



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR LEASE

CBCFISHERGROUP.COM

BRIDGE PLAZA

Price Upon Request

201 North Riverfront Drive
Mankato, MN 56001

AVAILABLE SPACE
1,535 - 7,922 SF

FEATURES

- Class A Mixed Use Space
- Restaurant and Spec Floor Plans Available Upon Request
- Private Downtown Parking Lot and Covered Parking Available
- Panoramic Views of Downtown and the River Bluff



BROKER CONTACT

Landon Brown
507.625.4715
landon@cbcfishergroup.com

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**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



BRIDGE PLAZA
PROPERTY SUMMARY

LEASE



OFFERING SUMMARY

Available SF:	1,535 - 2,690 SF
Lease Rate:	Price Upon Request
Year Built:	2020
Building Size:	69,000 SF
Zoning:	CBD

PROPERTY OVERVIEW

This new development is a mix of upscale office and retail users, along with luxury urban living on the upper floors. The building is five stories with 30,000+ SF of Class A commercial space and six luxury apartments with Vetter Stone precast structure, and Kasota Stone exterior. The building has a grand entrance, low E tinted windows, a spiral stair case, optimal sound dampening, and a large exterior parking lot.

LOCATION OVERVIEW

Property is located on the corner of Riverfront Drive and Plum Street with easy access to HWY 169 and 14. Within walking distance to many downtown amenities including the Mayo Clinic Health System Event Center, shopping district, grocery, and outdoor music venues.

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BRIDGE PLAZA
ADDITIONAL PHOTOS

