



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR LEASE

CBCFISHERGROUP.COM

# MADISON EAST CENTER

Negotiable

1400 Madison Ave  
Mankato, MN 56001

AVAILABLE SPACE  
747 - 3,696 SF

## FEATURES

- High traffic corner location
- Ample parking
- Excellent visibility from two major roadways



## BROKER CONTACT

Dain Fisher  
507 625 4715  
[dain.fisher@cbcfishergroup.com](mailto:dain.fisher@cbcfishergroup.com)

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



# MADISON EAST CENTER

PROPERTY SUMMARY

LEASE



## OFFERING SUMMARY

Available SF:	747 - 3,696 SF
Lease Rate:	Negotiable
CAM/Taxes	\$5.40/SF (Est. 2019)
Lot Size:	5.0 Acres
Building Size:	320,592 SF
Zoning:	B-3

## PROPERTY OVERVIEW

Madison East is Mankato's largest re-purposed retail property. Now home to major medical groups, national retailers, hospitality and service providers including: Mayo Clinic Health System, Mankato Clinic, Rasmussen, JoAnn Fabrics and other well established businesses, this building is established and a highly visible for any office or retail tenant.

In 2019, additional tenant spaces were built to the east, facing Victory Drive. Spaces start at 1,971 SF and could accommodate up to 6,000+ SF. Vanilla Shell with new exterior façade.

Newer exterior façade and many ongoing interior updates throughout. Competitive lease rates for this desirable location!

## LOCATION OVERVIEW

Located at one of the busiest intersections in Mankato, MN at Madison Avenue and Victory Drive, Madison East Center is a viable and unique property.

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MADISON EAST CENTER  
AVAILABLE SPACES

