



1230 S Victory Office Lease

1230 S Victory Dr
Mankato, Minnesota 56001

Property Overview

For Lease: Prime commercial space at 1230 S Victory Drive in Mankato, MN, offering exceptional visibility and accessibility in a high-traffic area. This versatile property is ideal for businesses seeking a dynamic location to grow and thrive.

The space features a well-maintained interior with a flexible layout, perfect for office, retail, or service-based businesses. With modern infrastructure and ample parking, this property is designed to meet the needs of a wide range of industries. Tenants will benefit from the property's location along S Victory Drive, a major commercial corridor in Mankato, ensuring consistent exposure and easy customer access. The current tenant is a medical transportation service, showcasing the property's suitability for both professional and retail uses. Neighboring businesses and amenities add to the vibrant and active commercial environment.

Property Highlights

- Affordable Gross Lease/Purchase Price
- Tenant Build Out Negotiable
- Ample Parking
- Ease of Access from Highway 22, Victory Drive and Stadium (University Connection)
- Stand Alone Building
- Minimal Common Area Maintenance
- Ease of Access from Highway 22, Victory Drive and Stadium (University Connection)

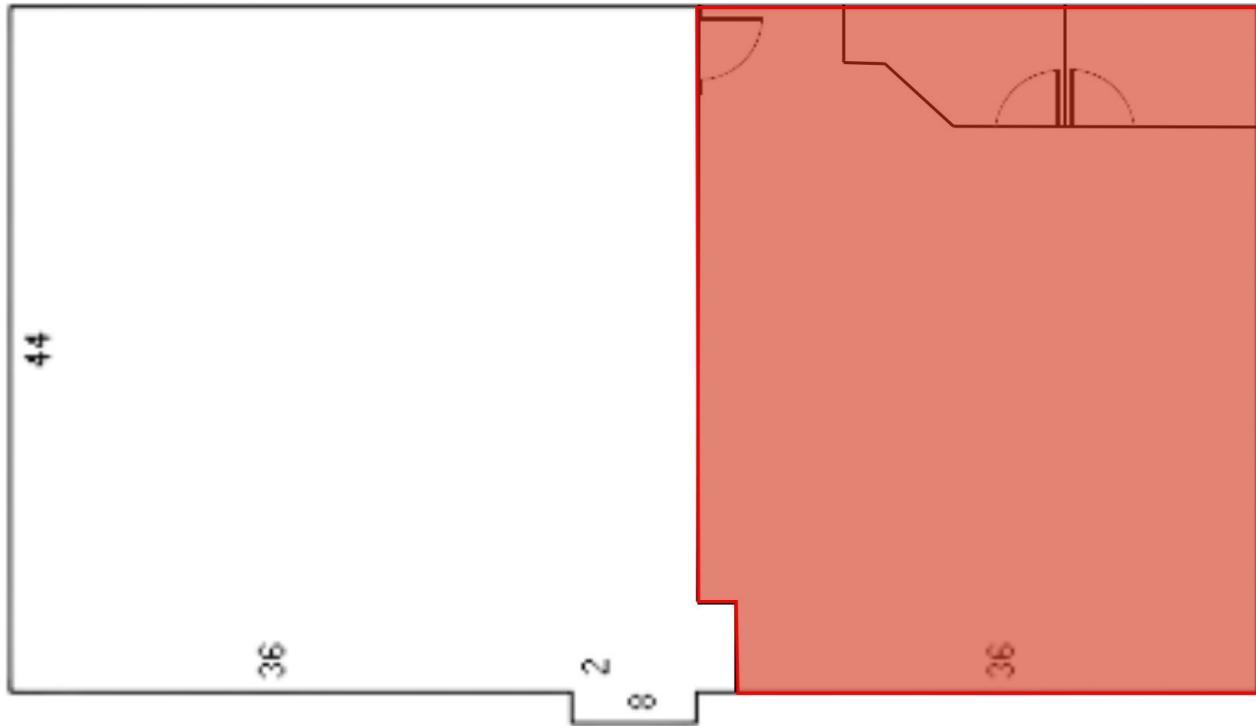
For More Information

Cate DeBates

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For Lease
1,650 SF
Office Space