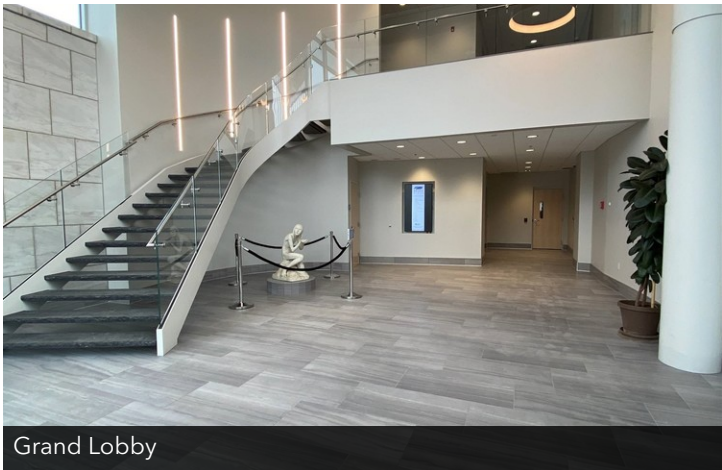
LEASE



Exterior



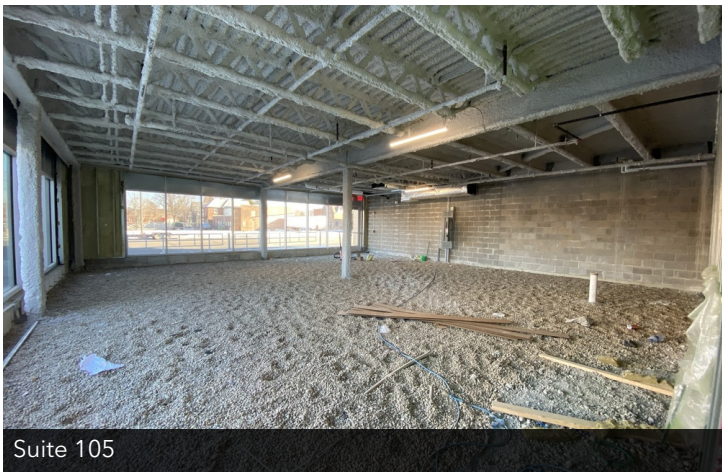
Exterior



Grand Lobby



Second Floor Training Room



Suite 105



Suite 400

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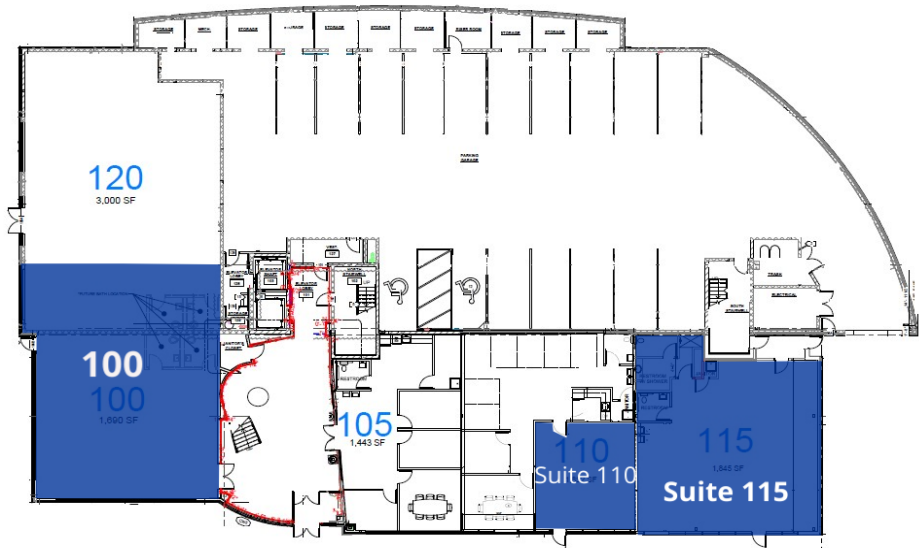
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BRIDGE PLAZA
FLOOR PLANS

LEASE

LEASE TYPE | NNN TOTAL SPACE | 1,535 - 2,690 SF LEASE TERM | Negotiable LEASE RATE | Price Upon Request



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 100	Available	2,690 SF	NNN	Price Upon Request
Suite 110	Available	1,852 SF	NNN	Price Upon Request
Suite 115	Available	1,845 SF	NNN	Price Upon Request

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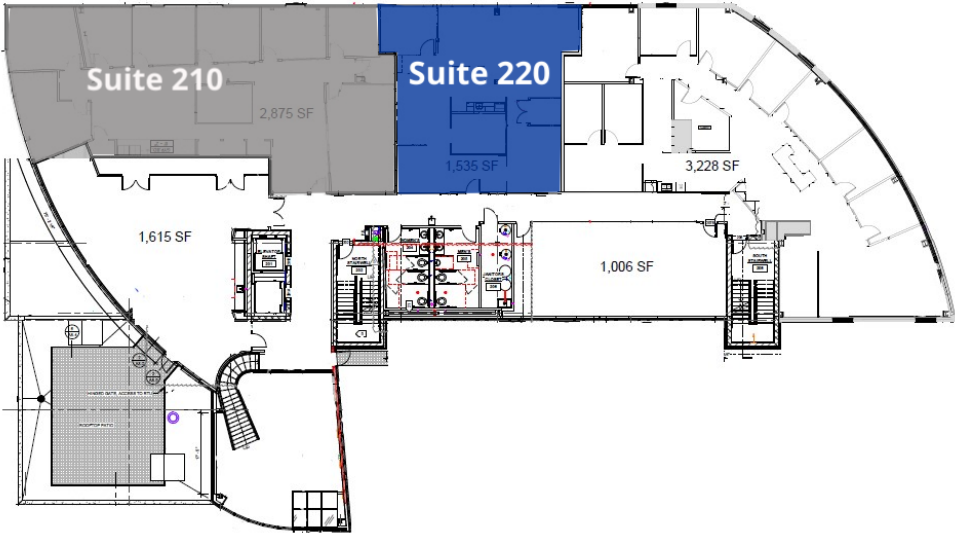
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BRIDGE PLAZA
FLOOR PLANS

