

LEASE

LANDKAMER BUILDING

124 E. Walnut Street Mankato, MN 56001



PROPERTY DESCRIPTION

The Landkamer Building at 124 E Walnut St in downtown Mankato is a beautifully restored Art Deco landmark originally constructed in 1936 and fully renovated in 2005. Located just steps from the Mayo Clinic Health System Event Center and Hilton Garden Inn, it offers prime access to Mankato's dining, shopping, and entertainment districts. The building features a stunning lobby with a water feature and custom lighting, common-area restrooms on each floor, covered parking for tenants, and a private lot for visitors. It's a highly walkable and bike-friendly location with excellent visibility and accessibility in the heart of the city.

The building currently houses the well-known Number 4 restaurant, as well as a mix of medical suites and professional offices. With approximately 33,300 square feet spread across four floors, it offers a variety of office suites for lease—ranging from small 240 sq ft spaces to larger 2,500 sq ft executive offices.

PROPERTY HIGHLIGHTS

- Corner location in the core of downtown Mankato
- Adjacent to the Mayo Clinic Health System Event Center
- Private Visitor Lot
- Grand Lobby with Updates/Water Feature

OFFERING SUMMARY

Lease Rate:	\$8.00 - 15.00 SF/yr (NNN)
Available SF:	213 - 2,500 SF
Lot Size:	0.25 Acres
Year Built:	1936
Year Renovated:	2005
Building Size:	33,301 SF
Zoning:	CBD-C - Central Business District - Core

Landon Brown

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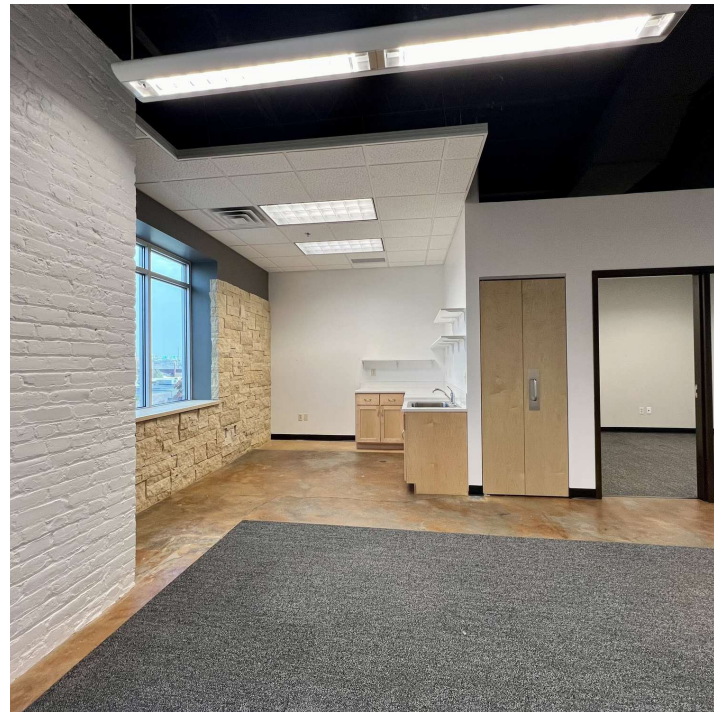
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LANDKAMER BUILDING ADDITIONAL PHOTOS



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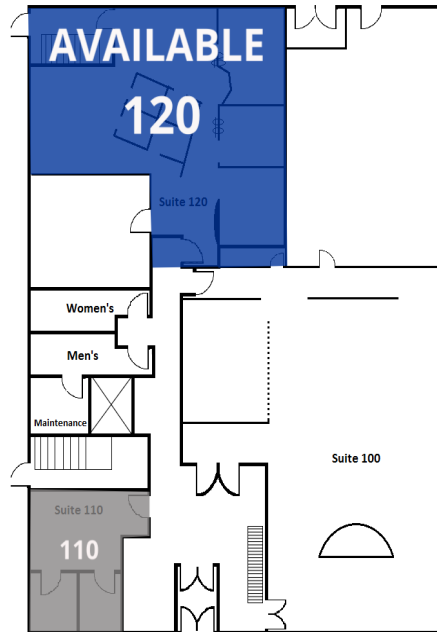


