

For Lease

194 - 21,326 SF | \$8.00 - 15.00 SF/yr  
Office Space



## Greater Mankato Business Development Center - 1961 Premier Dr.

1961 Premier Drive  
Mankato, Minnesota 56001

### Property Overview

Lease an office space in the Greater Mankato Business Development Center. This flexible office complex is home to more than 17 organizations and brands. From affordable single-office users to full multi-user suites, this property is perfect for any sized professional office. Grow your business in a professionally managed building with ample parking, common tenant amenities and well kept outdoor greenspace! Suites range in size from 200-2,000 square feet and are net leases. Common Area Maintenance Fees are estimated at \$8.05/Sf/Yr and include all utilities. Tenant Improvement Allowances are available for renovations and additional buildouts. Lease terms negotiable.

Attract clients and employees with the center's ample parking, half mile outdoor walking path, nicely appointed furnishings and common areas, and ease of access and handicap accessible entrances. Call today for a showing or to discuss lease terms

### Property Highlights

- Growing Office/Industrial Park
- CAM = \$8.05/SF/Yr (Est. 2024)
- 200-2,000 Square Feet Available
- 427 Parking Stalls
- Negotiable Build-to-Suit or Tenant Improvement Allowance

### Offering Summary

Lease Rate:	\$8.00 - 15.00 SF/yr (NNN)
Building Size:	75,813 SF

### For More Information

#### David Schooff

O: 507 380 7340  
david@nainorthstar.com | MN #40137517

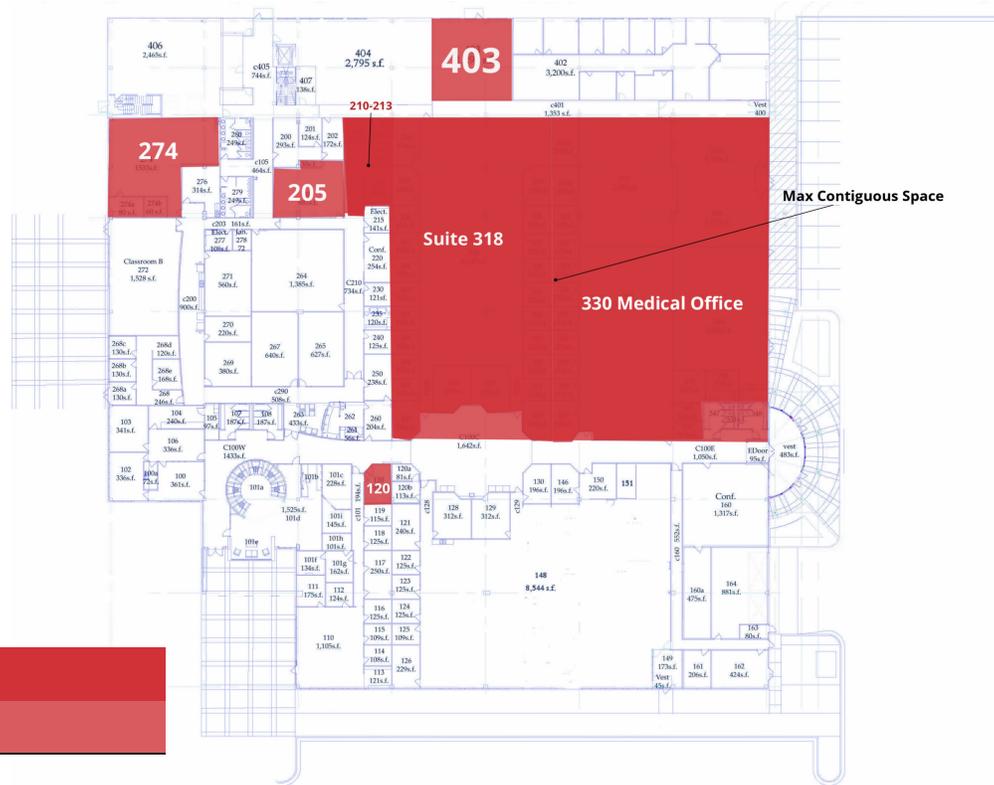
#### Cate DeBates

O: 507 380 6627  
Cate@nainorthstar.com | MN #40913079

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### Lease Information

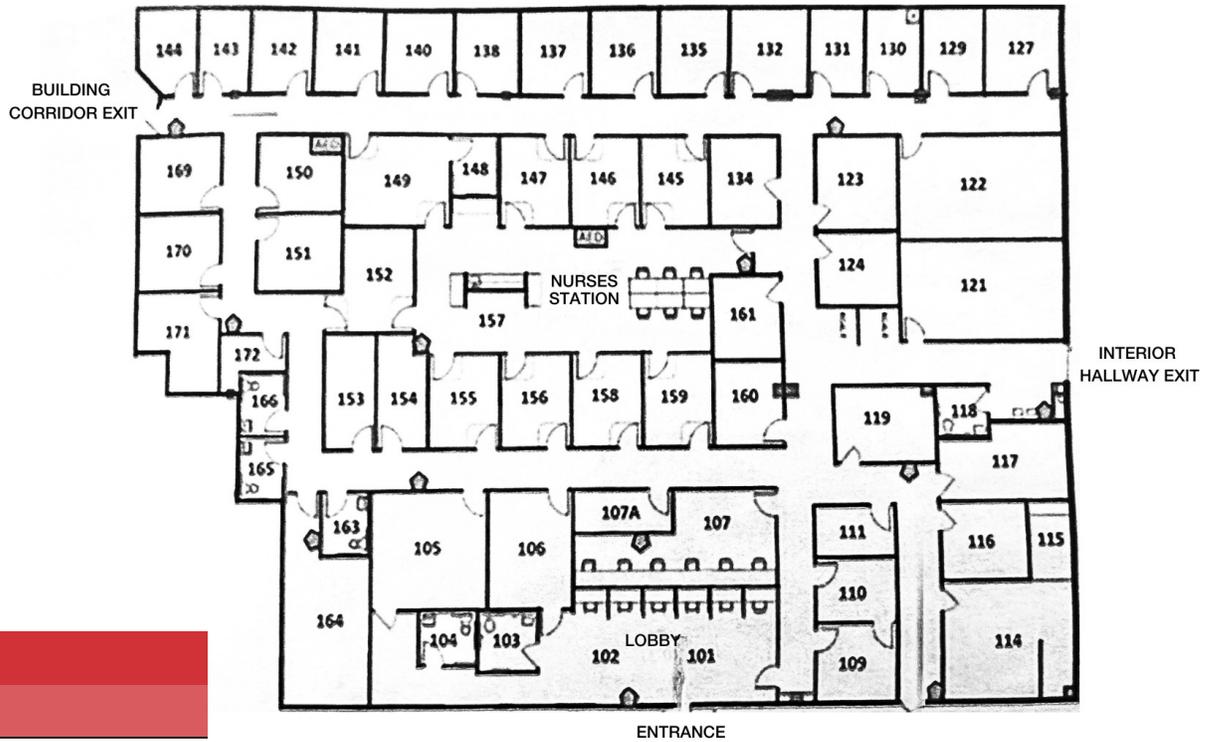
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	194 - 21,326 SF	Lease Rate:	\$8.00 - \$15.00 SF/yr

### Available Spaces

Suite	Size	Type	Rate
Suite 120	194 SF	NNN	\$9.00 SF/yr
Suite 205	681 SF	NNN	\$9.00 SF/yr
Suite 210-213	792 SF	NNN	\$9.00 SF/yr
Suite 274	1,533 SF	NNN	\$9.00 SF/yr
Suite 318	8,401 SF	NNN	\$10.00 SF/yr
Suite 330	12,130 SF	NNN	\$10.00 - 15.00 SF/yr
Suite 403	851 SF	NNN	\$10.00 SF/yr
Max Contiguous Space	21,326 SF	NNN	\$8.00 - 15.00 SF/yr

For Lease

12,130 SF | \$15.00/SF/yr  
FORMER CLINIC SPACE



**Legend**  
Available

### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	194 - 21,326 SF	Lease Rate:	\$8.00 - \$15.00 SF/yr