LEASE



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	747 - 3,696 SF	Lease Rate:	Price Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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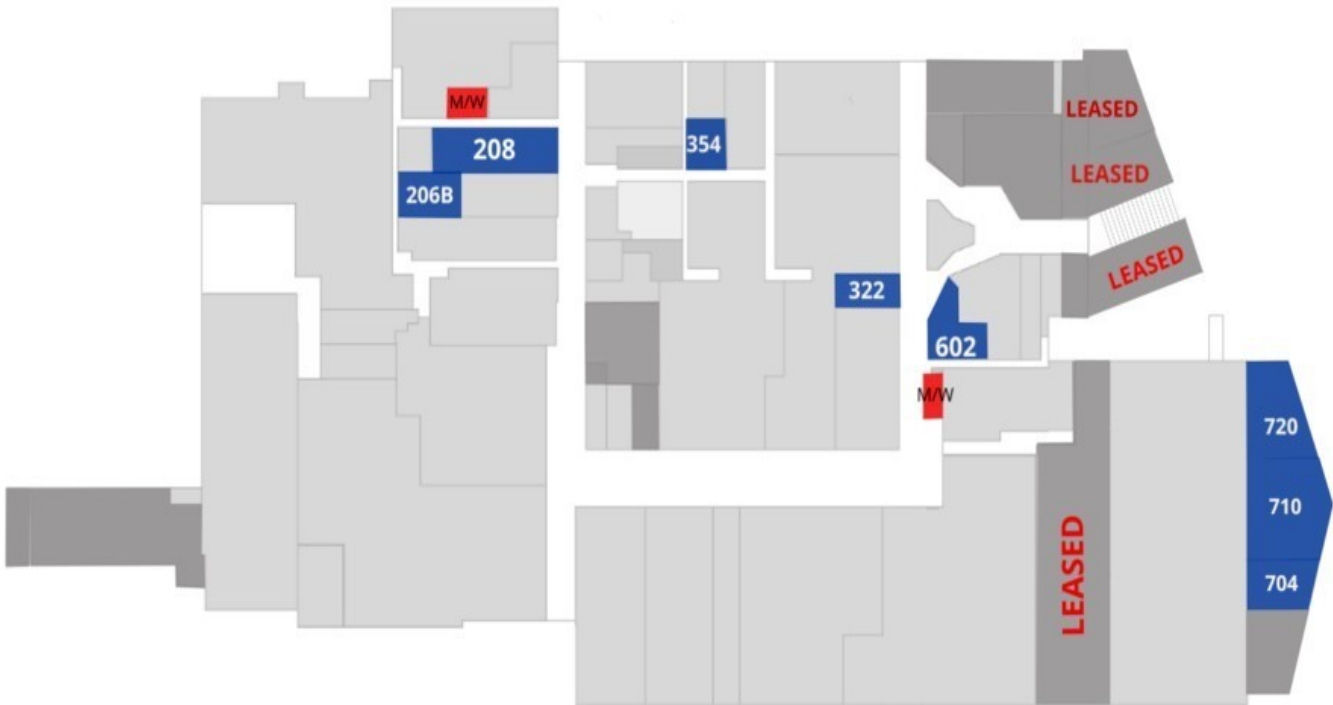
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## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	747 - 3,696 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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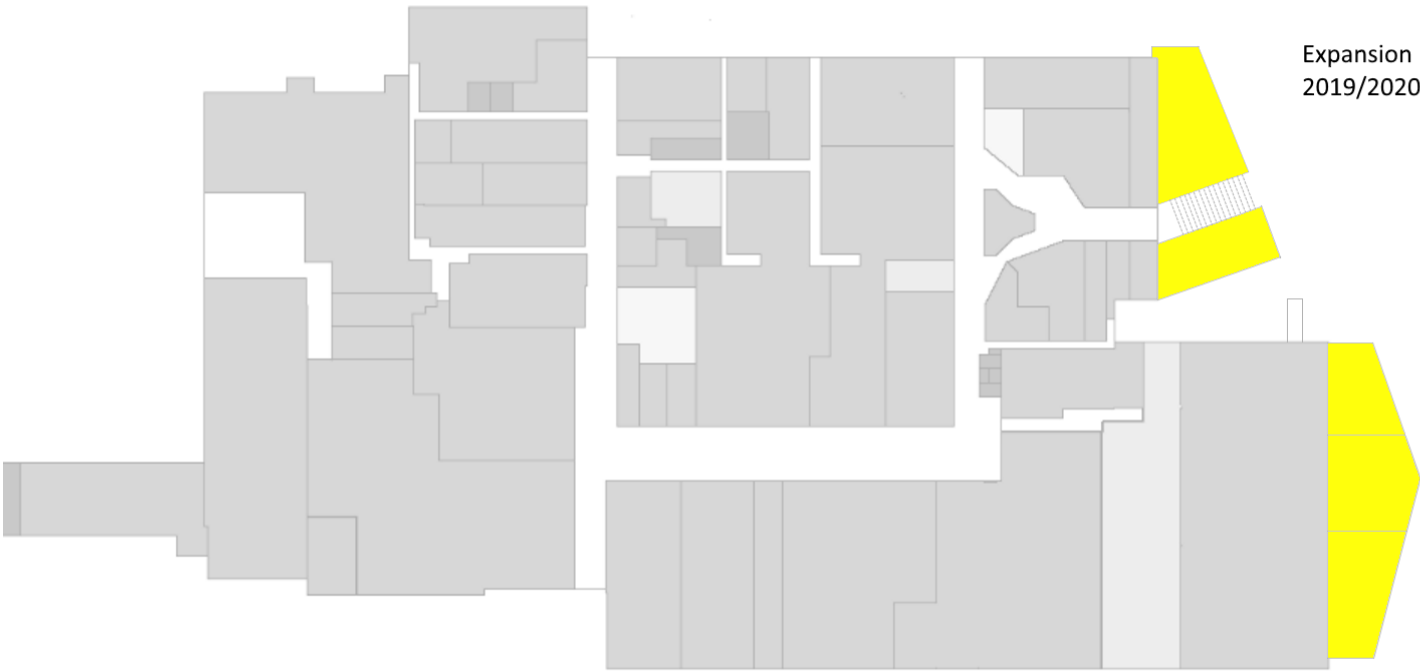
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**MADISON EAST CENTER**  
2020 EXPANSION PROJECT

LEASE



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MADISON EAST CENTER  
RETAILER MAP

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## MADISON EAST CENTER

BROKER BIOGRAPHY



### DAIN FISHER

Managing Broker | Owner | CCIM

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**Direct:** 507.625.4715 | **Cell:** 507.469.0545

### 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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