

# MADISON AVENUE - 1600

## FOR LEASE

\$7.00 - 16.50 SF/YR



1600 MADISON AVENUE, MANKATO, MN 56001

### Property Description

Four office suites for lease in the Madison Avenue Commercial Center located in one of the busiest areas in Mankato. Excellent commercial location with great visibility and parking. Other highlights include lobby/waiting room area, reception desk, cabinets, closet/storage space and bonus private hallway for multi-purpose use.

### Property Highlights

- High visibility on high traffic roadway
- Ample drive-up parking
- Modern interior



**David Schooff CCIM SIOR**

507.625.0985

david@cbcfishergroup.com

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## OFFERING SUMMARY

Available SF: 858 - 2,306 SF

Lease Rate: \$7.00 - 16.50 SF/yr (NNN)

Lot Size: 1.97 Acres

Year Built: 1978

Building Size: 22,674 SF

Zoning: B-1 Community Business

## AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Suite 105	\$7.00 SF/yr	NNN	2,306 SF	\$7.34
Suite 106	\$12.25 SF/yr	NNN	1,329 SF	\$7.34
Suite 103	\$16.50 SF/yr	NNN	858 SF	\$7.34
Suite 112	\$12.50 SF/yr	NNN	1,121 SF	\$0.00

## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	24,228	34,334	44,130
Total Population	63,268	90,648	117,319
Average HH Income	\$56,140	\$60,879	\$61,378

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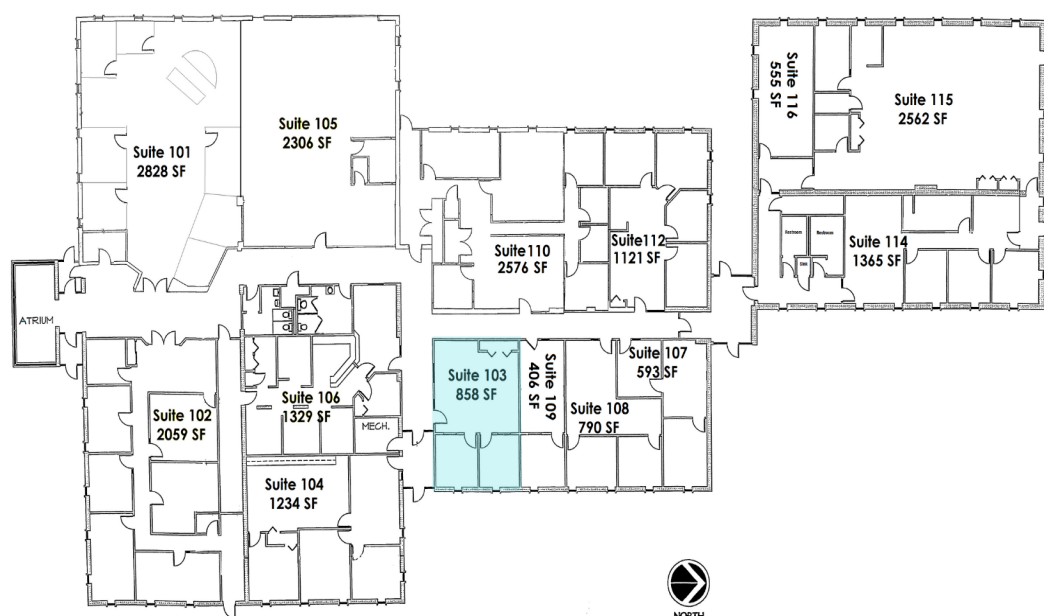


### SUITE DESCRIPTION

This suite has a large reception area and two private offices. Suite 103 will become available March 1, 2019.

