

LANDKAMER BUILDING FOR LEASE \$13.00 SF/YR



124 E. WALNUT STREET, MANKATO, MN 56001

Property Description

The historic Landkamer Building is a jewel in the crown of Mankato's downtown commercial district. Completely renovated in 2005, this building was brought back to its stunning art deco style. The lobby boasts a magnificent water feature and custom designed light fixture. Tenants enjoy free nearby covered parking and a separate lot for guests of the building. Landlord incentives may be available based on lease terms.

Property Highlights

- Beautifully renovated inside and out
- Corner location in the core of downtown Mankato
- Adjacent to the Verizon Civic Center



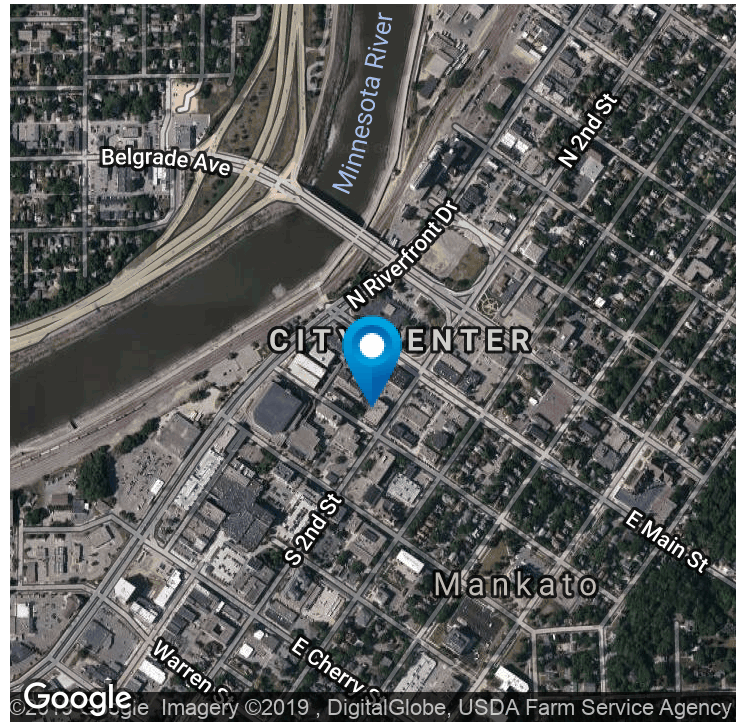
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OFFERING SUMMARY

Available SF: 655 SF

Lease Rate: \$13.00 SF/yr (NNN)

Lot Size: 0.25 Acres

Year Built: 1936

Building Size: 33,301 SF

Zoning: CBD-C - Central
Business District - Core

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Suite 110	\$13.00 SF/yr	NNN	655 SF	\$9.92

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	28,006	33,221	50,748
Total Population	72,718	87,471	134,345
Average HH Income	\$58,396	\$60,812	\$62,522



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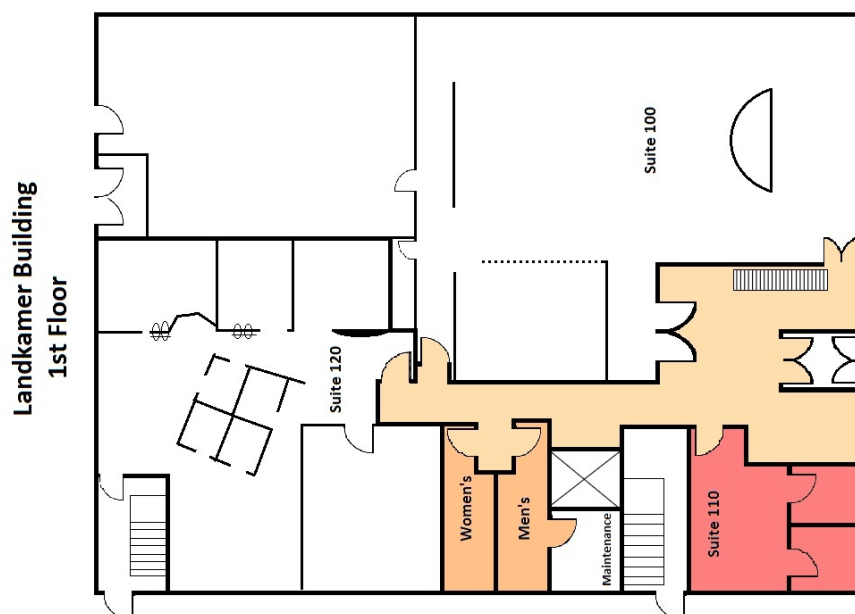
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DETAILS

