

LEASE

MADISON AVENUE OFFICE – 1600

1600 Madison Avenue Mankato, MN 56001



PROPERTY DESCRIPTION

Multiple office suites for lease in the Madison Avenue Commercial Center located on hilltop Mankato. All suites are turnkey or can be customized to suit your needs. Landlord is a developer and can help with the build outs. Highlights include a beautiful, well furnished common area lobby/waiting room, easy access, multiple entrances and a busy credit union tenant.

LOCATION DESCRIPTION

The Madison Avenue Commercial Center is located in one of the busiest areas in Mankato. This is an excellent location with high visibility and traffic counts of 16,600 VPD, as well as ample parking. The building is situated in the heart of hilltop Mankato near large retail stores, River Hills Mall, entertainment venues, dining options and grocery stores.

PROPERTY HIGHLIGHTS

- Great visibility on high traffic artery
- Ample parking
- Modern interior

OFFERING SUMMARY

Lease Rate:	\$12.25 - 13.00 SF/yr (NNN)
Available SF:	593 - 1,121 SF
Lot Size:	1.97 Acres
Building Size:	22,674 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 107	\$13.00 SF/yr	593 SF
Suite 112	\$12.25 SF/yr	1,121 SF

Landon Brown

Commercial Sales and Leasing Agent

(507)625-4715

landon@cbcfishergroup.com



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ADDITIONAL PHOTOS



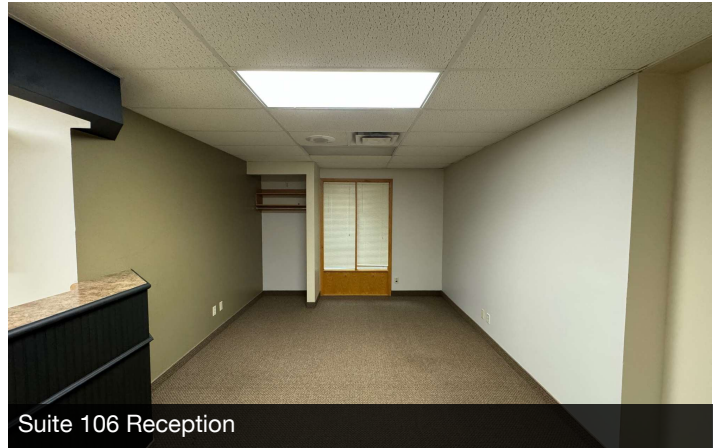
Exterior



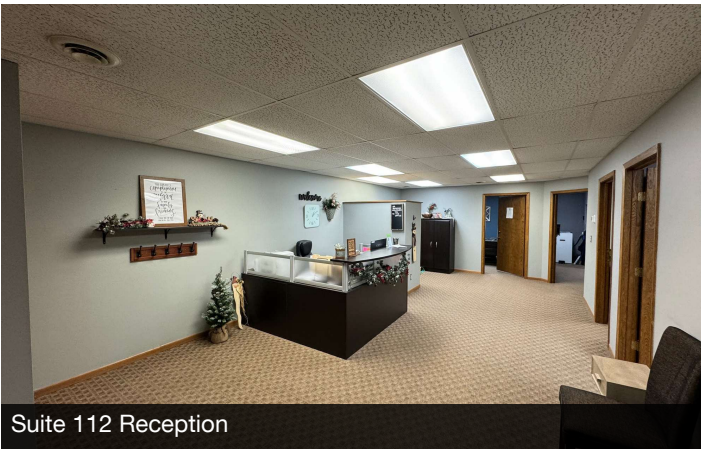
Shared Space



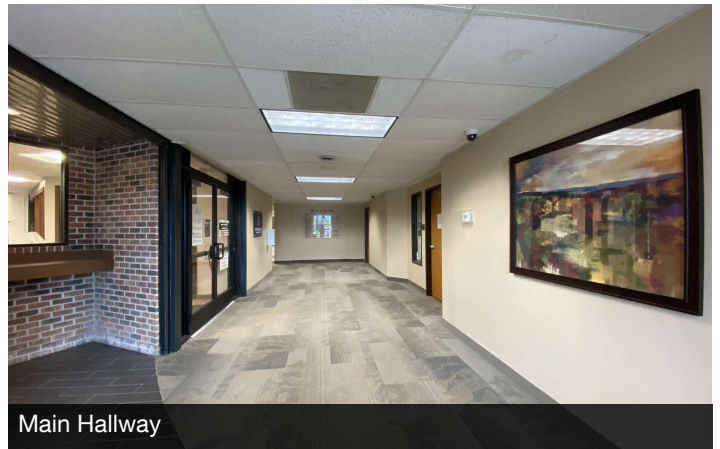
Suite 107 Reception



Suite 106 Reception



Suite 112 Reception



Main Hallway

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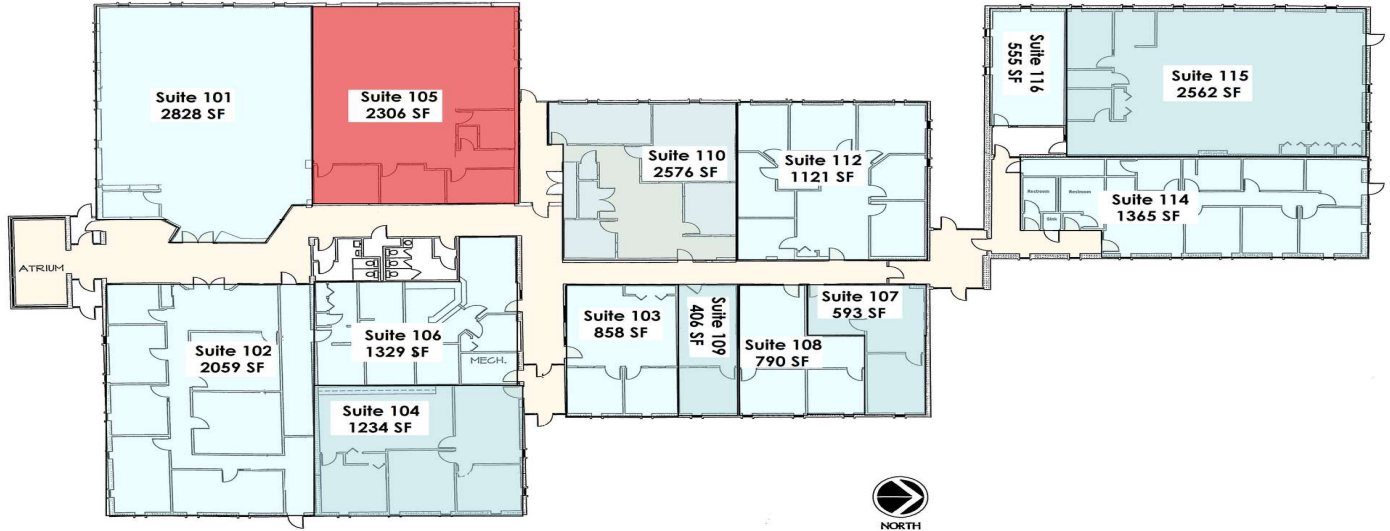


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AVAILABLE SPACES