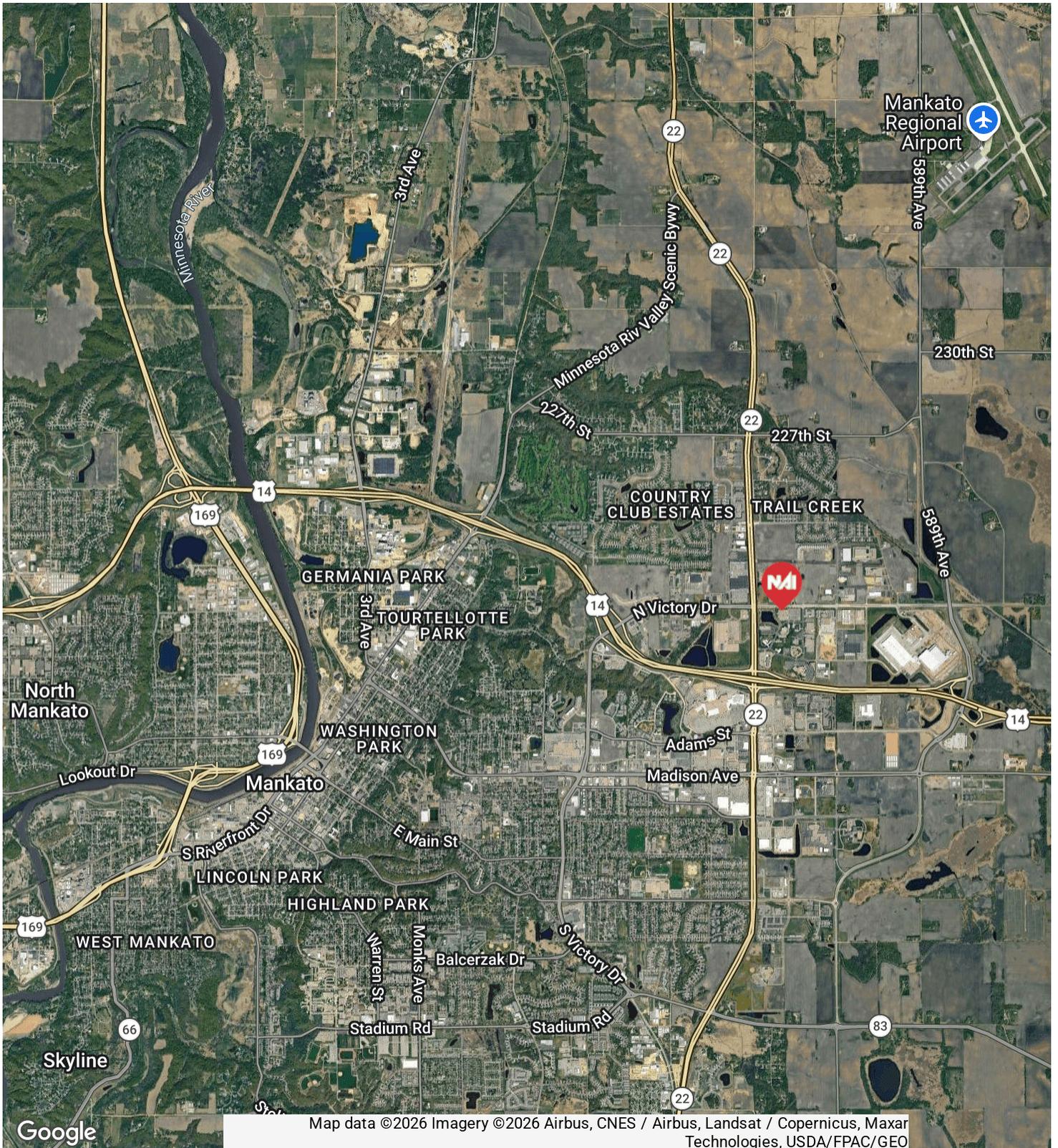
### Available Spaces

Suite	Size	Type	Rate
Suite 330	12,130 SF	NNN	\$10.00 - 15.00 SF/yr

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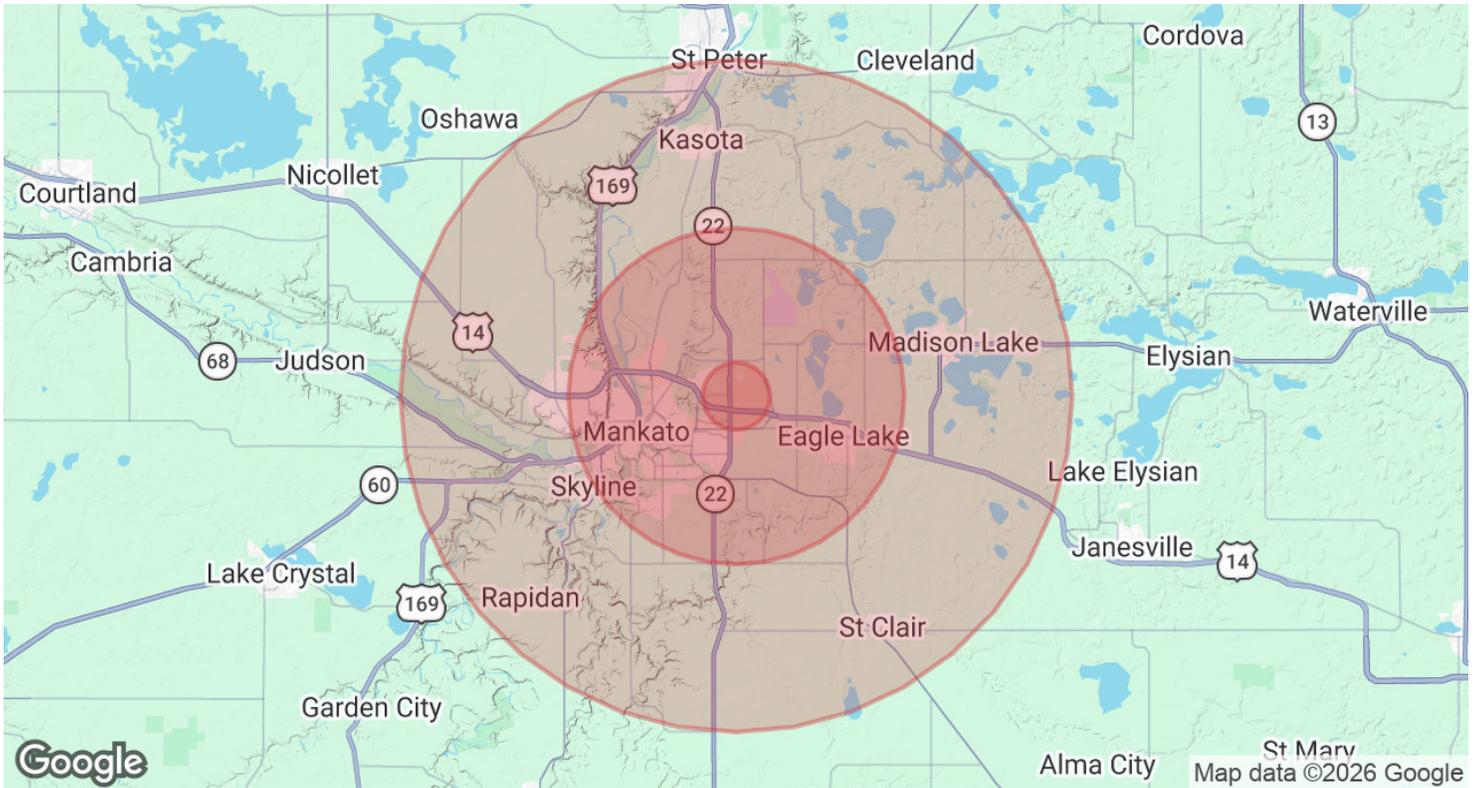
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,092	58,243	80,115
Average Age	35.1	31.7	34.0
Average Age (Male)	33.2	32.3	34.2
Average Age (Female)	47.7	33.0	35.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	458	23,010	31,168
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$100,875	\$89,530	\$97,235
Average House Value	\$356,172	\$288,068	\$303,131

