

PROFESSIONAL OFFICE BUILDING

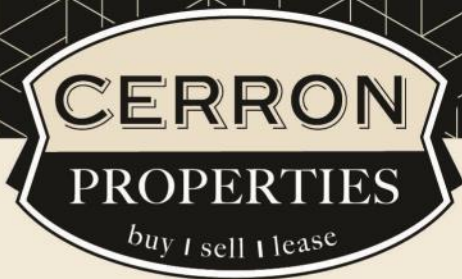
44 GOOD COUNSEL DRIVE, MANKATO, MN 55001



FOR SALE OR LEASE | OFFICE BUILDING



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
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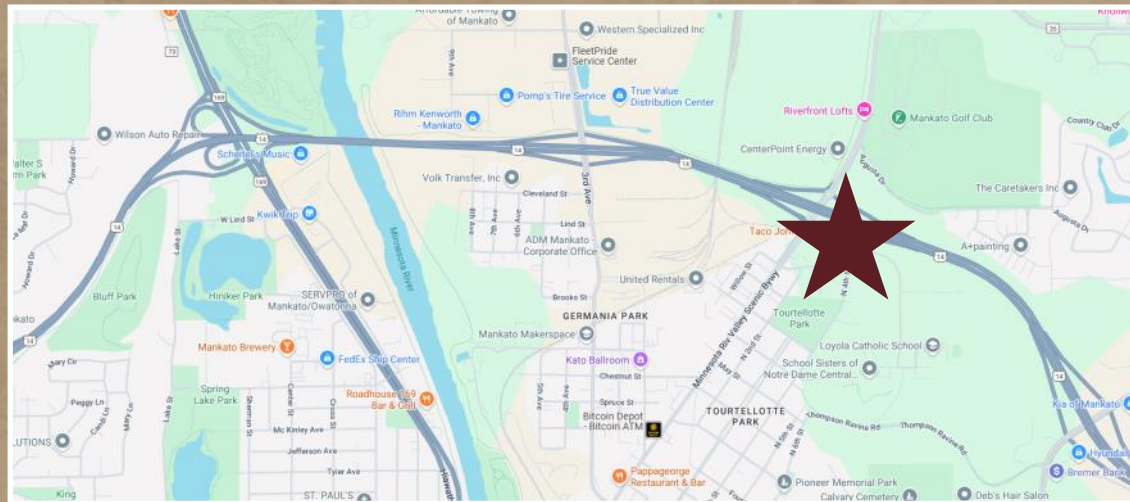
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■ PROPERTY HIGHLIGHTS

- Approx. 7,456 SF (8,770 sf w/ mezzanine) Building on Approx. 1.135 Acre Site
- 2 story, walk out building
- Multiple private offices, open & large group spaces
- Ground level entrances on both levels
- Newer finishes
- Built in 2006
- Zoning: B-2 General Business
- Blue Earth County PID#: R01.09.05.327.006
- Easy access to Hwy 14
- Furnishings available upon request
- Asking Price: \$1,290,000
- Lease Rate: \$22/SF Gross



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

LEASE RATES

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SUITE	SF	LEASE RATE
SUITE 100	1,881 SF + SHARED RESTROOM	\$3,449/MONTH GROSS
SUITE 200	1,881 SF + SHARED RESTROOM	\$3,449/MONTH GROSS
SUITE 300	3,792 SF MAIN + 1,216 SF MEZZ = 5,007 SF TOTAL	\$6,952/MONTH GROSS



