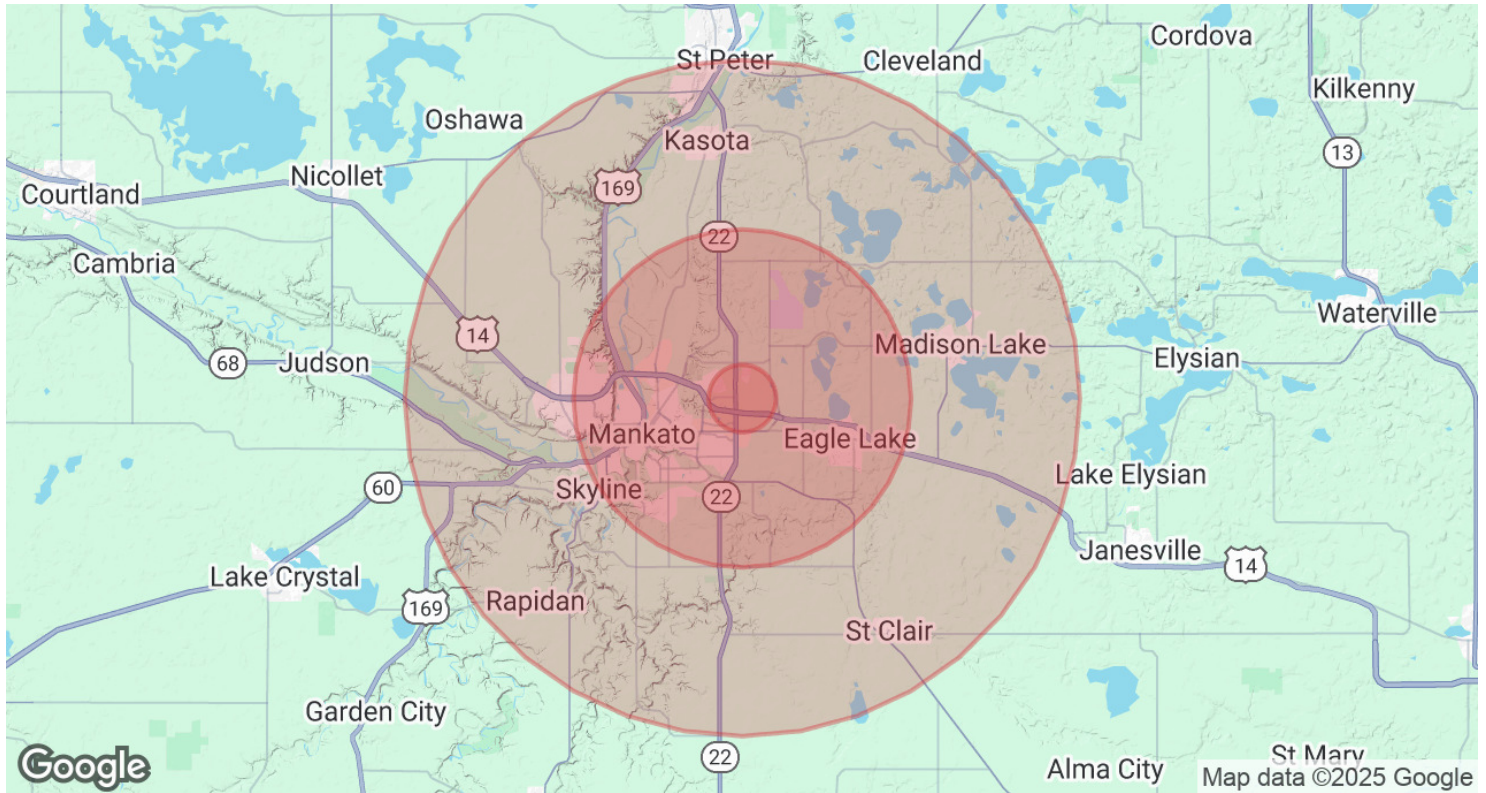
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,092	58,243	80,115
Average Age	35.1	31.7	34.0
Average Age (Male)	33.2	32.3	34.2
Average Age (Female)	47.7	33.0	35.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	458	23,010	31,168
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$100,875	\$89,530	\$97,235
Average House Value	\$356,172	\$288,068	\$303,131

Traffic Counts	
HWY 22/Premier Dr.	25,500/day

2023 American Community Survey (ACS)



For Lease

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Office Space



David Schooff

CEO | Broker

david@nainorthstar.com

Direct: 507.380.7340 | Cell: 507.380.7340

MN #40137517

Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

Education

M.S. Iowa State University; Community/Regional Planning

B.S. Iowa State University; Journalism/Mass Communications

Memberships

SIOR CCIM CPM

NAI North Star
1400 Madison Avenue Suite 730
Mankato, MN 56001
507.995.5392



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Office Space



Cate DeBates

CSO | Principal Broker

Cate@nainorthstar.com

Direct: 507.380.6627 | Cell: 507.380.6627

MN #40913079

Professional Background

Cate has been an active commercial agent for more than 6 years and is now the Principal Broker of NAI North Star. She leads the sales and leasing team across Southern Minnesota including industrial, land, office and retail space. Cate attributes her early successes to learning the business through the eyes of her clients. Before becoming a Broker with CBC Realty, she was the Vice President of Marketing and Sales at a CBC affiliate office, handling the brand and marketing strategy for the #1 performing sales office in Minnesota.

Cate has been a leader in the Greater Mankato community, volunteering her professional skills and time to many organizations including the City Center Partnership Board of Directors, a founding member of the Women's Giving Circle, Mankato Area Foundation Marketing Committee, Hockey Day Minnesota 2021 Committee and was the 2019-2021 Minnesota Chamber of Commerce Leaders Lab Chairperson.

Cate is also the managing partner for Hospitality Ventures, a woman-owned independent hotel development group, and in the process of developing two new boutique hotel concepts in Mankato. On the rare chance Cate isn't working, you can find her at her lake home with her husband Gregory crossing off a long list of house projects. A Minnesota State Mankato graduate, she also enjoys cheering on Maverick hockey, antiques and spending time with their dogs, Frank and Clark.

Background & Experience:

Early in her career, Cate has closed more than \$11M in transactions from 2021- 2023 and sold or leased 250,000+ square feet of commercial space. A member of the CBC Worldwide Circle of Distinction, she was also the 2022 Global Pathfinder in Innovation Award honoree. Before becoming a Broker, she was the Vice President of Marketing and Sales for the #1 performing Coldwell Banker Commercial office in Minnesota.

Significant Transactions:

MRCI Office/Industrial Sales: \$10.9M (2022)

Hotel Development/Office Reuse; 33,000 SF (2023-24)

Education

M.S. Minnesota State University - Educational Leadership

B.S. Minnesota State University - Public Relations

CCIM 101

CCIM 102

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