

LEASE

FRONT STREET OFFICE FOR LEASE

800 South Front Street Mankato, MN 56001



PROPERTY DESCRIPTION

Lease beautiful offices in downtown Mankato with high-end finishes at competitive pricing. Tenants will enjoy the spacious offices, and shared full kitchen, as well as double dry-walled sound proof offices for extra privacy. The space has many upgrades including a recently resurfaced parking lot. Additional features include men's and women's restrooms, ample storage space, a back entrance and building/door signage. This property has easy access and 15 shared parking spots for clients and staff. Furnishings can be negotiated. For a total of 6 offices, this space boasts professionalism and class. **Call today for a showing, this space won't last long!**

LOCATION DESCRIPTION

Located on Front Street - Mankato's nightlife and entertainment district, tenants benefit from excellent walk-ability to local establishments. This professional shared office building is seated just off main retail thoroughfare, Riverfront Drive. Neighboring properties include the Mankato's Public Safety Center, Family Dollar Retail Strip and popular downtown destinations like the Mayo Clinic Health System Event Center, City Art Walk and Children's Museum of Southern Minnesota.

PROPERTY HIGHLIGHTS

- 6 Offices Downtown
- Resurfaced Parking Lot
- Restrooms and Shared Kitchen
- Building/Door Signage

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Number of Units:	1
Available SF:	
Building Size:	4,191 SF

Cate DeBates
507 676 4327



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PHOTOS



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LEASE SPACE



LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
800 S Front Street	-	2,400 SF	NNN	Price Upon Request

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RETAILER MAP



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FRONT STREET OFFICE FOR LEASE

AGENT BIOGRAPHY



CATE DEBATES

Vice President | Agent

cate@cbcfishergroup.com

Direct: 507.676.4327

PROFESSIONAL BACKGROUND

Cate is the Vice President for Coldwell Banker Commercial Fisher Group, positioning our company as the #1 commercial real estate office in the marketplace, handling our brand and marketing strategy, while engaging new and existing clients. Cate is also a CBC Fisher Group commercial agent, selling and leasing office, retail and industrial property in southern Minnesota. She has closed more than \$10.9M in transactions and sold or leased 231,000+ square feet in 2021. Cate continues to help our sales team grow our portfolio of satisfied owners and tenants. A member of the CBC Worldwide Circle of Distinction, she was also the recipient of the 2021 Pathfinder in Innovation Award. This award is presented annually to the owner, manager, sales professional or Coldwell Banker Commercial affiliate company employee who found an innovative solution to guide their clients or their business to achieve exceptional outcomes in 2021.

Cate is active in the Greater Mankato community, affording CBC Fisher Group the ability to directly communicate to potential clients and tenants in an unassuming and friendly fashion. She stays engaged in the community in a variety of roles including the City Center Partnership Board of Directors, Twin Rivers Council for the Arts Board of Directors, is a founding member of the Women's Giving Circle, Volunteers with the Mankato Area Foundation and was the 2019-2021 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

Cate is a graduate of Minnesota State University, Mankato with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Minnesota State alumna, you can often find her at a Maverick Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their extremely large loveable dogs, Frank and Clark.

RECENT TRANSACTIONS



SOLD!

Industrial | 20,000+SF



LEASED!

Retail/Industrial | 7,000 SF



SOLD!

Retail/Office | 10,000 SF



SOLD!

Multi-Family/Office | 60,000 SF
(3 asset transaction over asking)

Fisher Group

201 North Riverfront Drive Suite 230

Mankato, MN 56001

507.625.4715

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