

# LEASE

## DOWNTOWN MANKATO OFFICE

709 S Front Street, Suite 3 Mankato, MN 56001



### PROPERTY DESCRIPTION

Private Suite with large reception area or service area plus private office space. Suitable for group sessions or classes. This office Suite has 3 years remaining on an attractive GROSS LEASE which includes all of the building's operating expenses including utilities. Lots of windows providing natural light and a private parking lot for Tenants and their clients. IMMEDIATE POSSESSION AVAILABLE!

### LOCATION DESCRIPTION

Located in the heart of Downtown Mankato's office, retail and food district on historic South Front Street.

### PROPERTY HIGHLIGHTS

- Immediate Possession
- Affordable Gross Lease
- Private Office, Storage, and Large Reception Area

### OFFERING SUMMARY

Lease Rate:	Price Upon Request
Number of Units:	1
Available SF:	
Building Size:	677 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,892	19,988	27,928
Total Population	11,919	53,093	72,373
Average HH Income	\$45,739	\$55,450	\$58,291

**Rosie Brunmeier**  
507 340 2463  
rosie@cbcfishergroup.com



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FISHER GROUP

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ADDITIONAL PHOTOS



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### FLOOR PLAN



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## DOWNTOWN MANKATO OFFICE

AERIAL / RETAILER MAP



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709 S Front Street, Suite 3 Mankato, MN 56001



### ROSIE BRUNMEIER

Commercial Agent Sales & Leasing

[rosie@cbcfishergroup.com](mailto:rosie@cbcfishergroup.com)

**Direct:** 507.340.2463 | **Cell:** 507.340.2463

### 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.

### MEMBERSHIPS

Minnesota Real Estate License since 1997

#### Fisher Group

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