

OFFICE FOR LEASE

GRAIF BUILDING

3 Civic Center Plaza, Mankato, MN 56001



OFFERING SUMMARY

AVAILABLE SF:	2,310 SF
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	29,238 SF
RENOVATED:	2015

PROPERTY OVERVIEW

Triple Net lease available on main , third floor. Buildout completed just needing your personal touch. Private offices with an amazing views throughout all the suites.

PROPERTY HIGHLIGHTS

- Located Near;
- City of Mankato Offices
- Mayo Clinic Health Systems Event Center
- ISD 77 Offices
- Hilton Garden Inn
- Greater Mankato Growth
- Ground parking with reserved stalls next to the building
- Built out offices
- Beautiful Views
- City Center

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350

JAMES HALBUR
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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.

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LEASE RATE: - **TOTAL SPACE:** 2,310 SF
LEASE TYPE: NNN **LEASE TERM:** -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3 Civic Center Plaza	Office Building	\$12.00 SF/yr	NNN	2,310 SF	Negotiable	Third floor great views from all offices. co-tenant is a local real estate office.
3 Civic Plaza	Street Retail	\$12.00 SF/yr	NNN	1,500 - 4,200 SF	Negotiable	Big windows looking onto the Mayo Clinic Health Systems Event Center (Civic Center). Good foot traffic in this area. Co - tenant is the Greater Mankato Growth. Suite 1 has 800 sf of usable lower space .

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
200	Office Building	\$12.00 SF/yr	NNN	2,589 SF	Negotiable	Second Floor suite. Nicely built out offices. Move in today.
3 Civic Center Plaza	Office Building	\$12.00 SF/yr	NNN	2,500 - 6,125 SF	Negotiable	Last tenant was an attorney, with nice office and conference buildout. This is the top floor with the best views of the area. Many Law office features still in place.
2nd floor	Office Building	\$12.00 SF/yr	NNN	2,589 SF	Negotiable	

