



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

ST. ANDREWS OFFICE SPACE

125 St. Andrews Court
Mankato, MN 56001

AVAILABLE SPACE
15,000 SF

ASKING PRICE
Price Upon Request

FEATURES

- Turn Key Office Space
- Large Parking Lot
- Multi-Tenant Lease Potential
- High-End Finishes



OFFICE

Landon Brown
507.625.4715
landon@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



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SALE PRICE	PRICE UPON REQUEST
OFFERING SUMMARY	
Available SF:	120 - 2,008 SF
Building Size:	15,000 SF
Lot Size:	1.25 Acres
Taxes:	\$4.89/SF (2019)

PROPERTY OVERVIEW

Excellent large-scale office space in growing hilltop Mankato. This property is made up of two buildings (East and West) and are adjoined by a hallway with a fire-safe door, key pad entry system and shared outdoor terrace. Both buildings are two floors, which could be subdivided to accommodate multiple tenants. The West building has a beautiful grand entrance lobby with stone fireplace feature. The East building was added in 2014. Both buildings have two floors of offices, full kitchens/break-rooms, large and small conference rooms and a variety of executive office suites.

LOCATION OVERVIEW

Located just off Victory Drive, this property has high traffic counts and spacious parking. Surrounded by local and national businesses/retailers such as Buffalo Wild Wings, Home Depot, Drummer's Garden Center, Boulder Tap House and Fleet Farm. This property is also seated next to the Westwood Business Park and less than one mile from Highway 14.