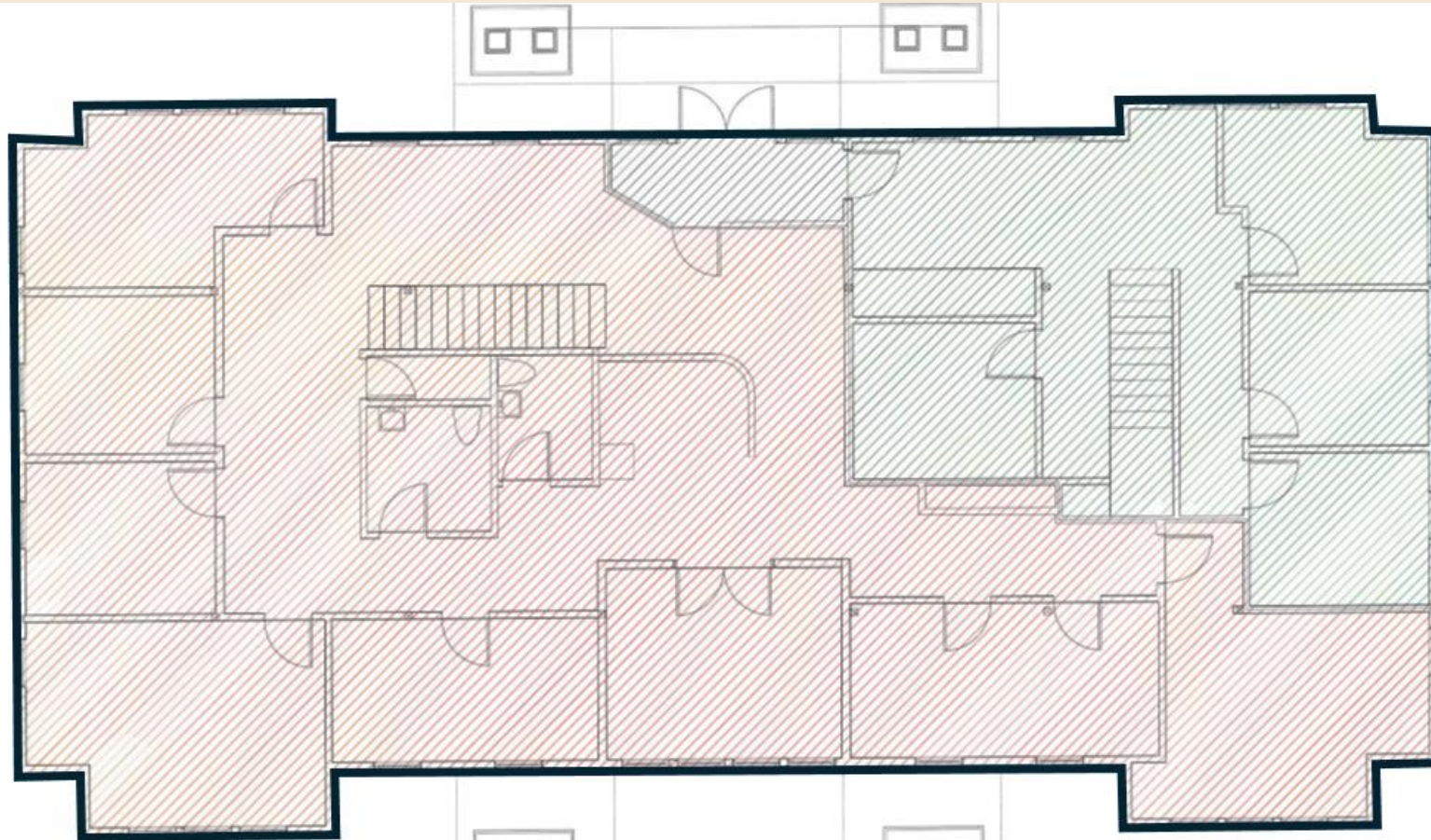
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Main Level Floor Plan

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Unit 300 - 3792 SF on the main level and 1216 of mezzanine space.
(\$6,952 Gross Lease Per Month)

