

A 3D architectural rendering of a modern commercial building. The building features a mix of materials: light grey concrete, dark charcoal panels, and vertical wood slats. It has a prominent glass-enclosed section and several small, square windows. The building is set on a green lawn with a gravel courtyard in front. To the right is a paved parking lot with yellow markings. The background shows a flat green field and distant hills under a blue sky with scattered clouds.

FOR LEASE

1531 MADISON AVENUE | MANKATO, MN



EXTERIOR RENDERING

1531 Madison Avenue



Available Space

MAIN LEVEL

1531 Madison Avenue



Available Space

LOWER LEVEL

1531 Madison Avenue



PROPERTY DETAILS

1531 Madison Avenue

LOOKING TO LEASE PRIME COMMERCIAL SPACE IN MANKATO?

This newly renovated 60,000+ SF multi-tenant property in Mankato, MN, is available for lease with direct access from Madison and Belle Avenues.

This modernized commercial property features state-of-the-art infrastructure, flexible floor plans, loading docks, and ample parking, making it ideal for retail, office, or service-based businesses. Situated on one of Mankato's busiest corridors, this redevelopment ensures maximum exposure, high foot traffic, and easy access for customers and employees.

KEY FEATURES + HIGHLIGHTS:

- Prime Madison Avenue Frontage for maximum exposure
- Up to 25,000 SF Flexible commercial space still available for lease
- 8,000 SF of shared community space for added tenant convenience
- Dedicated loading dock and freight elevator for streamlined operations
- An expansive parking lot to accommodate employees and customers
- Community Breakroom, Fitness Center and Quiet Room under construction

OPEN SPACES	SQUARE FOOTAGE	LEVEL
SUITE 1	1,391 SF	Main
SUITE 2	1,862 SF	Lower
SUITE 3	9,507 SF	Main
SUITE 4	10,138 SF	Lower

CURRENT TENANTS



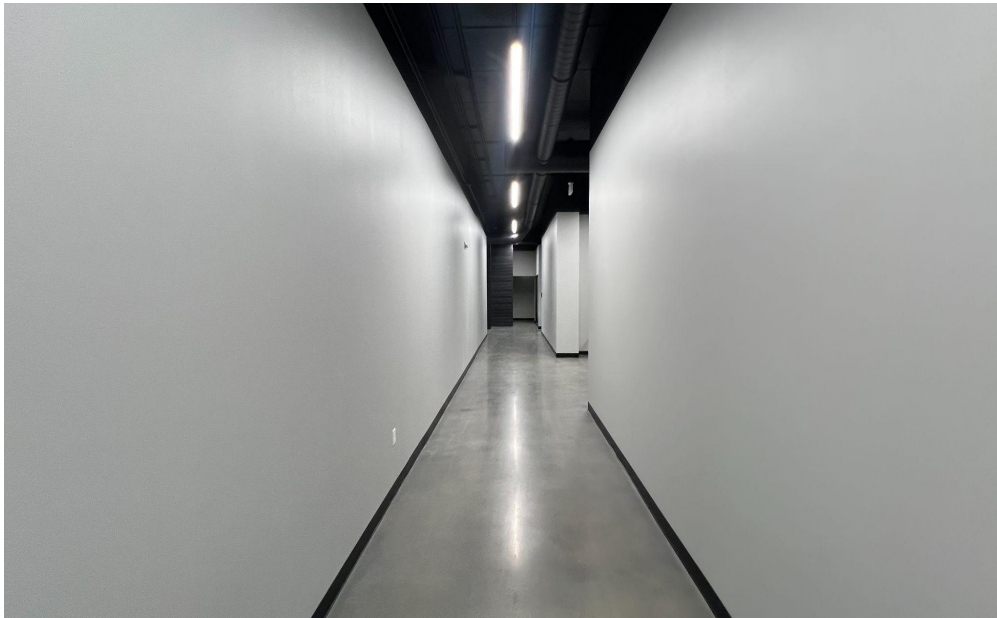
PROPERTY AMENITIES
**UNDER CONSTRUCTION*

1531 Madison Avenue



PROPERTY AMENITIES

1531 Madison Avenue



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VIDEO LINKS

OVERALL DEVELOPMENT

<https://youtu.be/iHdmGLnIKi0>

SUITE 1

https://youtu.be/84CpuxxTvIq?si=tkeShdCkU_-agQqR

SUITE 2

<https://youtu.be/iHdmGLnIKi0?si=YI9kKS2IbezLE7rD>

SUITE 3

<https://youtu.be/906cEchpc-M?si=3nAkaSe-OXm-F3Ce>

SUITE 4

<https://youtu.be/VCJCq59Vew4?si=kF7TG-8oT-AbVOqZ>