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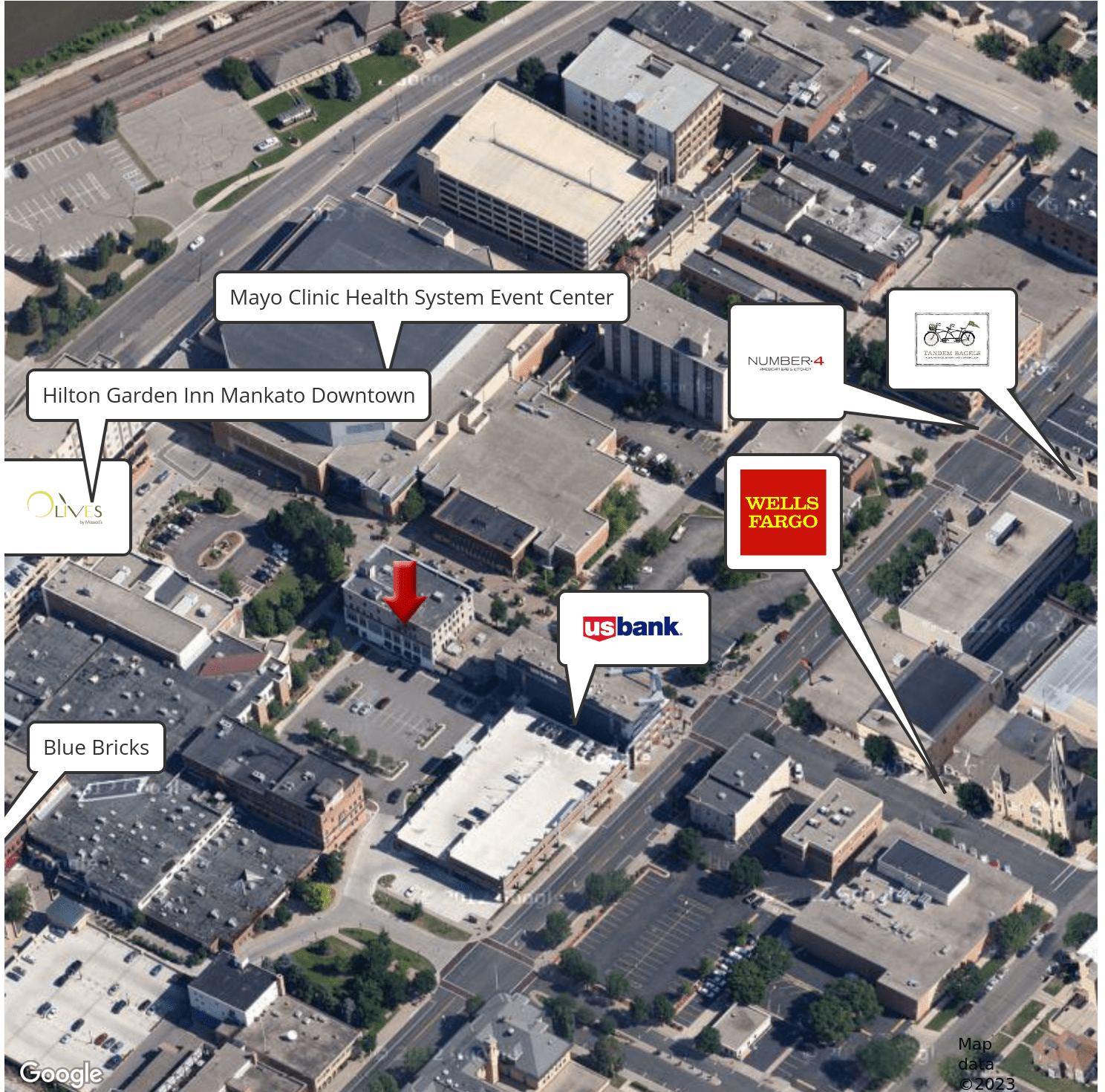
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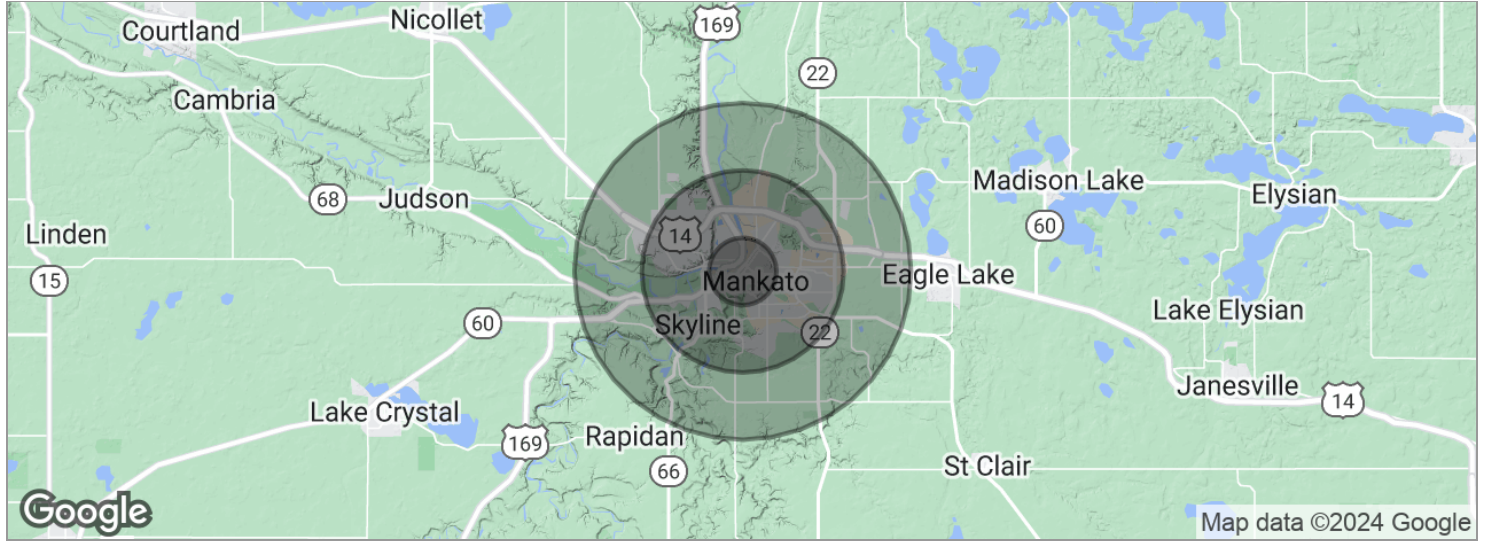
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,261	53,407	73,008
Median age	26.7	29.2	30.5
Median age (male)	26.7	28.2	29.4
Median age (Female)	27.2	31.1	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,533	20,184	28,134
# of persons per HH	2.4	2.6	2.6
Average HH income	\$46,269	\$55,074	\$58,302
Average house value	\$141,479	\$177,725	\$185,419

* Demographic data derived from 2020 ACS - US Census

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