



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR LEASE

## EXCEL DRIVE - 1976 NEW OFFICE SPACE

N/A

1976 Excel Drive  
Mankato, MN 56001

AVAILABLE SPACE

### FEATURES

- New Construction
- Highway Access
- Gross Lease -- Affordable Office Space
- Full Bath with Shower
- Kitchen with Dishwasher, Stove and Fridge



### OFFICE

David Schooff CCIM SIOR CPM  
507 382 2403  
david@cbcfishergroup.com

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



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LEASE



LEASE RATE	N/A
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## OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Building Size: 10,000 SF

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## PROPERTY OVERVIEW

Rent includes all utilities. Suite located in new-build warehouse of Alliance Contracting. Includes office space and kitchen.

## LOCATION OVERVIEW

Located just off MN Highway 22 and less than 1 mile from the new County Road 12 and four-lane Highway 14 access. Near highway commercial and industrial in the Eastwood Business Park.





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MAIN ENTRANCE/LOBBY

KITCHEN/ENTRYWAY



OFFICE/CONFERENCE ROOM

OFFICE/CONFERENCE ROOM

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FULL BATH

FULL BATH SHOWER



KITCHEN

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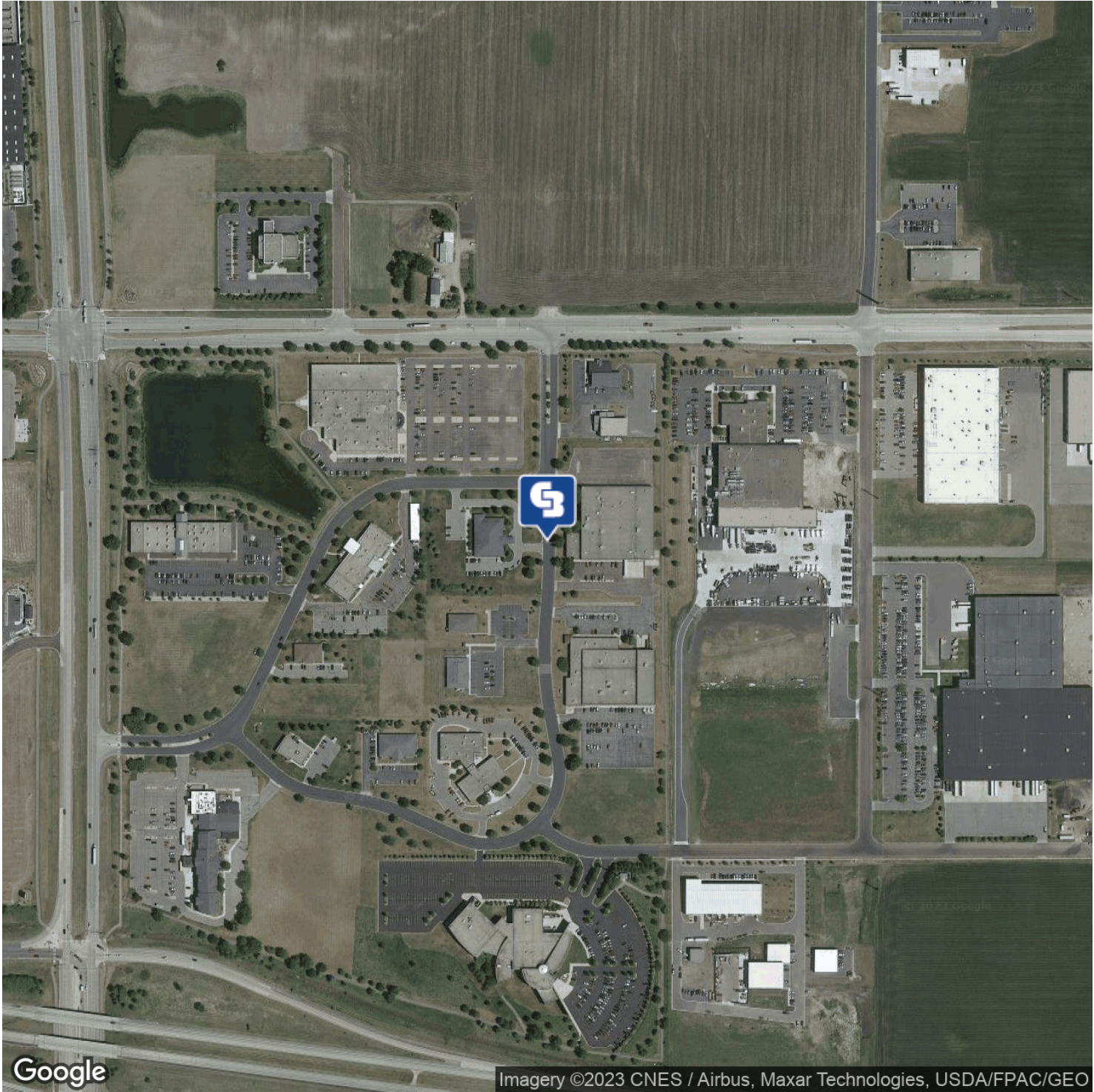




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### DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

Direct: 507.382.2403 | Cell:

#### PROFESSIONAL BACKGROUND

David Schooff is the president, managing broker and owner of Fisher Group, the leading commercial brokerage, management, and development firms in Southern Minnesota. In his role at Coldwell Banker Commercial Fisher Group, he manages the day-to-day of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial, and multi-family.

Schooff was named president of Coldwell Banker Commercial Fisher Group in 2006. After earning his Broker Designation in December of 2008, he became the designated Managing Broker at the company. Schooff consistently ranks as one of Coldwell Banker Commercial's Top 2 brokers worldwide with a personal career transaction volume near \$1 billion.

In 2011, Schooff earned his CCIM designation and in 2015 he earned his SIOR designation, which is the highest designation one can receive in commercial real estate. He is the only broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations. Most recently, he received his CPM and is the only designee in the Greater Mankato area.

David has a MCRP and a BS in journalism/mass communication from Iowa State University. Over his 20-year career, he has served on numerous community and statewide boards of directors including the Mankato Area Foundation, Minnesota State University Hoops Club. Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. He is an avid sports fan and enjoys traveling with his wife Michelle who he has been married to for over 17 years.

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