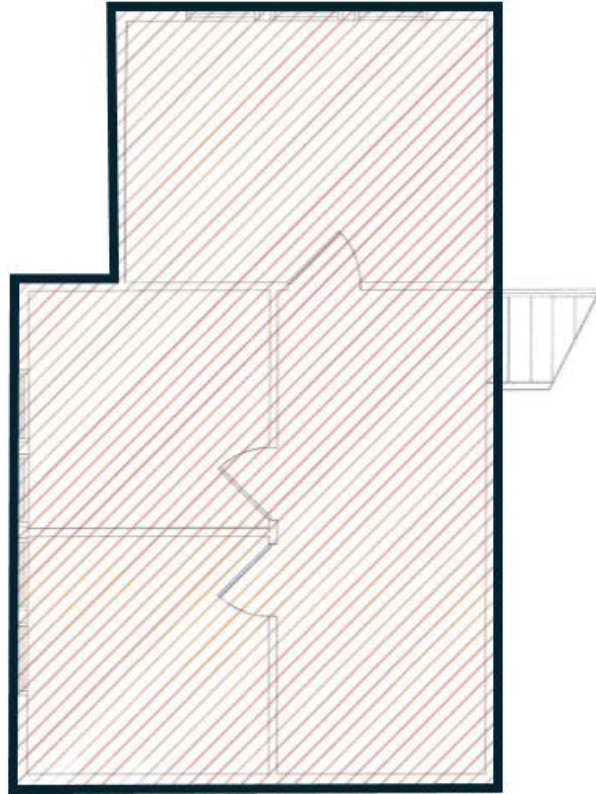
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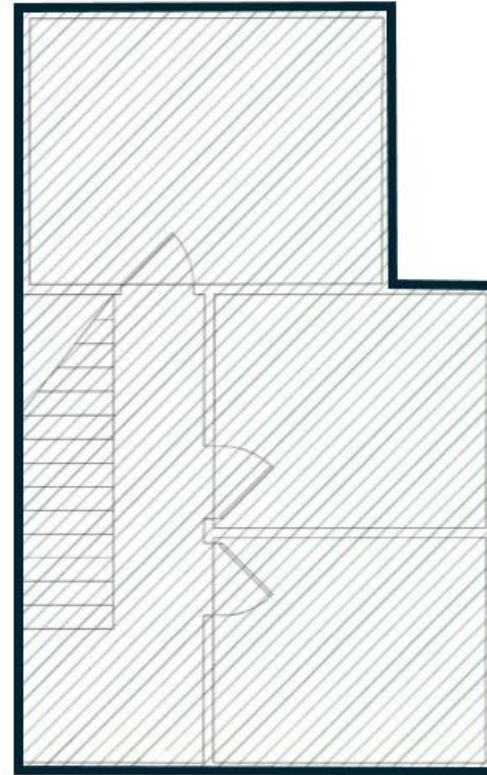
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Mezzanine Floor Plan