### DETAILS

Space Type	Office
Space	Suite 103
Size (SF)	858 SF
Lease Rate	\$16.50 SF/yr
CAM/SF	\$7.34
Lease Term	Negotiable



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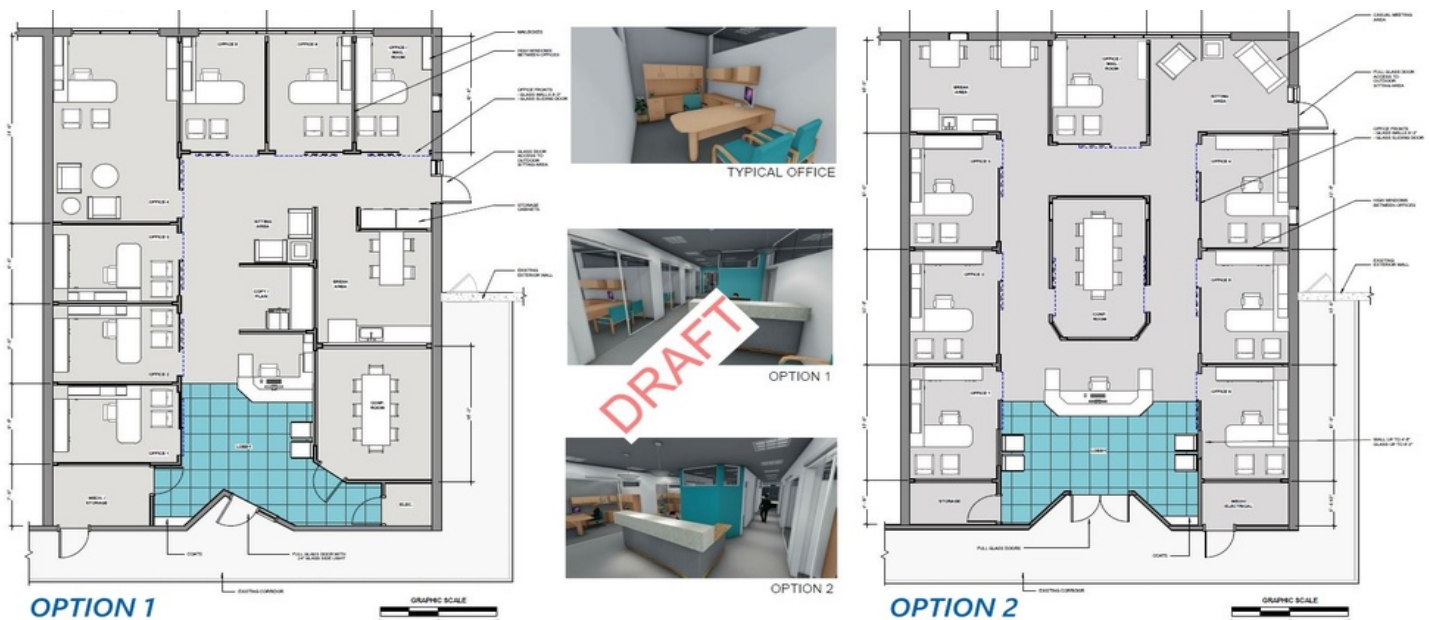


## SUITE DESCRIPTION

This suite is available and ready for a your special touch with multiple design concepts proposed for a remodel. Suite 105 is a large unfinished space featuring concrete and brick tile floors with 2 office build outs. With a high visibility location on Madison Ave and ample off-street parking, this is your opportunity to individualize your space and wow your customers.

## DETAILS

Space Type	Office Building
Space	Suite 105
Size (SF)	2,306 SF
Lease Rate	\$7.00 SF/yr
CAM/SF	\$7.34
Lease Term	Negotiable

