

# LEASE

## 500 S BROAD STREET

500 S Broad Street Mankato, MN 56001



### PROPERTY DESCRIPTION

Uniquely designed office building shared with one professional tenant. Three separate rooms can be leased together for a discounted rate or separately as needed. Great location and building plan for small office users with affordable rents. Tenants will appreciate the natural lighting from the skylight and large office windows. 24/7 accessibility plus large parking lot adjacent to building. **TENANT BREAK ROOM PLUS LANDLORD PAYS ALL UTILITIES.**

### LOCATION DESCRIPTION

Located in downtown Mankato, this stand alone multi-tenant building has 1 vacancy perfect for the entrepreneur. Consisting of one room, it has lots of natural light from the large floor to ceiling windows. Tenants share large parking lot, breakroom and 2 restrooms. **PRICED FOR IMMEDIATE OCCUPANCY!**

### PROPERTY HIGHLIGHTS

- Small, affordable private office
- Desirable downtown location
- Great visibility on busy corner lot
- Adjacent Parking lot

### OFFERING SUMMARY

Lease Rate:	Price Upon Request
CAM:	\$6.58/SF/YR (2022)
Number of Units:	1
Available SF:	
Building Size:	2,345 SF
Zoning:	3A

**Rosie Brunmeier**  
507 340 2463



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COMMERCIAL**  
FISHER GROUP

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ADDITIONAL PHOTOS



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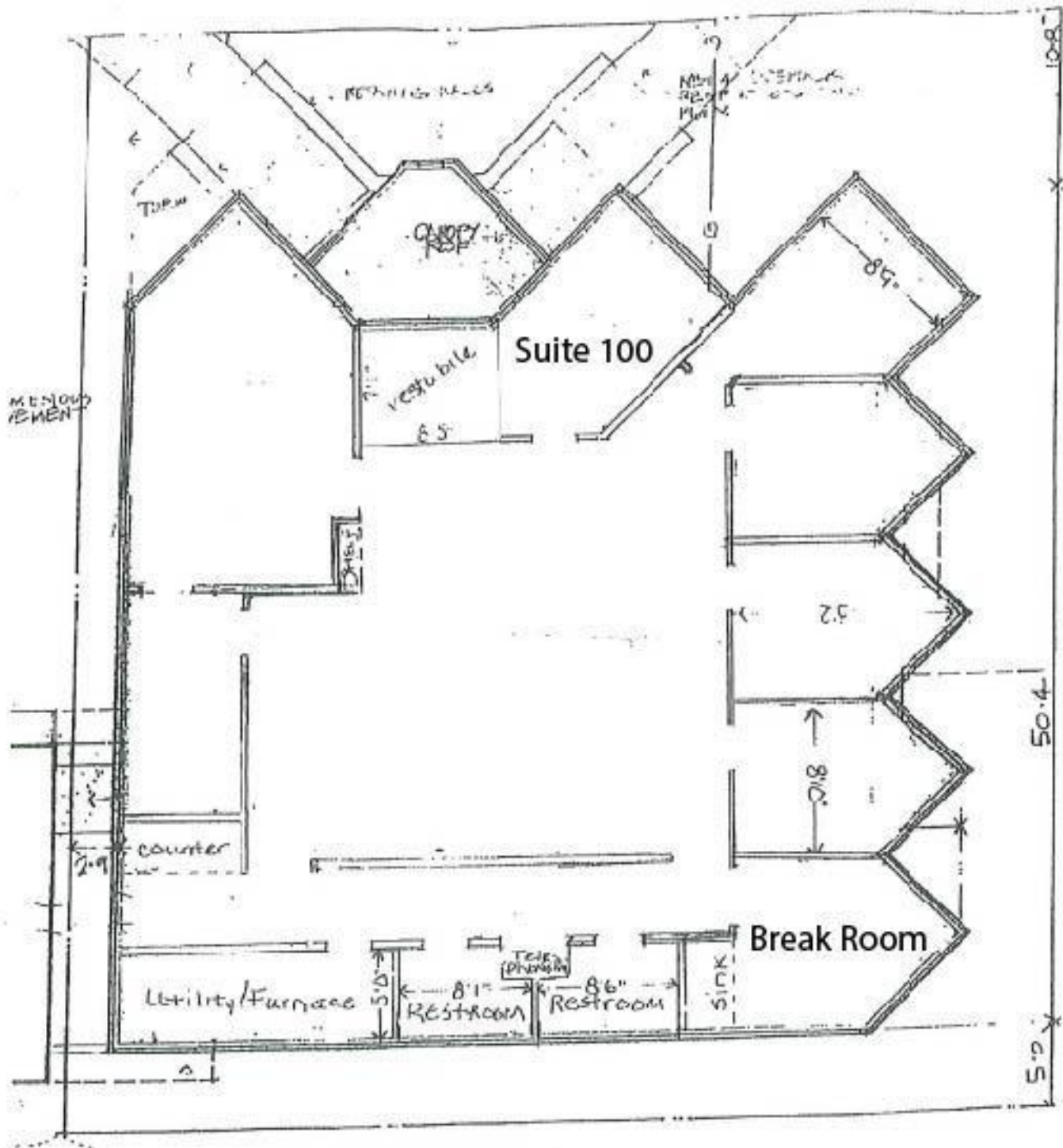
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FLOOR PLAN



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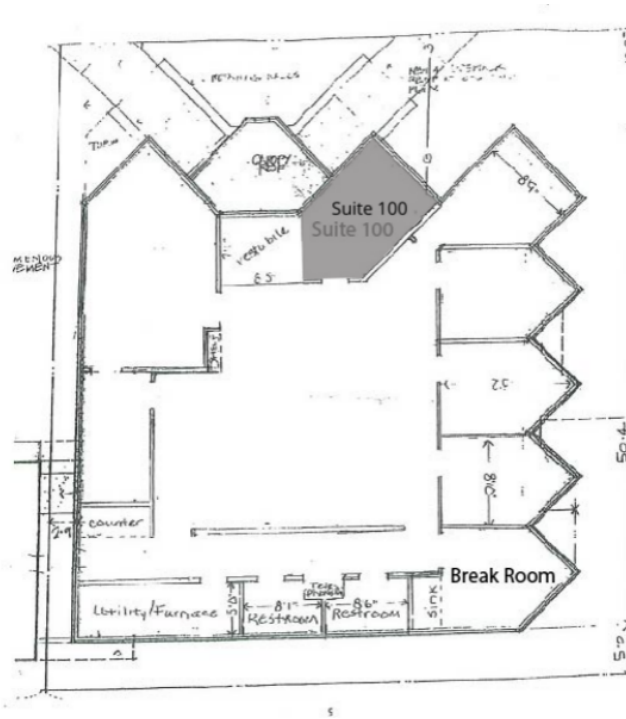


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## LEASE INFORMATION

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

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	-	149 SF	Modified Gross	-	CAM: \$6.58/SF/YR (2022)

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### RETAILER MAP



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