



## Daycare Permit Details

- 16 Infants
- 21 Toddlers
- 20 Preschoolers
- Incoming Tenant may elect 10 Preschoolers and 7 Infants if preferred.
- Building has served families in St. Peter as a Childcare facility since 1992.
- Recent Interior updates in 2017 and 2019
- Fenced-In Play Area with room to expand!



### David Schooff

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### Cate DeBates

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## Property Information

Excellent Owner-User Opportunity! 622 Sunrise Drive offers a turnkey opportunity for businesses ready to expand or establish a presence in a high-visibility, growth-oriented market. Perfect for medical clinics, financial services, wellness providers, or administrative offices, this location places your brand at the heart of St. Peter's bustling commercial district. Benefit from proximity to Highway 169, River's Edge Hospital, Gustavus Adolphus College, and other high-traffic anchors. With ample parking, modern infrastructure, and strong local demographics, this site supports operational efficiency, client accessibility, and long-term scalability. Position your business for success in Southern Minnesota's rising commercial landscape.

## Property Highlights

- Turnkey Permit-Approved Daycare Facility
- 10+ Years as Reputable Brand with Staff + Families in Place
- Expand your In-Home Operations or Jumpstart a Center!
- Quiet Neighborhood Setting
- Large Parking Lot
- Outdoor Space

## Offering Summary

Lease Rate

\$15.00 SF/yr (NNN)

 1400 Madison Avenue, Suite 730, Mankato, MN 56001
  507.995.5392
  <http://www.nainorthstar.com>

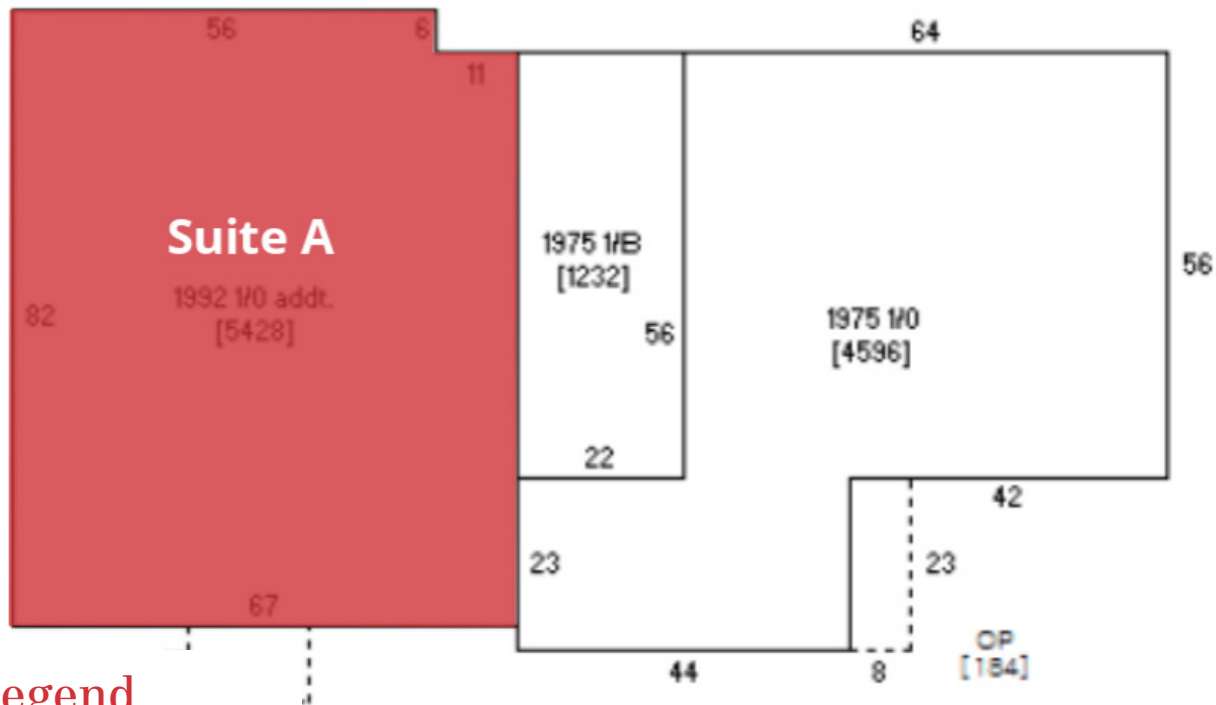
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## Legend

Available

## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	5,428 SF	<b>Lease Rate:</b>	\$15.00 SF/yr

## Available Spaces

### Suite Tenant Size Type Rate Description

Suite A	Available	5,428 SF	NNN	\$15.00 SF/yr	Turnkey Daycare Space. CAM = \$1,353.31/Month; Property Tax Rent = \$1,175.94/Month
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