

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 smaller 213 sq ft spaces to larger 2,500+ sq ft layouts. Suites are available for immediate occupancy with flexible build-out options and competitive tenant incentives. This historic and highly functional property is ideal for businesses seeking a professional presence in Mankato's thriving downtown core.

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 (NNN)
Available SF:	529 - 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

Commercial Sales and Leasing Agent
(507) 625-4715
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Dain Fisher

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LANDKAMER BUILDING ADDITIONAL PHOTOS



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124 E. Walnut Street Mankato, MN 56001



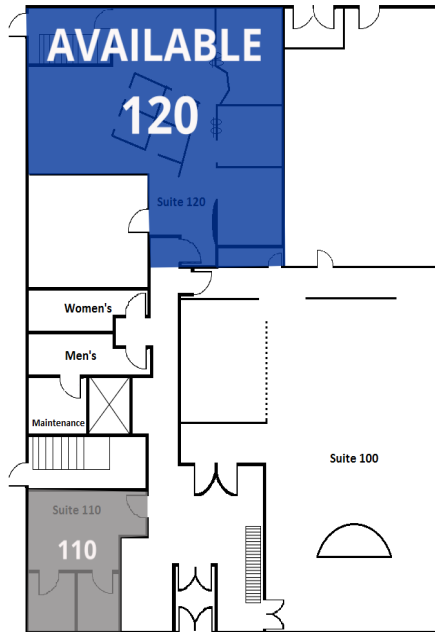
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Landkamer Building
1st Floor



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN

Lease Term: Negotiable

Total Space: 529 - 2,500 SF

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 110	-	655 SF	NNN	-	Two (2) Offices
Suite 120	Available	2,500 SF	NNN	Negotiable	Beautiful first floor suite with 5-7 offices, reception area, kitchenette, conference room, private in suite bathroom and shared bathrooms in the hallway. This suites flexible design allows for multiple conference room areas if desired, or can be used as large executive office space.

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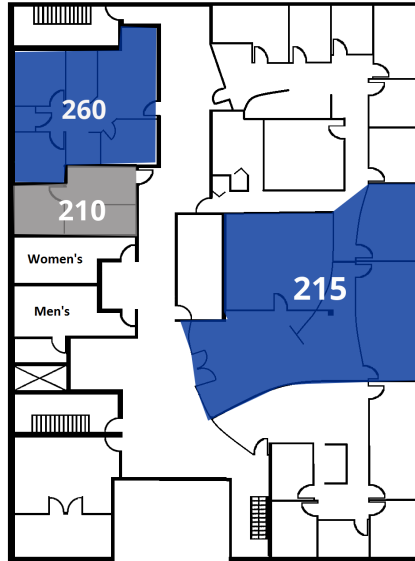
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LANDKAMER BUILDING SUITES AVAILABLE

Landkamer Building
2nd Floor

Suites can be combined to suit largest tenant needs



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN

Total Space: 529 - 2,500 SF

Lease Term: Negotiable

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 215	Available	1,766 SF	NNN	Price Upon Request	Reception area, conference room, private office, multiple layout options available.
Suite 210	Hope Behavioral Health	394 SF	Gross	-	Can be leased alone or combined for larger suite
Suite 260	Available	795 SF	NNN	Negotiable	3 private offices with reception/waiting area.

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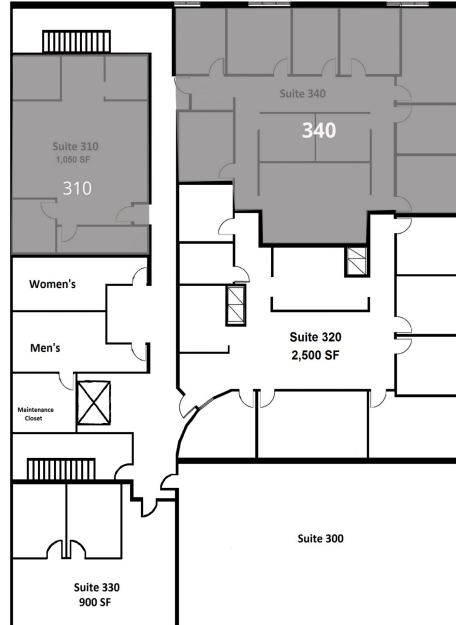


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LANDKAMER BUILDING
SUITES AVAILABLE

Landkamer Building
3rd Floor



LEGEND

Unavailable

LEASE INFORMATION

Lease Type: NNN
Total Space: 529 - 2,500 SF

Lease Term: Negotiable
Lease Rate: Negotiable

AVAILABLE SPACES

SUITE TENANT SIZE TYPE RATE DESCRIPTION

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 310	-	1,071 SF	NNN	-	Renovated 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.
Suite 340	-	2,355 SF	NNN	-	8 offices, conference area, windows providing natural light, and has a reception area.

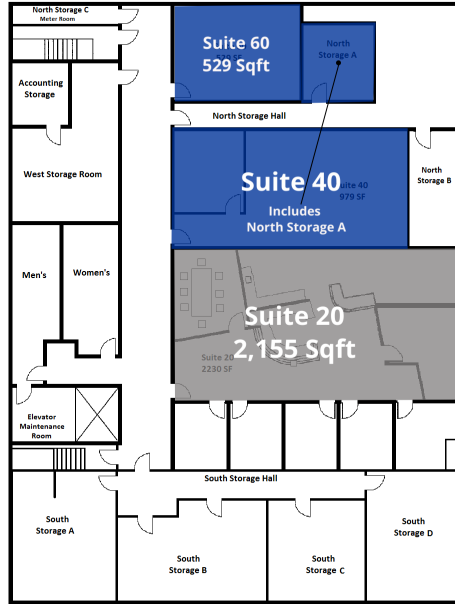
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**COLDWELL BANKER
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Landkamer Building
Lower Level



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN

Total Space: 529 - 2,500 SF

Lease Term: Negotiable

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 20	-	2,155 SF	NNN	-	-
Suite 40	Available	979 SF	NNN	Price Upon Request	Space includes North Storage A
Suite 60	Available	529 SF	NNN	Price Upon Request	Large private office or common work space.