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LEASE TYPE | NNN TOTAL SPACE | 1,535 - 2,690 SF LEASE TERM | Negotiable LEASE RATE | Price Upon Request



UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 220	Available	1,535 SF	NNN	Price Upon Request

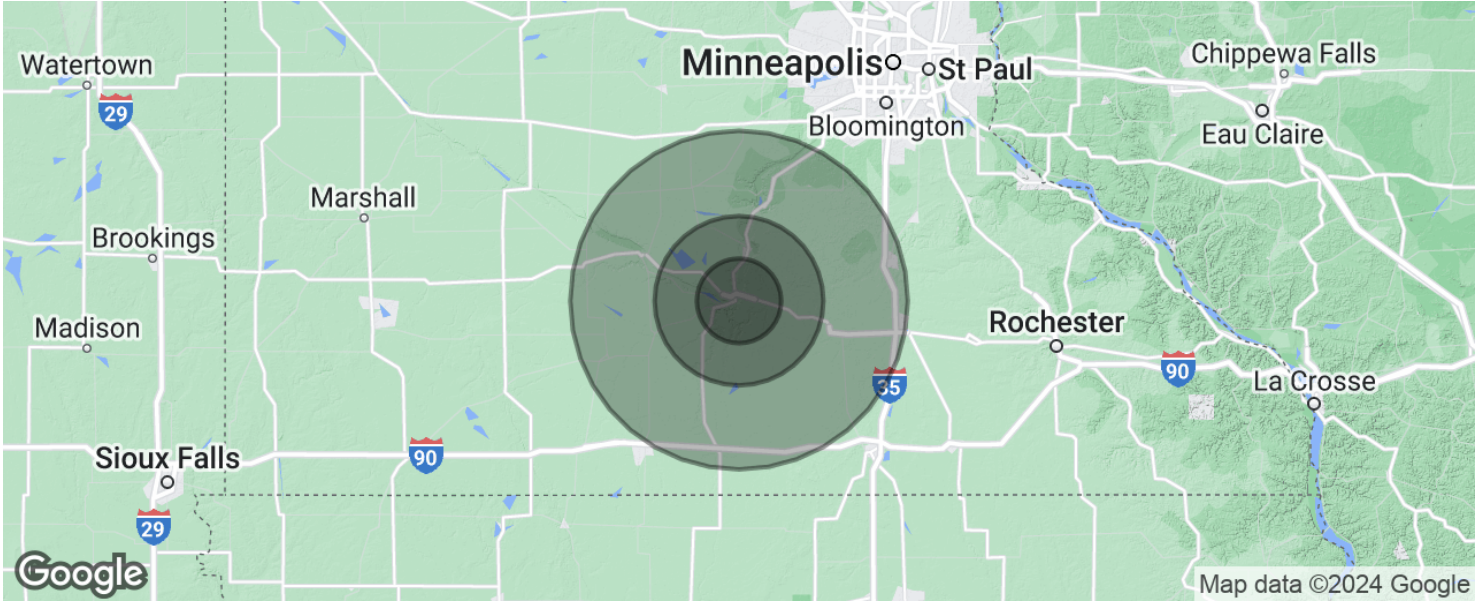
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BRIDGE PLAZA
DEMOGRAPHICS

LEASE



POPULATION	10 MILES	20 MILES	40 MILES
Total population	89,022	131,576	274,190
Median age	30.9	33.0	36.0
Median age (Male)	30.0	32.2	35.1
Median age (Female)	32.8	34.5	37.2
HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total households	33,729	49,990	105,211
# of persons per HH	2.6	2.6	2.6
Average HH income	\$60,615	\$62,276	\$62,772
Average house value	\$194,171	\$199,688	\$201,264

* Demographic data derived from 2020 ACS - US Census



BRIDGE PLAZA
RETAILER MAP

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BROKER BIOGRAPHY

LEASE



LANDON BROWN

Commercial Sales and Leasing Agent

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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!

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