Lease Information

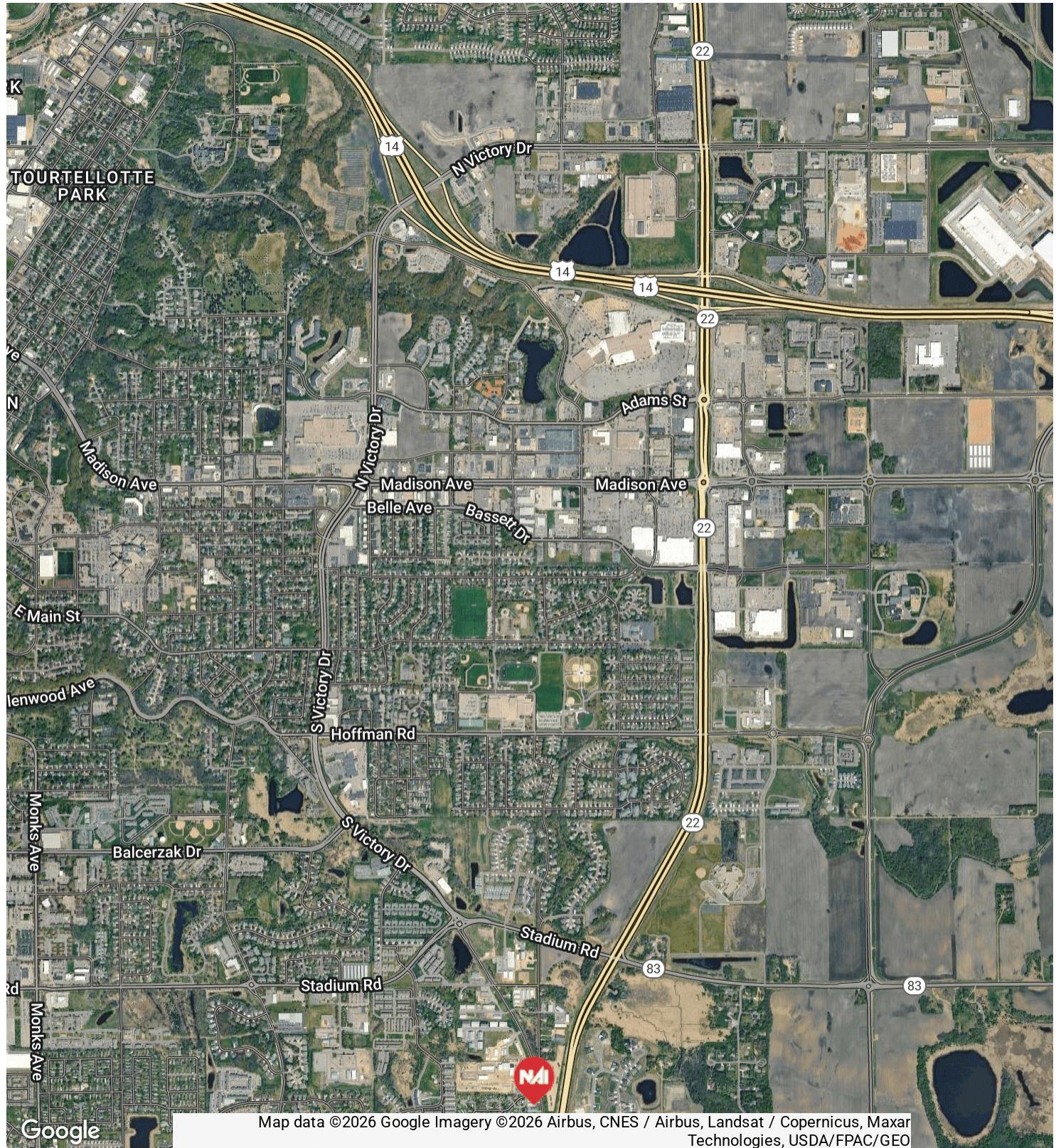
Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,650 SF	Lease Rate:	\$2,500.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 1	Available	1,650 SF	Gross	\$2,500 per month