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North - 620 SF



South - 596 SF

Unit 300 - mezzanine space included in 300 (1216 SF) at no extra charge

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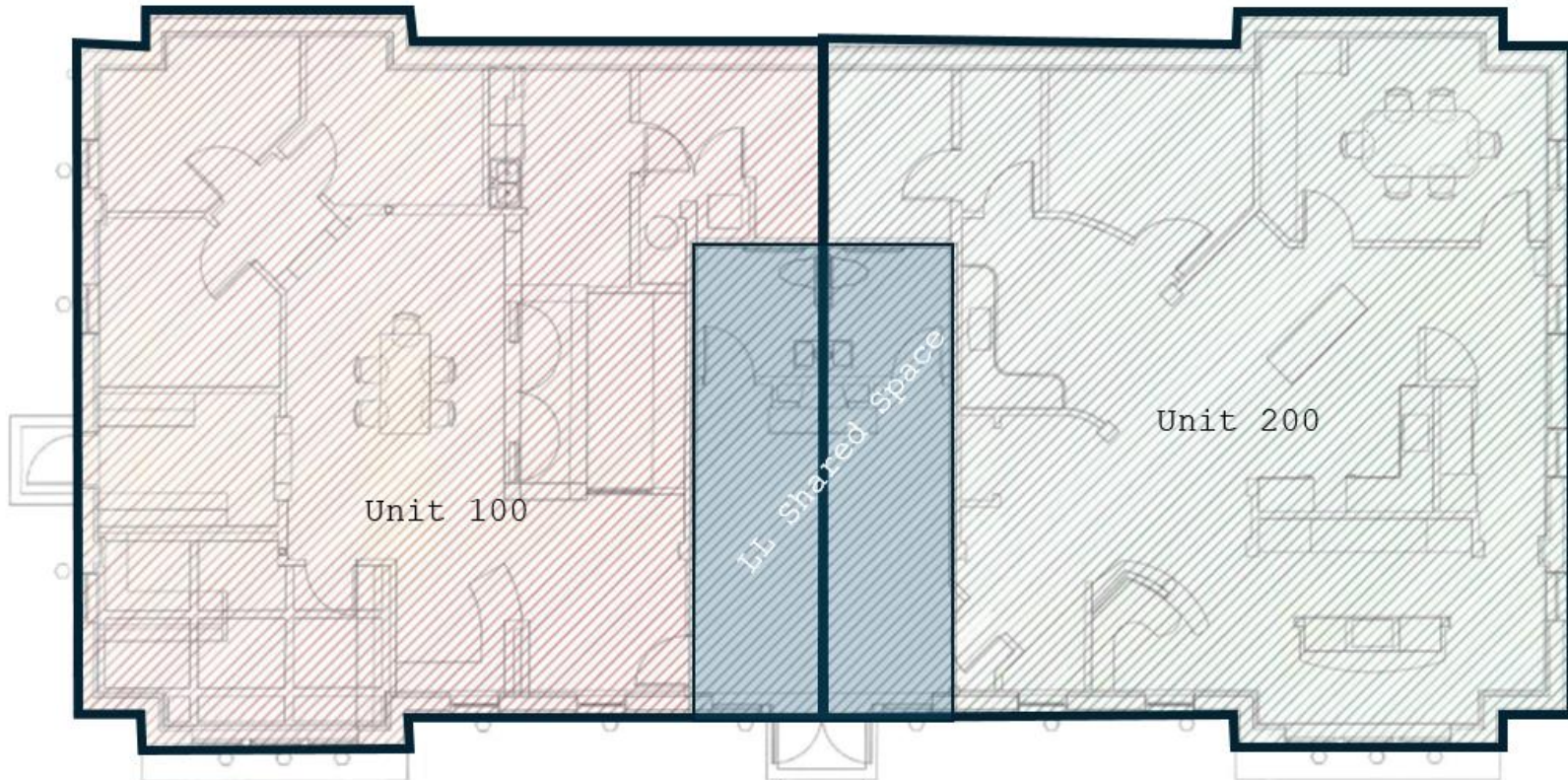


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Lower Level Floor Plan

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Lower Level



Unit 100 - 1881 SF includes 229 SF of shared space in blue - \$3449/ Month Gross Lease

Unit 200 - 1881 SF includes 229 SF of shared space in blue - \$3449/ Month Gross Lease

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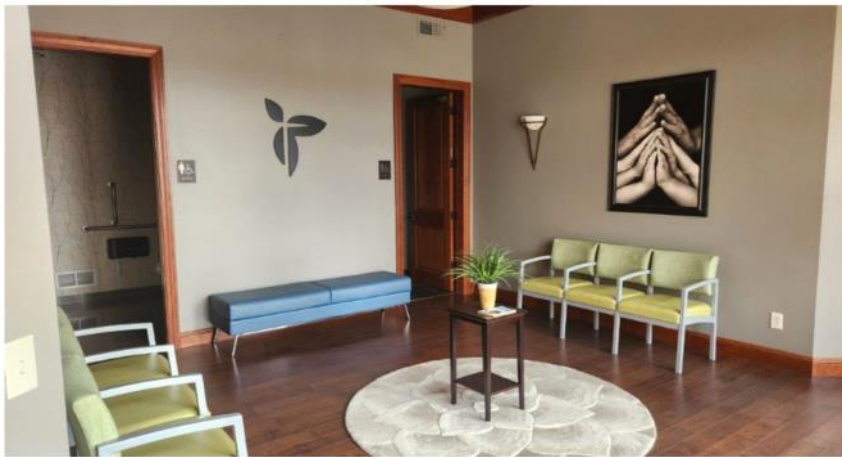