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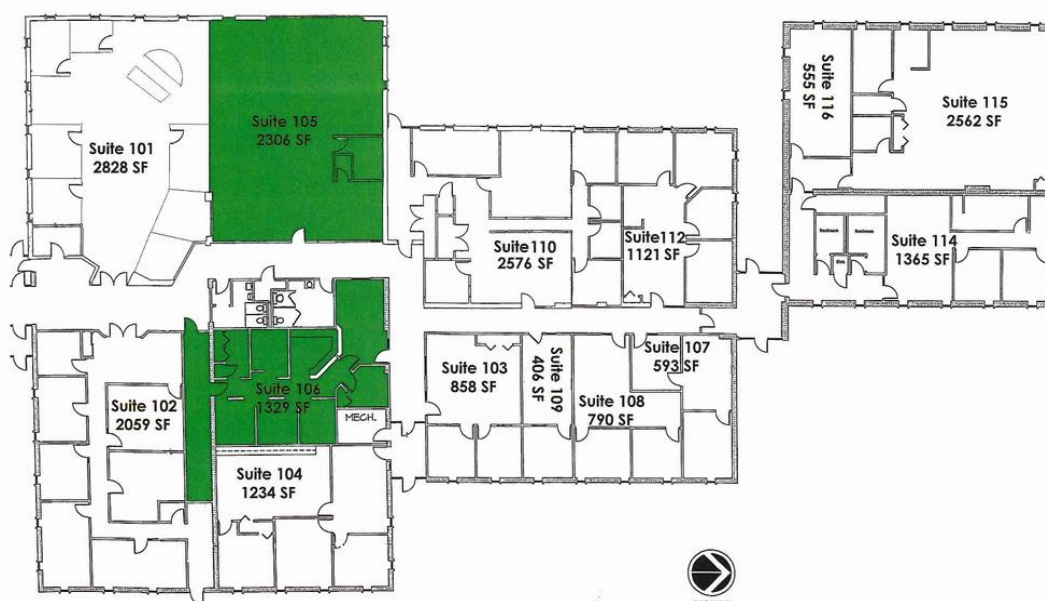
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### DETAILS

Space Type	Office Building
Space	Suite 106
Size (SF)	1,329 SF
Lease Rate	\$12.25 SF/yr
CAM/SF	\$7.34
Lease Term	Negotiable


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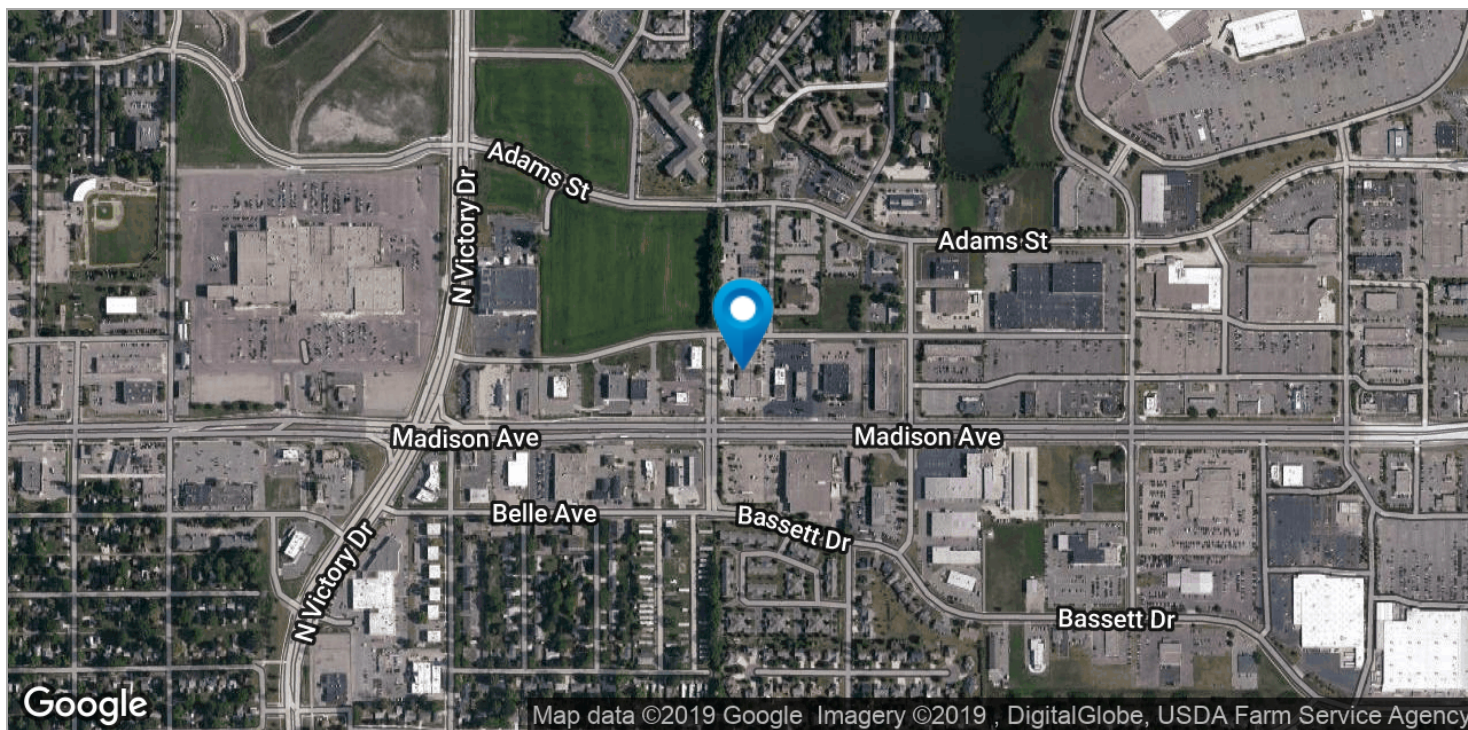
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Google