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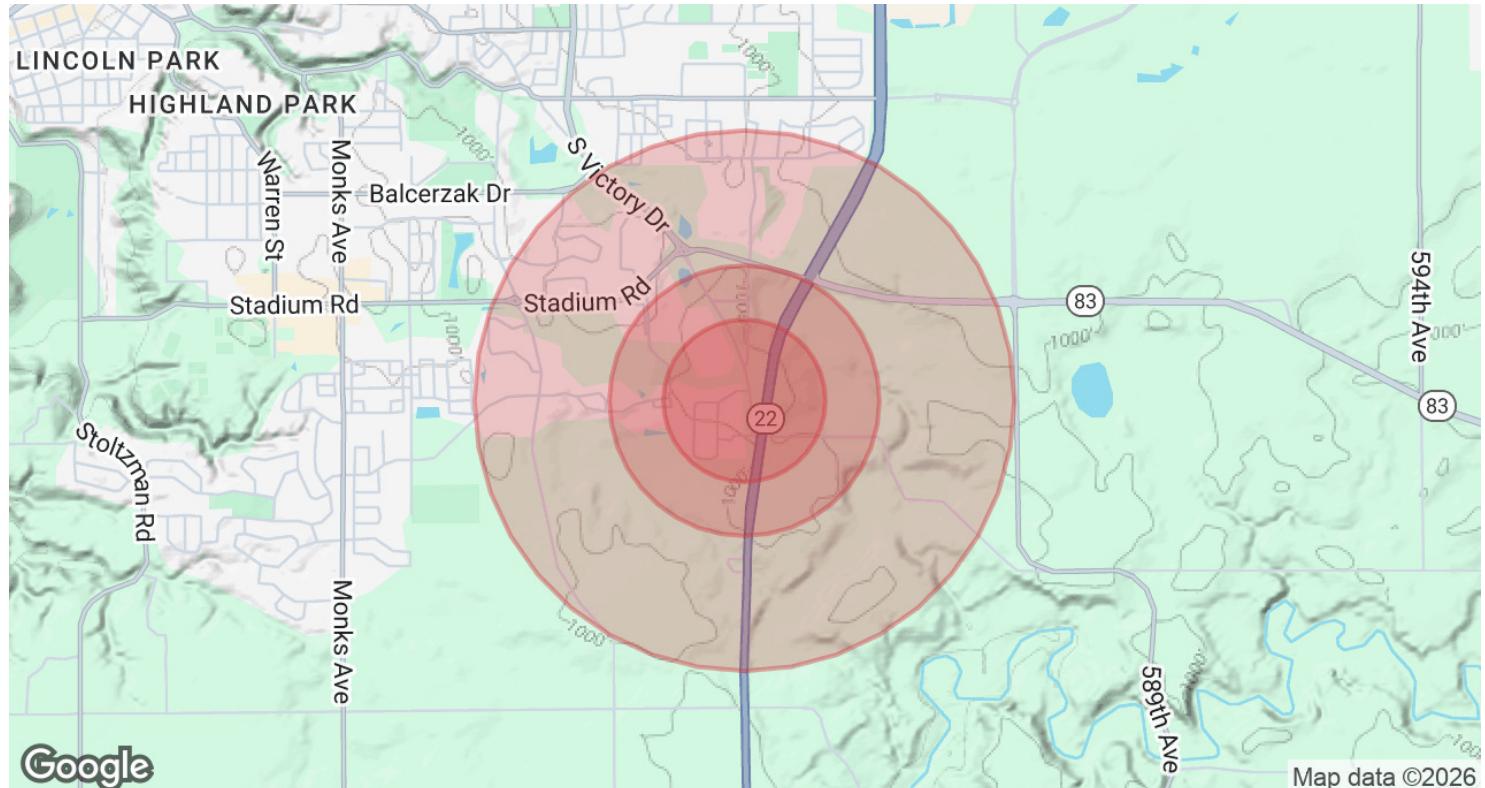


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	421	1,307	4,222
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	158	490	1,563
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$101,126	\$101,126	\$92,424
Average House Value	\$302,356	\$302,356	\$288,816

Demographics data derived from AlphaMap



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Cate DeBates

CSO | Principal Broker

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MN #40913079

Professional Background

Early in her career Cate has closed more than \$11M in transactions from 2021- 2023 and sold or leased 250000+ 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. 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 antiquing and spending time with their dogs Frank and Clark. MRCI Office/Industrial Sales: \$10.9M (2022) Hotel Development/Office Reuse; 33000 SF (2023-24)

Education

M.S. Minnesota State University - Educational Leadership B.S. Minnesota State University - Public Relations CCIM 101 CCIM 102

NAI North Star
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