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INTERIOR PICS

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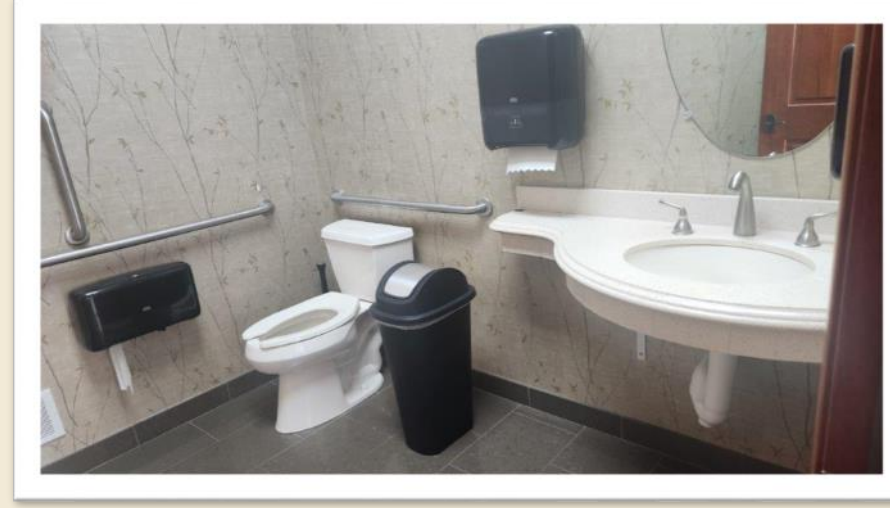


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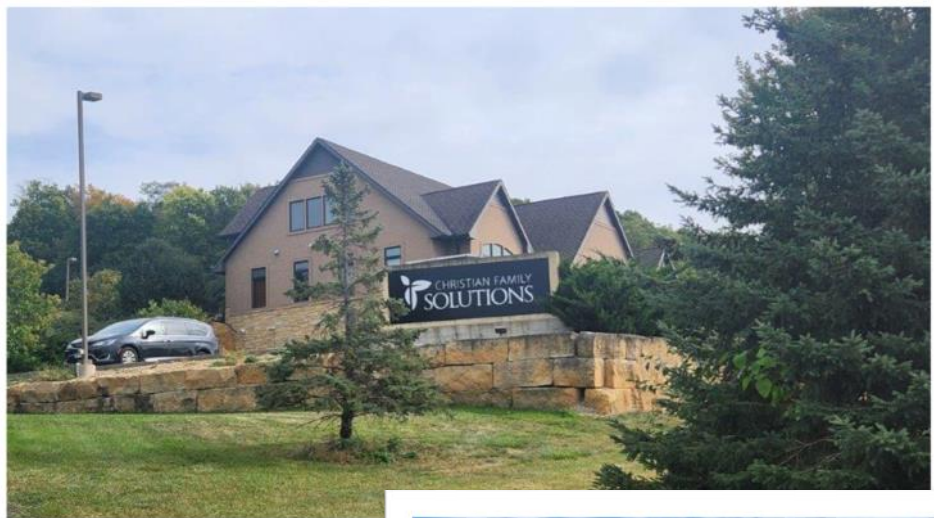
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EXTERIOR PICS