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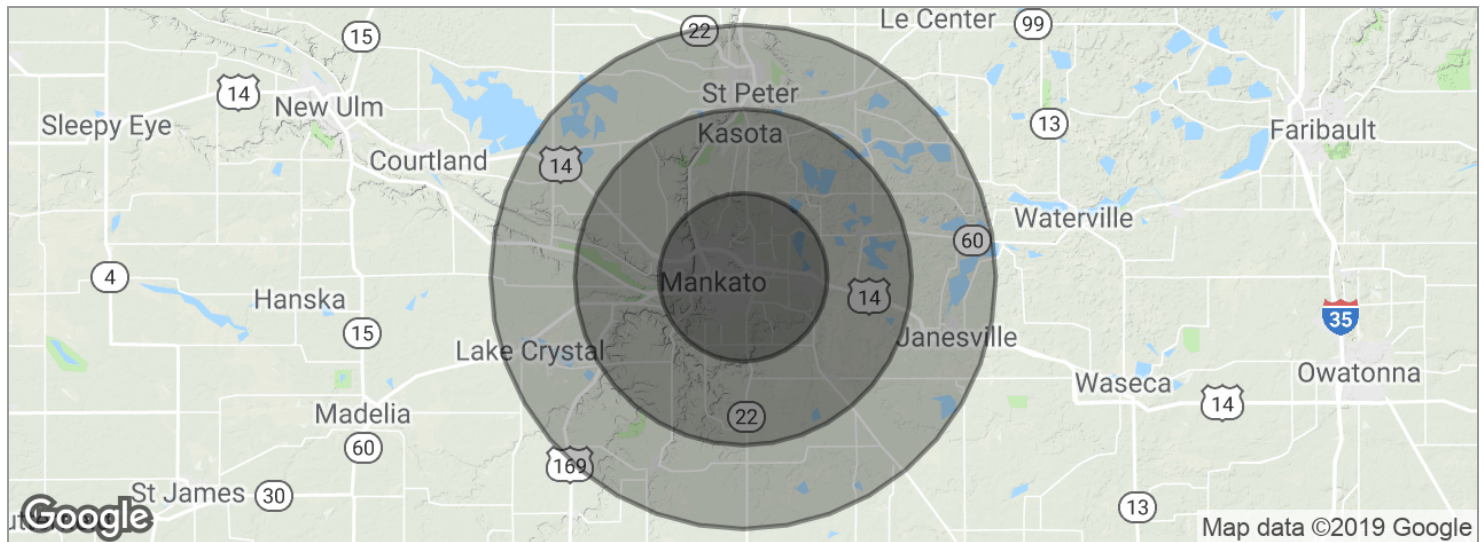
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	63,268	90,648	117,319
Median age	29.7	31.0	31.7
Median age (male)	28.8	30.1	30.8
Median age (Female)	31.6	32.8	33.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	24,228	34,334	44,130
# of persons per HH	2.6	2.6	2.7
Average HH income	\$56,140	\$60,879	\$61,378
Average house value	\$182,573	\$195,353	\$199,494

\* Demographic data derived from 2010 US Census

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