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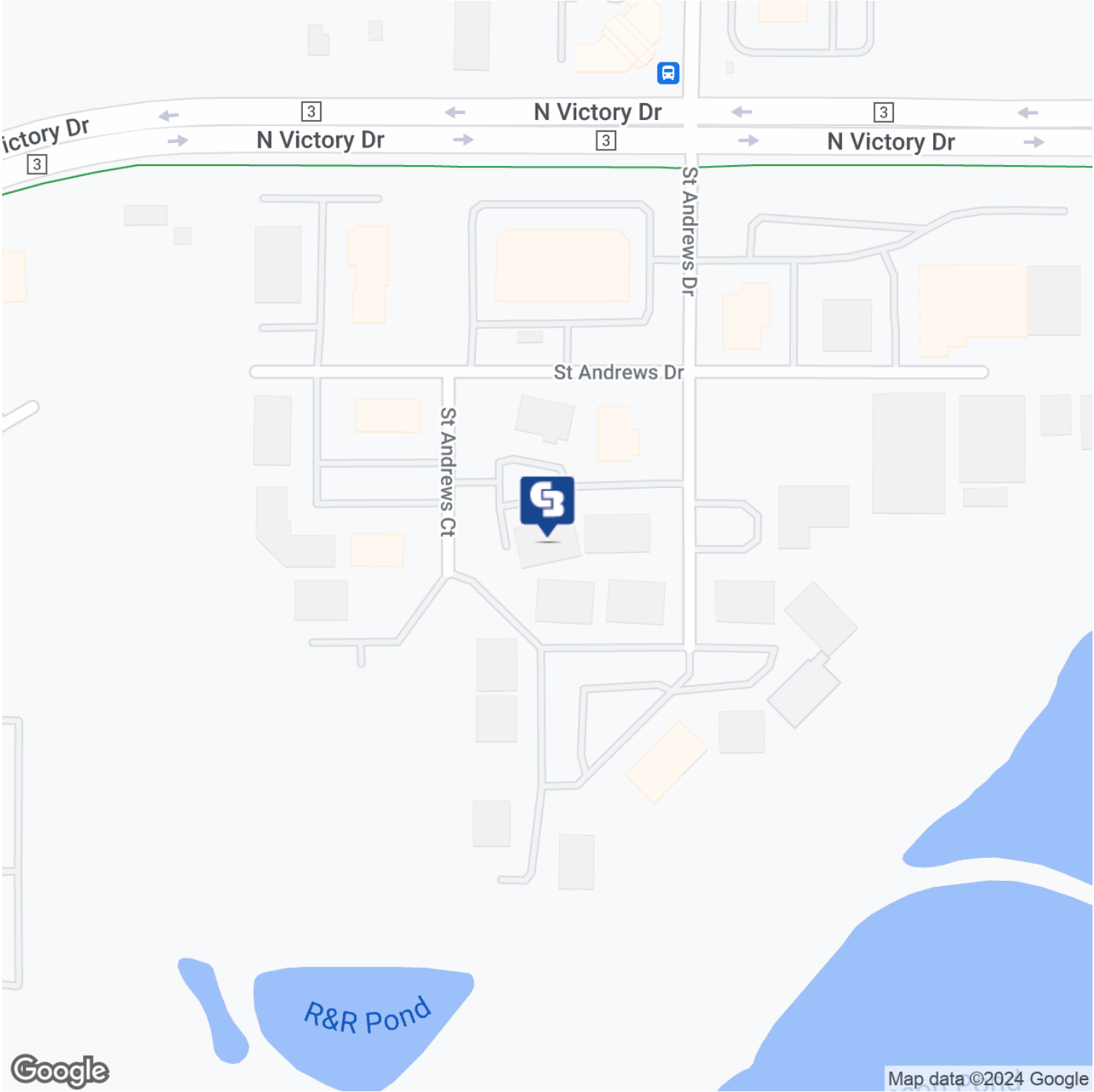
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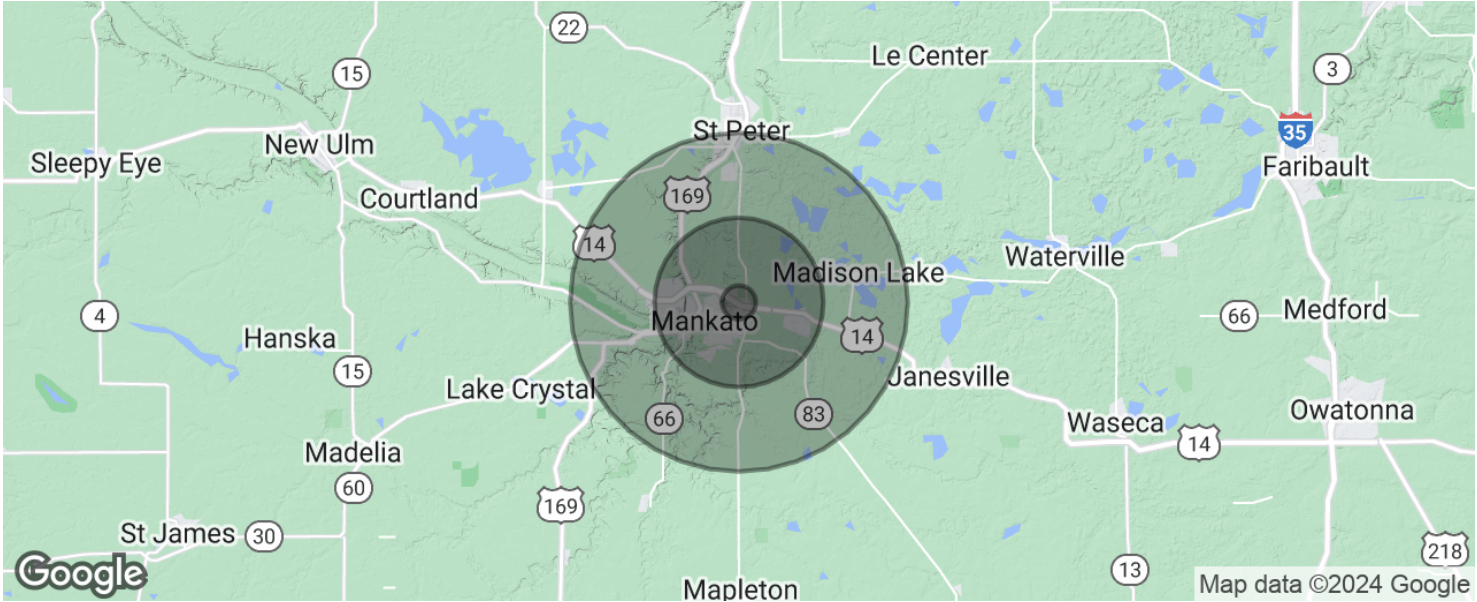
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,518	60,080	92,990
Median age	42.5	29.5	30.7
Median age (Male)	37.1	28.5	29.9
Median age (Female)	48.2	31.4	32.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,135	22,882	34,790
# of persons per HH	2.2	2.6	2.7
Average HH income	\$59,092	\$55,877	\$61,029
Average house value	\$183,732	\$183,566	\$196,145

* Demographic data derived from 2020 ACS - US Census

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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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