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COUNTY AERIAL

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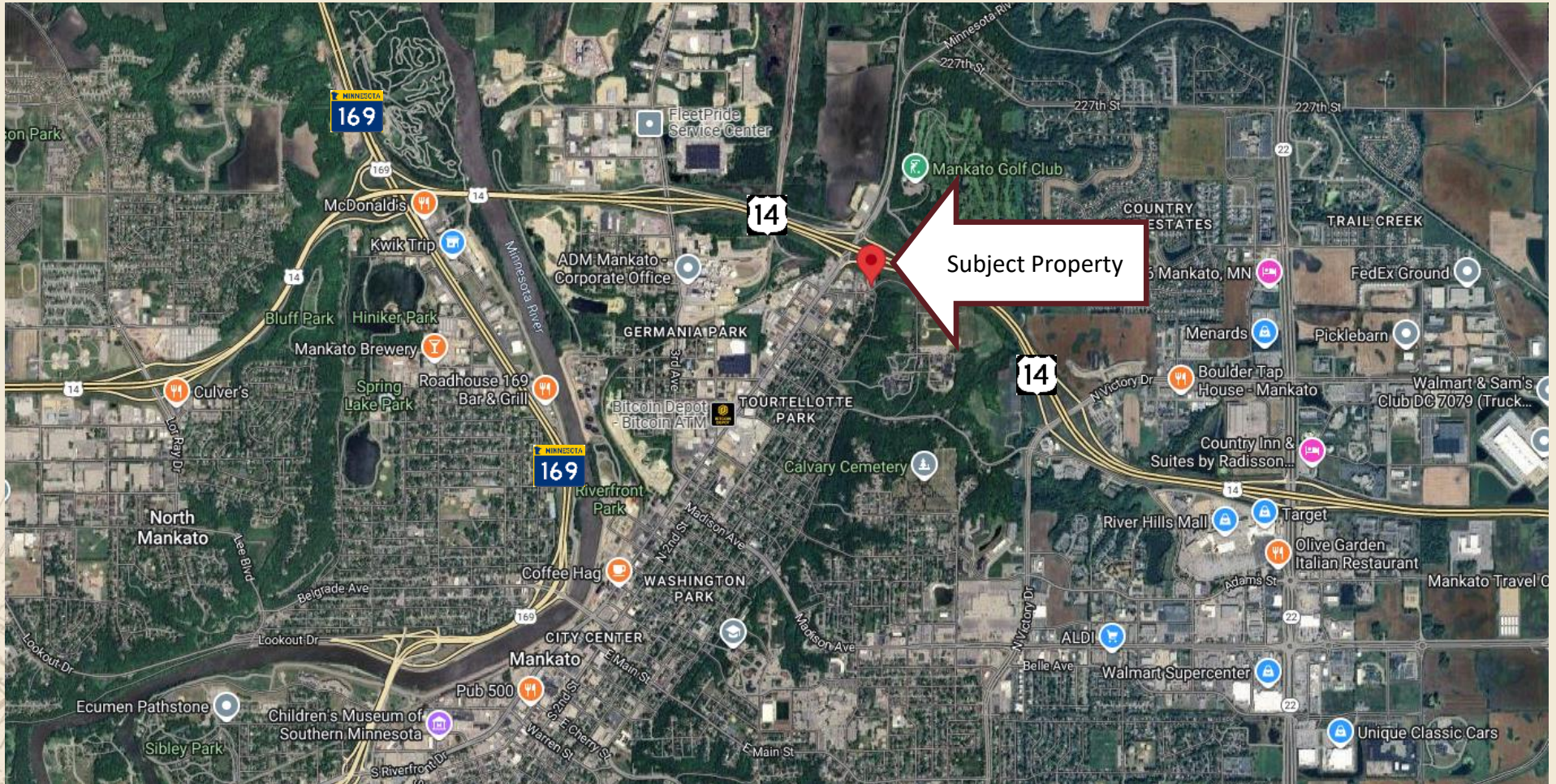
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let's get started!

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