① OVERALL FLOOR PLAN
SCALE: 3/32"=1'-0"

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	593 - 1,121 SF	Lease Rate:	\$12.25 - \$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 107	Available	593 SF	NNN	\$13.00 SF/yr
Suite 112	Available	1,121 SF	NNN	\$12.25 SF/yr

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RETAILER MAP



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LANDON BROWN

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PROFESSIONAL BACKGROUND

Landon Brown is a Mankato, MN native who began a career in real estate in 2020. He is based out of Mankato and regularly travels to Minneapolis, St. Paul, and Rochester for business.

Landon graduated from South Central College with a degree in Small Business Management and Marketing Management. He spent 7 years in hospitality before embracing a life of serial entrepreneurship. With start ups ranging from hydroponics to wholesale distribution to vending services, Landon has a unique toolkit centered around meeting specific client's needs. His goal is to bring that toolkit into real estate by providing individually customized representation that exceeds both the client and Fisher Group standards.

Outside of business, Landon enjoys spending time with his wife Maria and their two kids Emilia and Lincoln. He loves to cook homemade dinners like Shrimp Carbonara and Vegetable Ramen. Landon uses his vacation time to explore far away places, most recently Switzerland and Southern France. During the summer time, he spends most free time in Lake Okoboji with his family.

Whether buying or selling, Landon has the knowledge and network to get a deal done!

Fisher Group

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