

# BRIDGE PLAZA FOR LEASE

\$20.00 - 24.00 SF/YR



200 NORTH SECOND STREET, MANKATO, MN 56001

## Property Description

This anticipated new development will be a mix of upscale office and retail users, along with luxury urban living on the upper floors. The building will be 5 stories with 69,000 sf of Class A space and 14 luxury apartments. There are plans for a Bistro and patio, a fitness center, Vetter Stone precast structure and Kasota Stone exterior. The building will have a grand entrance, low E tinted windows, a spiral stair case, optimal sound dampening and a large exterior parking lot. Apartments will have panoramic balcony views of downtown and the beautiful river bluff. Utilities are included in the estimated CAM of \$8.50/sf. Within walking distance to many downtown amenities including the Verizon Center, shopping district, grocery and outdoor music venues.

## Property Highlights

- Class A Mixed Use space available
- Planned Bistro/Patio and Fitness Center
- Off Street Parking



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## OFFERING SUMMARY

Available SF: 5,170 - 11,000 SF

Lease Rate: \$20.00 - 22.00 SF/yr (NNN)

Year Built: 2019

Build Completion: 2020

Building Size: 69,000 SF

Zoning: CBD

## AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
1st Floor	\$22.00 SF/yr	NNN	5,170 SF	\$8.50
2nd Floor	\$20.00 SF/yr	NNN	11,000 SF	\$8.50
3rd Floor-- LEASE PENDING!	\$20.00 SF/yr	NNN	9,000 SF	\$8.50

## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	27,927	33,789	43,117
Total Population	72,563	89,396	114,916
Average HH Income	\$58,402	\$60,576	\$61,534

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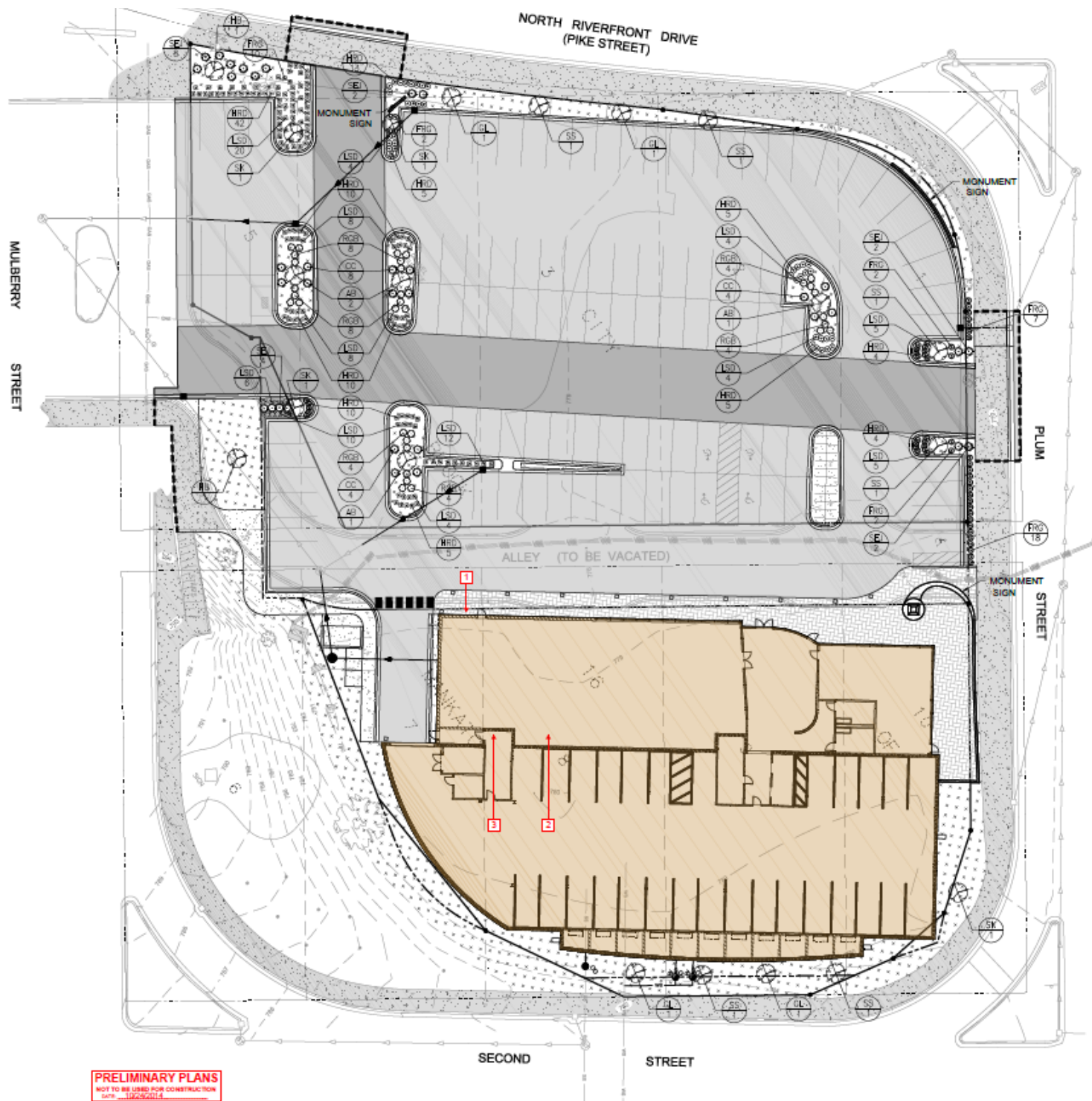
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## BRIDGE PLAZA - FIRST FLOOR