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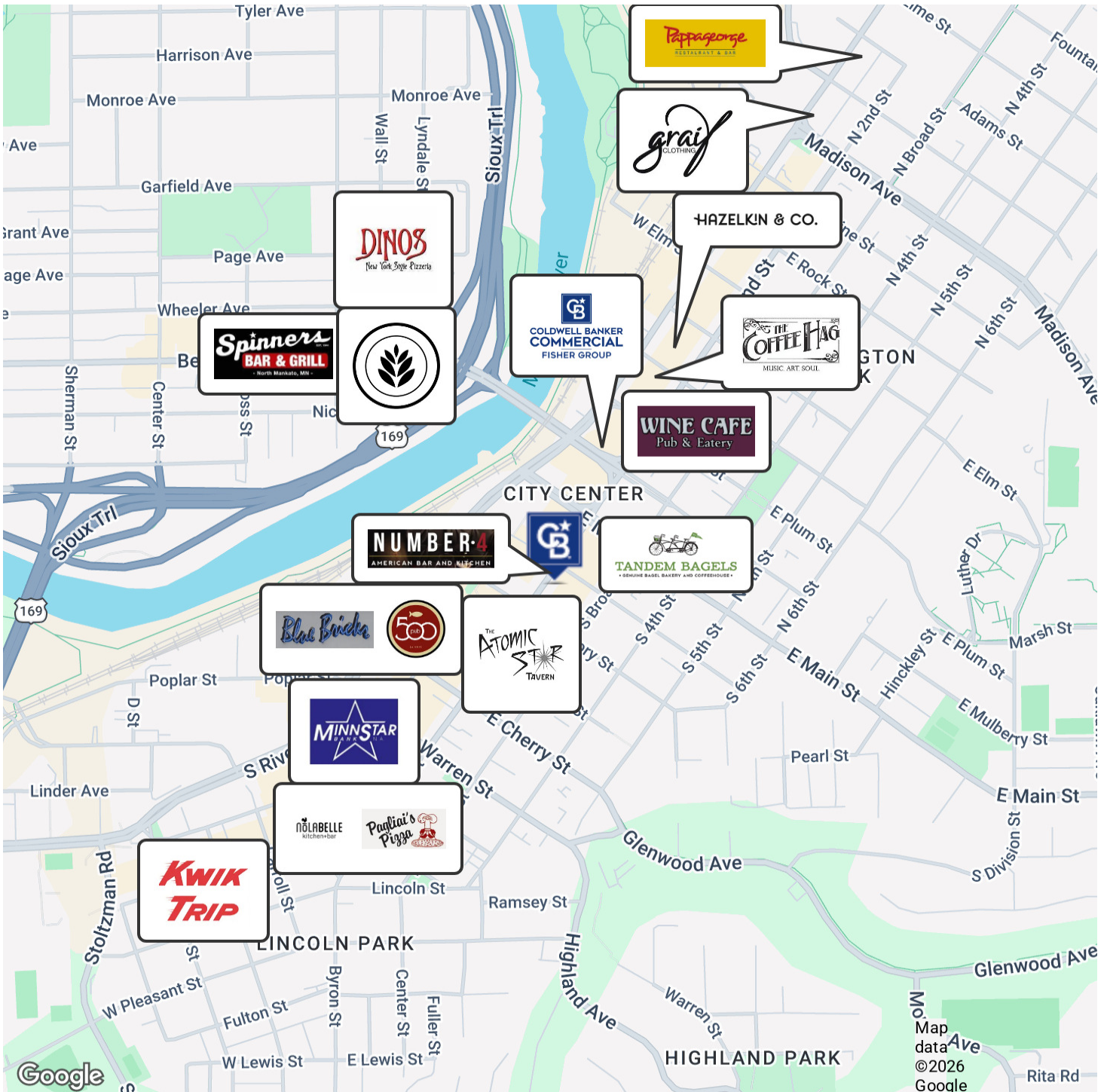


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124 E. Walnut Street Mankato, MN 56001



LANDON BROWN

Commercial Sales and Leasing Agent

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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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PROFESSIONAL BACKGROUND

Dain Fisher, CCIM, is an Owner, Managing Broker, and Executive Managing Director with Coldwell Banker Commercial Fisher Group, focused on brokerage, investment, and development across Southern Minnesota. Recognized early in his career as a Coldwell Banker Commercial Emerging Broker in 2014, Dain was appointed Executive Managing Director in 2023 as part of the firm's leadership transition, during which CBC Fisher Group has continued to hold the distinction of the number-one Coldwell Banker Commercial firm in the state of Minnesota.

Central to Dain's leadership is building a shared, collaborative culture where opportunity is created and distributed across the entire team. He is committed to empowering agents and fostering long-term success by prioritizing collective growth over individual gain. Holding the CCIM designation and a Coldwell Banker Commercial Circle of Distinction (Silver Level, 2024) honor, Dain brings an investment-minded, people-first approach to advancing clients, agents, and the broader community.

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