

# LEASE

## ST. ANDREWS OFFICE SPACE

125 St. Andrews Court Mankato, MN 56001



### PROPERTY DESCRIPTION

Lease single or multiple offices 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. The West building is occupied by Birkholz Law Office and the main floor of the East building is home to Mankato Music School and Kato Chiropractic. Tenant amenities include high end finish offices, a full kitchen/breakroom, large common conference room and restrooms on each floor.

### LOCATION DESCRIPTION

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.

SPACES	LEASE RATE	SPACE SIZE
East Building - Upper Level	\$12.00 SF/yr	2,008 SF
Single Offices	\$500 per month	120 SF

### PROPERTY HIGHLIGHTS

- Turn Key Office Space
- Large Parking Lot
- High-End Finishes
- Furnishings Negotiable
- Individual Office Leasing Potential

### OFFERING SUMMARY

Lease Rate:	\$12.00 - 50.00 SF/yr (NNN; Gross)
Available SF:	120 - 2,008 SF
Building Size:	15,000 SF
CAM:	\$8/SF/YR (est.)
Amenities:	Common Conference Room Breakroom Courtyard Monument Signage

#### Landon Brown

Commercial Sales and Leasing Agent  
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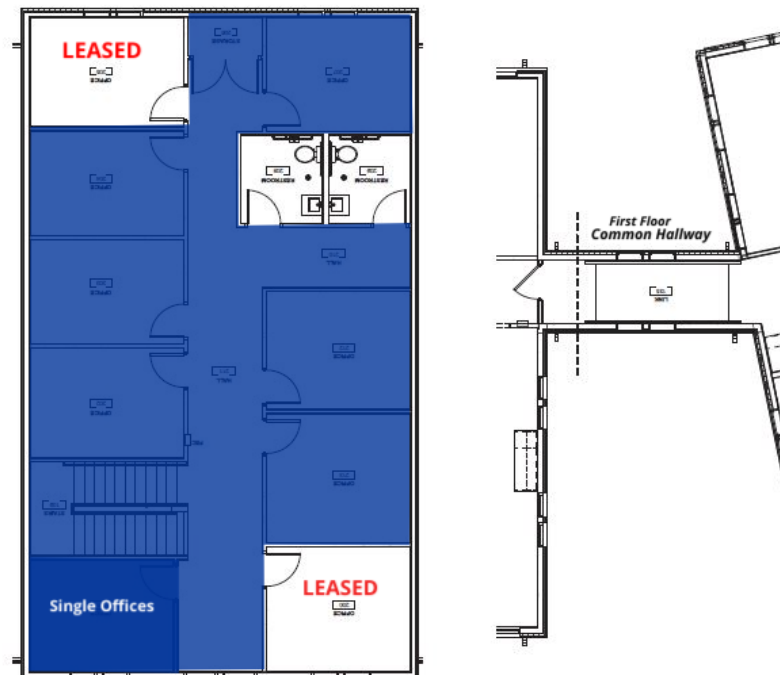


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### FLOOR PLANS



### LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	120 - 2,008 SF	Lease Rate:	\$12.00 - \$50.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
East Building - Upper Level	Available	2,008 SF	NNN	\$12.00 SF/yr
Single Offices	Available	120 SF	Gross	\$500 per month

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### ADDITIONAL PHOTOS



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### AERIAL/RETAILER MAP



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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!

#### Fisher Group

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