Traffic Counts	
HWY 22/Premier Dr.	25,500/day

2023 American Community Survey (ACS)

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### David Schooff

CEO | Broker

david@nainorthstar.com

Direct: 507.380.7340 | Cell: 507.380.7340

MN #40137517

### Professional Background

From 2006-2023 David P. Schooff SIOR/CCIM/CPM an award-winning commercial realtor was President/Broker/Owner of Fisher Group of Mankato Inc. which is the holdings company for Coldwell Banker Commercial Fisher Group Fisher Management and Fisher Development. In his role he managed the day-to-day operations of the business specifically in brokerage of commercial real estate in many sectors such as retail office industrial and multi-family housing. Schooff has an extensive real estate investment portfolio and has received several national distinctions through Coldwell Banker Commercial. In 2011 annually from 2015-2020 and again in 2022 Schooff was #1 Sales Professional in the state of Minnesota. Schooff earned Coldwell Banker Commercial Circle of Distinction honors in 2009 and annually from 2011-2021. Additionally he achieved the Top 2% (Platinum Award) of brokers in the national Coldwell Banker Commercial network in 2015 2017 2020 2021. He is the only broker in greater Mankato to hold the prestigious SIOR CPM and CCIM commercial real estate designations. Prior to his work at CBC Fisher Group he was President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created strong programming in the areas of community marketing workforce development housing development public policy and tourism. Schooff serves on several non-profit boards including the Mankato Area Foundation and Feeding Our Communities Partners (Backpack Food Program) among others. He also serves periodically as an adjunct instructor in the Urban and Regional Studies Institute at Minnesota State University Mankato teaching courses in Community Leadership Economic Development and Downtown Revitalization.

### Education

B.S. Iowa State University; Journalism M.S. Iowa State University; Community and Regional Planning

### Memberships

SIORCCIMCPM

NAI North Star  
1400 Madison Avenue Suite 730  
Mankato, MN 56001  
507.995.5392



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### Cate DeBates

CSO | Principal Broker

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MN #40913079

### Professional Background

Cate DeBates is a dynamic commercial real estate visionary and the Chief Strategy Officer and Principal Broker at NAI North Star, where she spearheads firm-wide growth initiatives and leads the sales and leasing practice across Southern Minnesota's most impactful market sectors. With more than six years of high-velocity commercial brokerage experience, Cate has consistently delivered measurable value for investors, landlords and occupiers across industrial, land, office, retail and multifamily property types.

In her dual role as a strategic leader and transaction specialist, Cate integrates deep market intelligence with purpose-driven execution to optimize outcomes for clients. Her leadership in design-to-delivery marketing and brand strategy at NAI North Star fortifies the company's market reputation and strengthens deal flow and visibility in competitive environments. Cate's ability to align brand narrative with transactional execution enables stakeholders to engage with confidence throughout the asset lifecycle.

Prior to launching NAI North Star's impactful presence in the region, Cate built her foundation in commercial brokerage at Coldwell Banker Commercial, where she was recognized with the Global Pathfinder in Innovation Award—a testament to her creative deal structuring and client-centric approach. Her background also encompasses executive leadership in marketing and sales for the top-performing office in Minnesota, solidifying her expertise in driving performance both on the brokerage floor and through strategic brand positioning.

Cate's transactional achievements include closing in excess of \$20M in brokerage transaction volume and shepherding the leasing of more than 500,000 square feet of commercial space—benchmarks that underscore her capacity to close complex deals and unlock value across asset classes.

Beyond brokerage performance, Cate champions community engagement and thought leadership. She serves on local boards and advisory committees—ranging from economic development initiatives to philanthropic efforts—furthering connectivity between commercial real estate, civic growth and sustainable market development.

Cate holds both a Bachelor of Science in Public Relations and a Master's in Educational Leadership from Minnesota State University, Mankato. She has also completed foundational CCIM coursework, reinforcing her analytical expertise in investment strategy and market valuation.

At NAI North Star, Cate continues to set the benchmark for performance-driven real estate brokerage—anchoring her practice in data-informed strategy, client advocacy, and brand excellence that maps to real-world returns.

### Education

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