



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

CITY CENTER OFFICE INVESTMENT

Price Upon Request

220 E Main St
Mankato, MN 56001

FEATURES

- Premier Corner (Main & Broad Street)
- Private Parking Lot
- Professional Tenant Mix
- Renovated in 2019
- Centrally Located with Excellent Visibility



BROKER CONTACT

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

FOR LEASE

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CITY CENTER OFFICE INVESTMENT

PROPERTY OVERVIEW

LEASE



OFFERING SUMMARY

Available SF:	950-6,000 SF
Lease Rate:	Price Upon Request
Lot Size:	0.61 Acres
Year Built:	1964
Building Size:	21,510 SF
Zoning:	CBD - Central Business District
VPD	16,100 (2017)

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PROPERTY OVERVIEW

Sign a lease today and have a renovated space to grow your business in 2022! With competitive rates, a great location and other professional tenants -- you will love 220 Main! This affordable office suite has an brand new interior, updated exterior, appealing entry way with updated tile, paint, and stairs. The building has private offices, wide open space for reception or meeting room, and high industrial ceilings.

LOCATION OVERVIEW

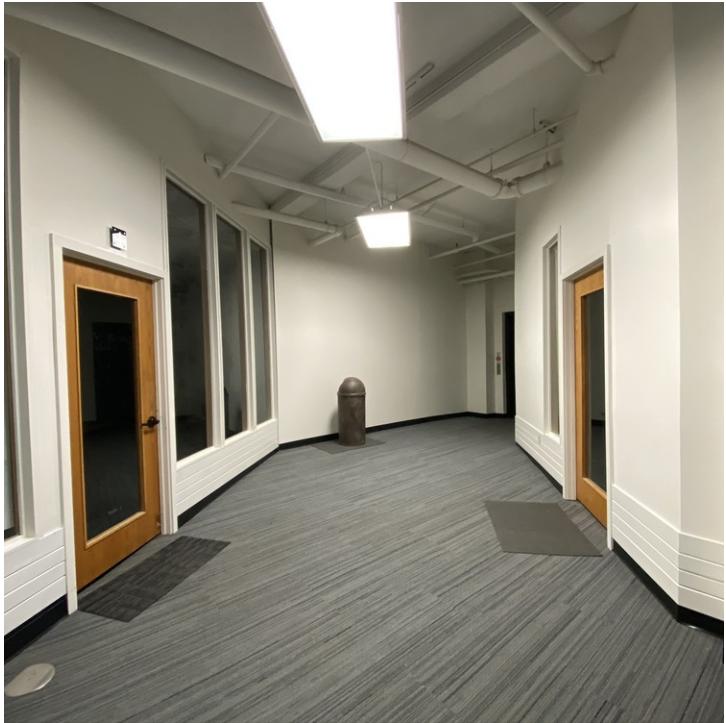
This property is located in downtown Mankato off Main Street and Second Street -- a high traffic corner. The building is centrally located with excellent visibility from Main Street and Veterans Bridge, and is just two blocks from downtown thoroughfare, Riverfront Drive. This professional office building is walking distance from Mankato's entertainment district including the Mayo Clinic Health Systems Event Center, Vetter Stone Amphitheater, nightlife, shopping and hospitality.



CITY CENTER OFFICE INVESTMENT

ADDITIONAL PHOTOGRAPHS

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CITY CENTER OFFICE INVESTMENT

ADDITIONAL PHOTOS

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CITY CENTER OFFICE INVESTMENT
FLOOR PLAN

