

OFFICE FOR LEASE

EIDE BAILLY TOWER

111 S. Second Street, Mankato, MN 56001



OFFERING SUMMARY

AVAILABLE SF:	852 - 3,699 SF
LEASE RATE:	\$16.00 - 21.00 SF/yr (NNN)
LOT SIZE:	0.72 Acres
BUILDING SIZE:	72,000 SF

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Vanilla shell space, ready to buildout to your specs. Beautiful views of the MN River Valley in an upscale building.

PROPERTY HIGHLIGHTS

- New Class A Construction
- Great Co Tenants, Accounting and Attorney's
- Parking in Ramp next to building
- Outstanding City and River Valley views
- Build out to your needs



KW COMMERCIAL
3 Civic Center
Mankato, MN 56001

JAMES HALBUR
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE RATE:	-	TOTAL SPACE:	852 - 3,699 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1st floor suite	Executive Suites	\$16.00 SF/yr	NNN	852 SF	Negotiable	Vanilla shell space, ready to buildout to your specs. Street level access in an upscale building.
6th floor	Office Building	\$21.00 SF/yr	NNN	3,699 SF	Negotiable	Vanilla shell space, ready to buildout to your specs. Beautiful views of the MN River Valley in an upscale building.

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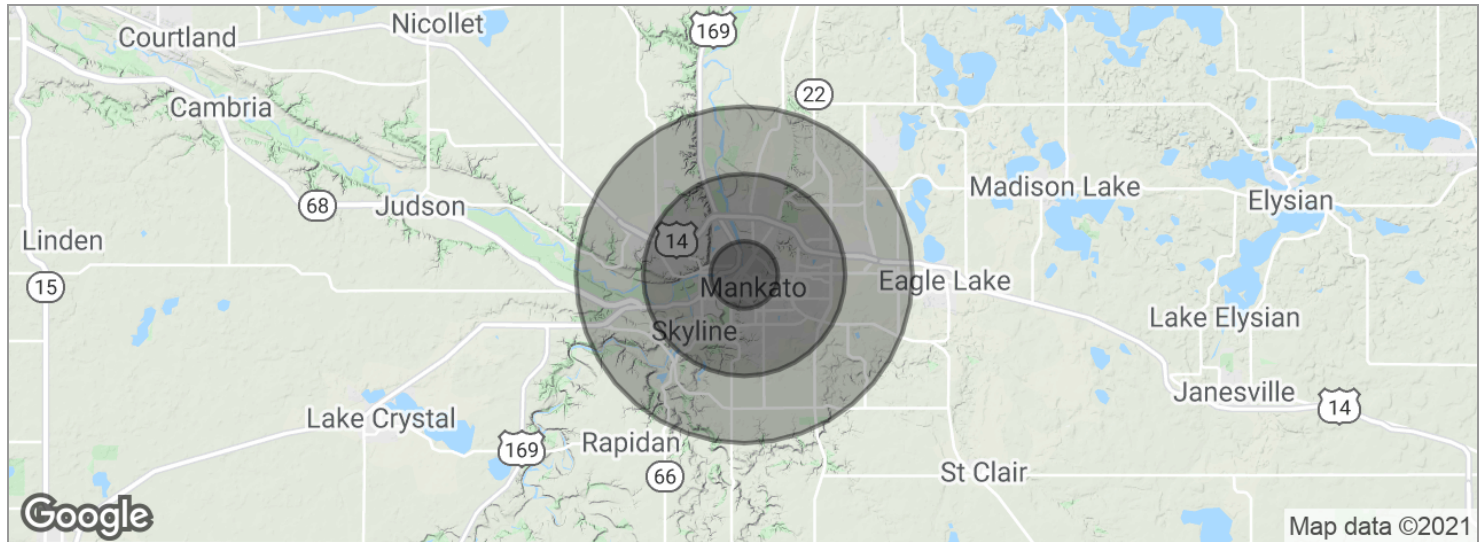
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,235	53,720	72,189
Median age	26.7	29.0	30.5
Median age (male)	26.6	28.1	29.4
Median age (Female)	27.0	30.7	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,034	20,202	27,808
# of persons per HH	2.4	2.7	2.6
Average HH income	\$45,933	\$55,289	\$58,392
Average house value	\$144,830	\$178,933	\$185,716

** Demographic data derived from 2010 US Census*

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