Space Type	Executive Suites
Space	Suite 110
Size (SF)	655 SF
Lease Rate	\$13.00 SF/yr
CAM/SF	\$9.92
Lease Term	Negotiable



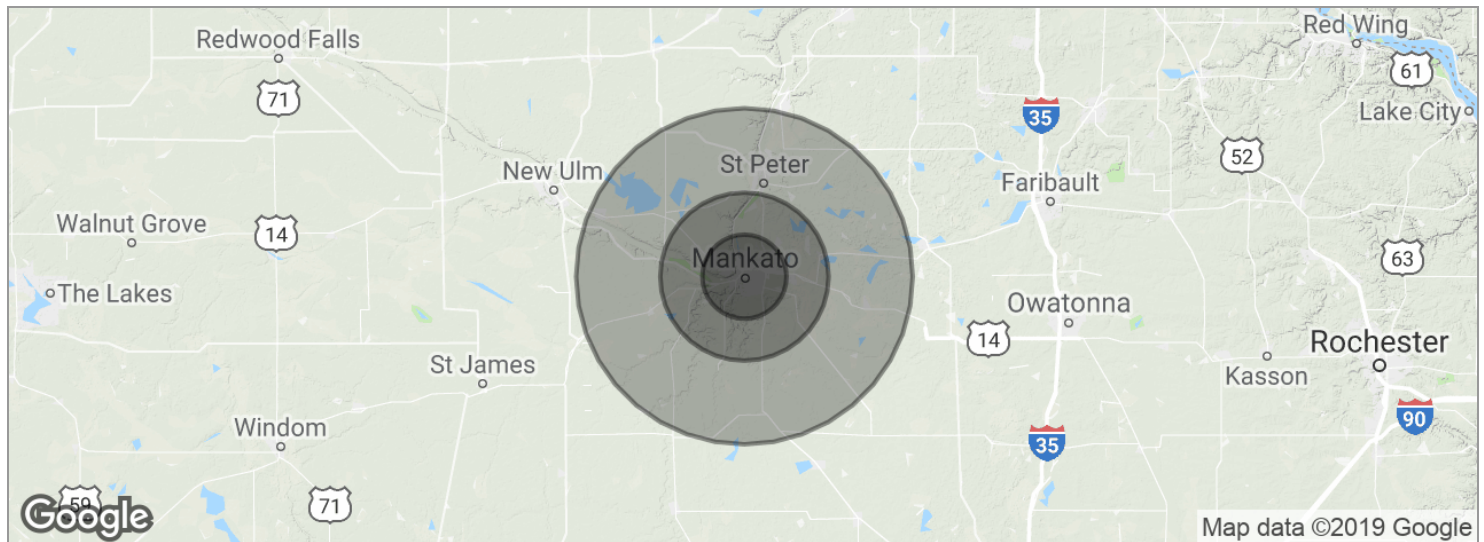
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POPULATION	5 MILES	10 MILES	20 MILES
Total population	72,718	87,471	134,345
Median age	30.5	31.1	32.8
Median age (male)	29.4	30.1	32.0
Median age (Female)	32.7	33.0	34.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	28,006	33,221	50,748
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,396	\$60,812	\$62,522
Average house value	\$185,832	\$193,805	\$199,015

* Demographic data derived from 2010 US Census



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