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LANDKAMER BUILDING SUITES AVAILABLE

Landkamer Building
1st Floor



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	213 - 2,500 SF

Lease Term:	Negotiable
Lease Rate:	\$8.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 110	-	655 SF	NNN	-	Two (2) Offices
Suite 120	Available	2,500 SF	NNN	\$15.00 SF/yr	-

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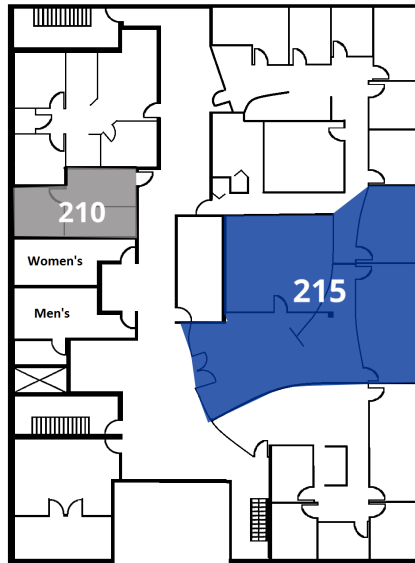
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LANDKAMER BUILDING SUITES AVAILABLE

Landkamer Building
2nd Floor

Suites can be combined to suit larger tenant needs



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	213 - 2,500 SF

Lease Term:	Negotiable
Lease Rate:	\$8.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 215	Available	1,766 SF	NNN	\$8.00 SF/yr	-
Suite 210	Hope Behavioral Health	394 SF	Gross	-	Can be leased alone or combined for larger suite

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LANDKAMER BUILDING SUITES AVAILABLE

Landkamer Building
3rd Floor



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	213 - 2,500 SF

Lease Term:	Negotiable
Lease Rate:	\$8.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 310	Available	1,071 SF	NNN	\$12.00 SF/yr	Stunning Office Space Available for Lease! This inviting office features three private offices, a kitchenette, and a welcoming open area upon entry. The spacious common area can serve as a reception zone or collaborative workspace. Enjoy beautiful views from the third floor, complemented by charming exposed brick, elegant limestone, and modern finishes. This move-in ready space is available now — don't miss out!
Suite 340	-	2,355 SF	NNN	-	8 offices, conference area, windows providing natural light, and has a reception area.

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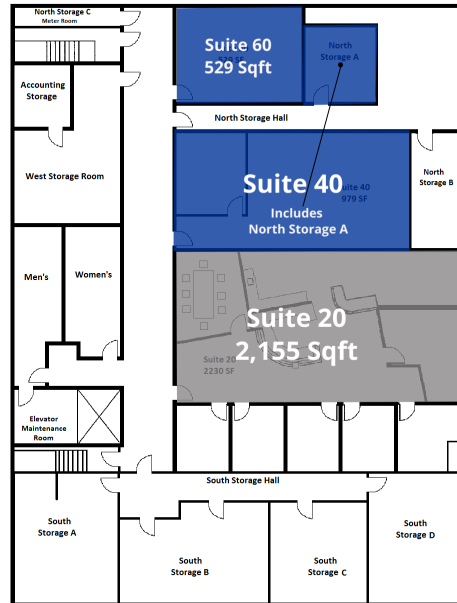


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LANDKAMER BUILDING SUITES AVAILABLE

Landkamer Building
Lower Level



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	213 - 2,500 SF

Lease Term:	Negotiable
Lease Rate:	\$8.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 20	-	2,155 SF	NNN	-	-
Suite 40	Available	979 SF	NNN	\$8.00 SF/yr	Space includes North Storage A
Suite 60	Available	529 SF	NNN	\$8.00 SF/yr	-

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LANDON BROWN

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MN #40846472

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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DAIN FISHER

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MN #40722471

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.

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