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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Price Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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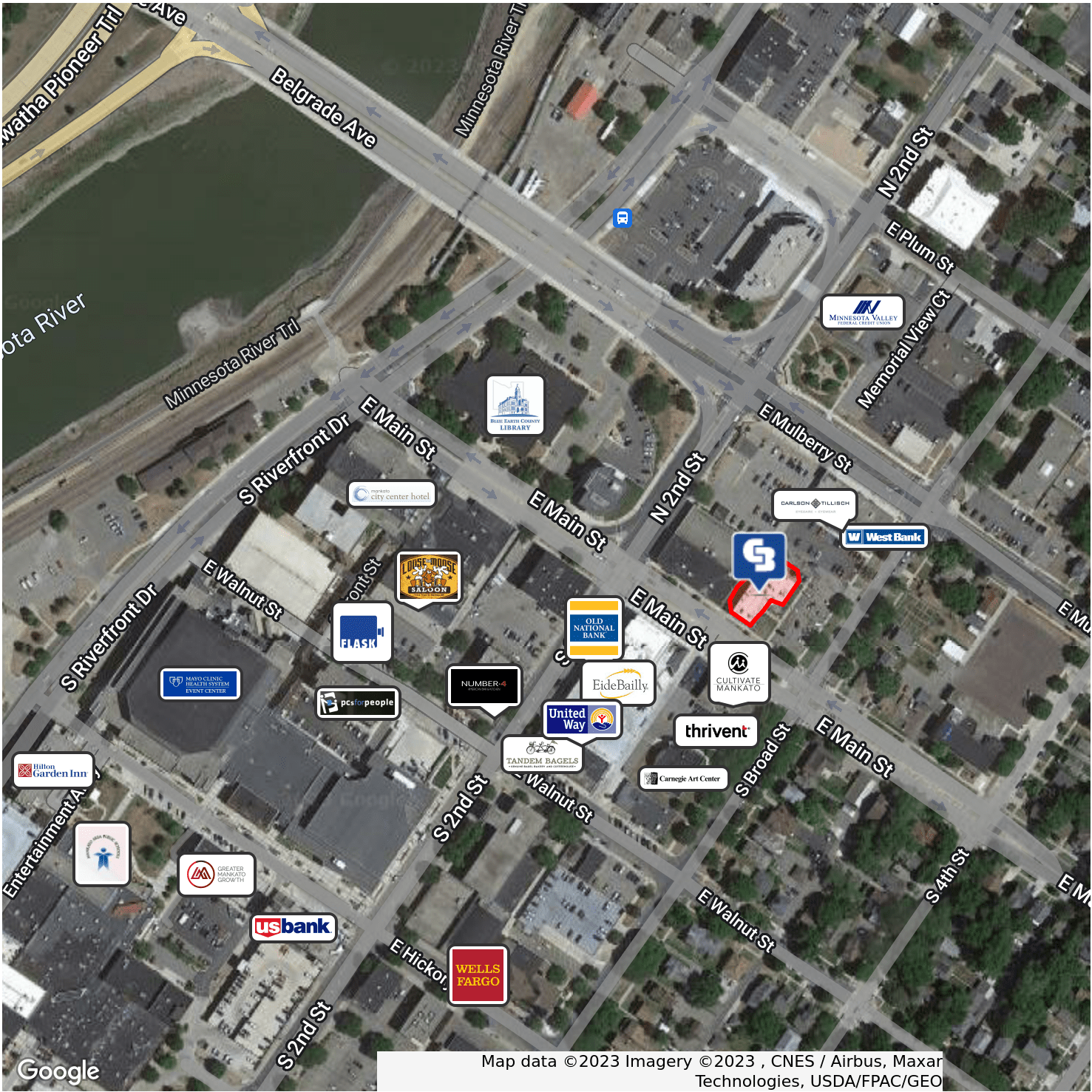
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CITY CENTER OFFICE INVESTMENT

RETAILER MAP

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CITY CENTER OFFICE INVESTMENT

BROKER BIOGRAPHY

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ROSIE BRUNMEIER

Commercial Agent Sales & Leasing

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PROFESSIONAL BACKGROUND

Rosie Brunmeier has been active in the real estate industry for more than 60 years in sales, leasing, marketing and financing—with more than half of that at CBC Fisher Group. She was the first female agent to make the move to commercial real estate in Greater Mankato.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

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