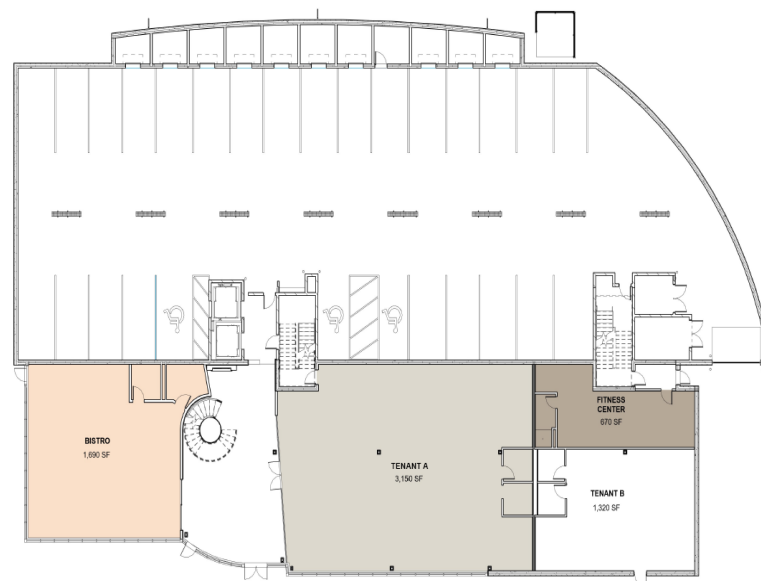


### DESCRIPTION

Ground-level executive suites. Work in the newest Class A building in Mankato, Minn. just steps from the River Walk, The Walking Art Sculpture Tour and a thriving Old Town district filled with local shops and restaurants. Enjoy natural light from your office, or step outside to enjoy the bistro/patio area with colleagues.

### DETAILS

Space Type	Executive Suites
Space	1st Floor
Size (SF)	5,170 SF
Lease Rate	\$22.00 SF/yr
CAM/SF	\$8.50
Lease Term	Negotiable


  
SCALE: 1/16" = 1'-0"

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## BRIDGE PLAZA - SECOND FLOOR

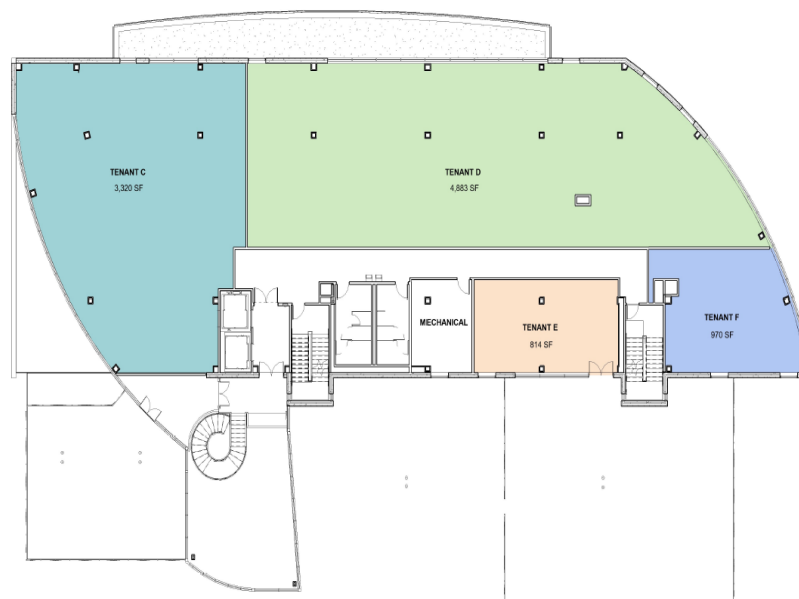


### DESCRIPTION

Second floor executive suites. Enjoy views of bustling second street from the balcony, and lots of natural light. Wander downstairs to visit the bistro, walk the grounds, or take your lunch break in Old Town City Center Mankato -- filled with local cafes and shops!

### DETAILS

Space Type	Executive Suites
Space	2nd Floor
Size (SF)	11,000 SF
Lease Rate	\$20.00 SF/yr
CAM/SF	\$8.50
Lease Term	Negotiable


  
 SCALE: 1/16" = 1'-0"

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LEASE PENDING!

