



FOR LEASE

1531 MADISON AVENUE | MANKATO, MN

EXTERIOR RENDERING + IMAGE



1531 Madison Avenue



EXTERIOR RENDERING

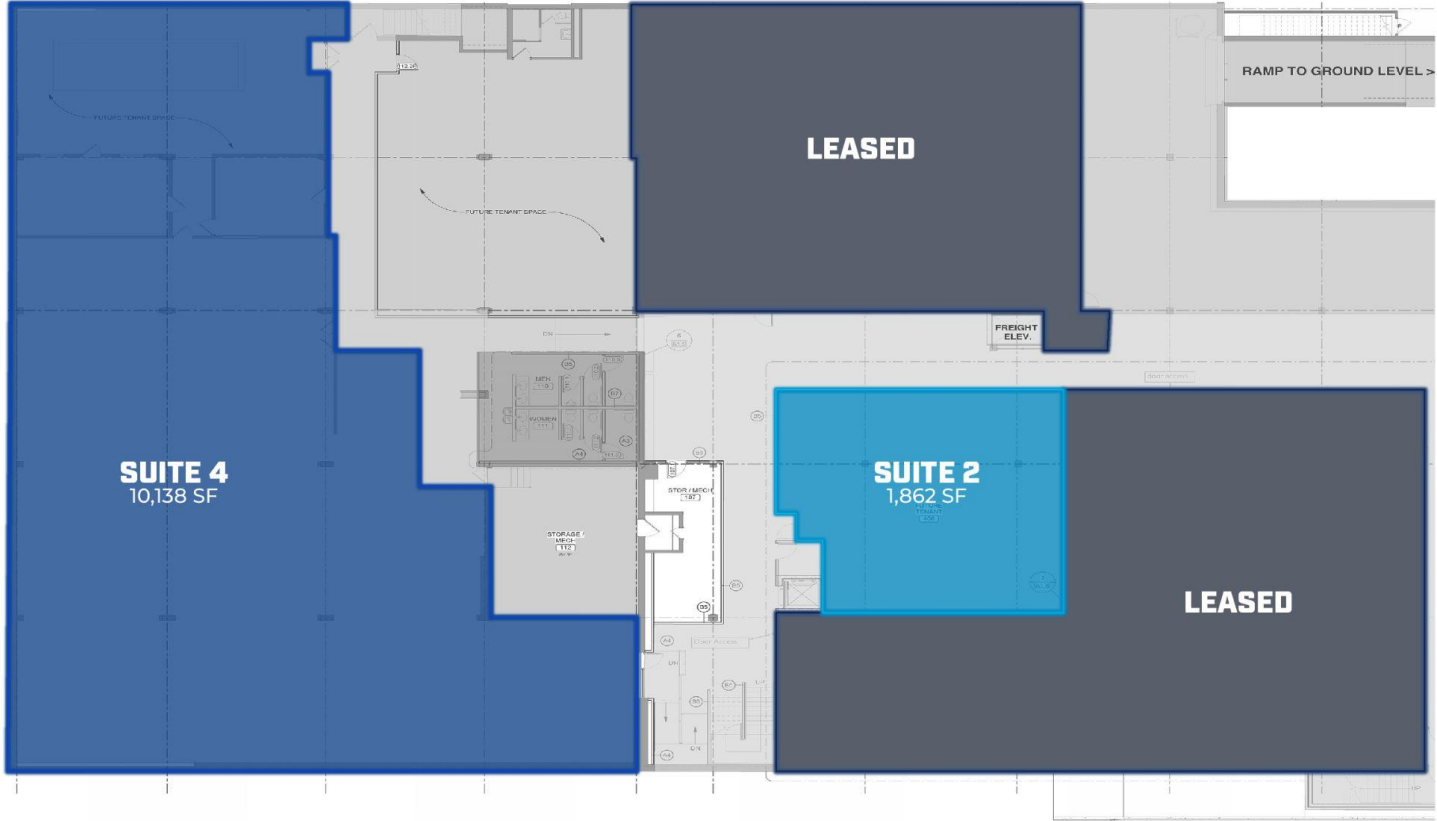
1531 Madison Avenue





LOWER LEVEL | AVAILABLE SPACE

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.

AVAILABLE SPACES	SQUARE FOOTAGE	LEVEL
SUITE 1	1,391 SF	MAIN LEVEL
SUITE 2	1,862 SF	LOWER LEVEL
SUITE 3	9,507 SF	MAIN LEVEL
SUITE 4	10,138 SF	LOWER LEVEL

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

CURRENT TENANTS

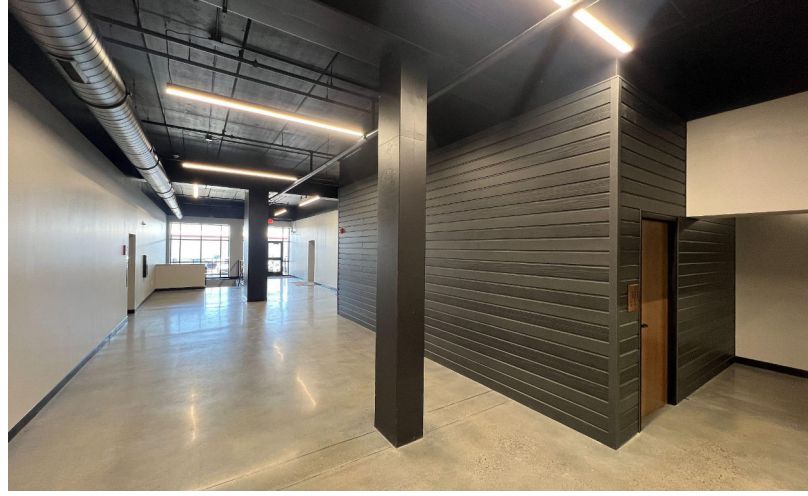


PROPERTY AMENITIES
UNDER CONSTRUCTION



1531 Madison Avenue

PROPERTY AMENITIES



1531 Madison Avenue



OVERALL DEVELOPMENT

<https://youtu.be/iHdmGLnIKi0>

SUITE 1

https://youtu.be/84CpuxxTv1g?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/VCJCg59Vew4?si=kF7TG-8oT-AbVOgZ>



FOR MORE INFORMATION CONTACT

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