## BRIDGE PLAZA - THIRD FLOOR

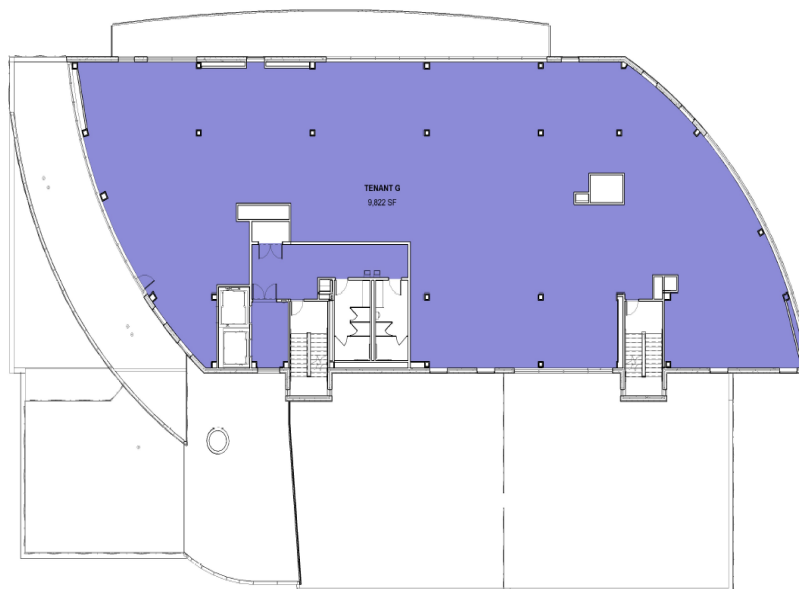


### DESCRIPTION

The third floor executive suites will overlook the Veteran's Memorial Bridge and Old Town City Center Mankato. Enjoy the comfort of underground parking, while still walking distance from shops, cafes, nightlife and Verizon Center entertainment.

### DETAILS

Space Type	Executive Suites
Space	3rd Floor-- LEASE PENDING!
Size (SF)	9,000 SF
Lease Rate	\$20.00 SF/yr
CAM/SF	\$8.50
Lease Term	Negotiable

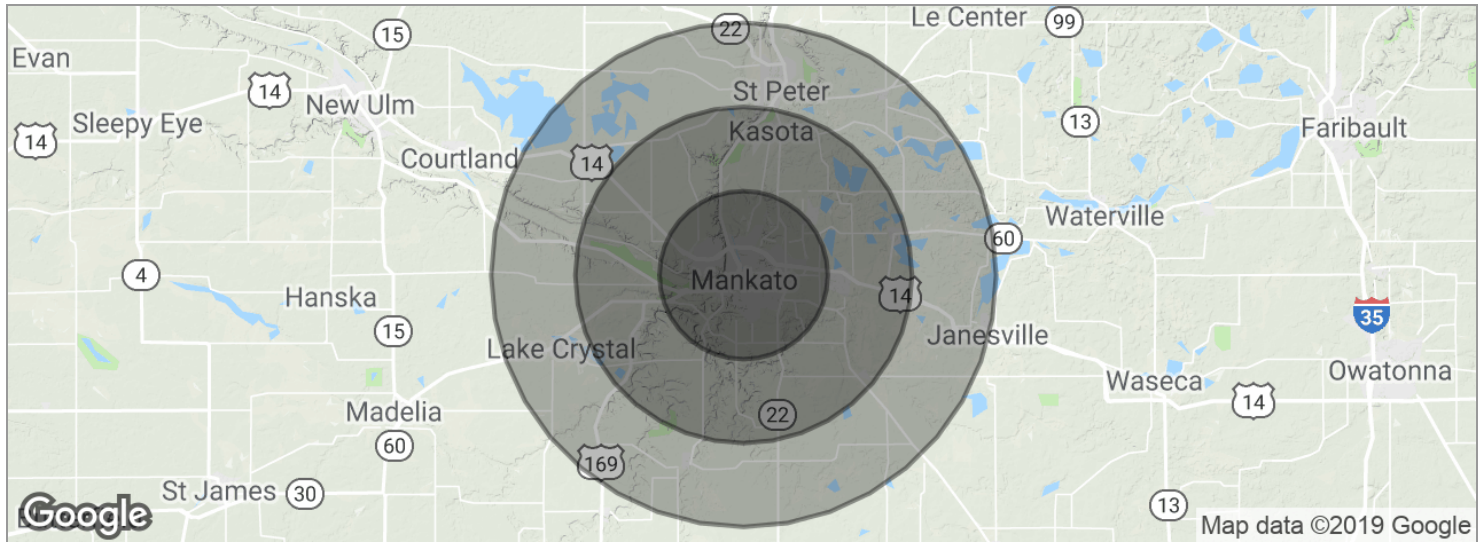

  
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## BRIDGE PLAZA



POPULATION	5 MILES	10 MILES	15 MILES
Total population	72,563	89,396	114,916
Median age	30.5	30.9	31.6
Median age (male)	29.4	29.9	30.8
Median age (Female)	32.6	32.7	33.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,927	33,789	43,117
# of persons per HH	2.6	2.6	2.7
Average HH income	\$58,402	\$60,576	\$61,534
Average house value	\$185,887	\$194,238	\$198,311

\* Demographic data derived from 2010 US Census

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