

# FOR LEASE WESTWOOD BUSINESS PARK



151 St. Andrews Court Mankato, MN 56001

## PROPERTY OVERVIEW

Located in a professional business park just off of North Victory Drive, this property is completely leased. Attractive exterior façade, conference rooms, private executive offices, kitchen, rear patio with wooded view, alarm system, basement storage and plenty of parking are only a few of the amenities offered. Quiet area in a professional atmosphere.

### FOR MORE INFORMATION CONTACT:

David Schooff SIOR, CCIM  
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Dave Bergmark  
[dave.bergmark@cbcfishergroup.com](mailto:dave.bergmark@cbcfishergroup.com)

## DETAILS

|              |  |
|--------------|--|
| LOT SIZE:    | 0.22 Acres   |
| BLDG SIZE:   | 5,400 SQ FT Main Level                                       |
| AVAILABLE:   | SUITE #600: 1,410 SQ FT<br>SUITE #610-620: 4,034 SQ FT       |
| LEASE PRICE: | \$15.00 SQ FT (Suite #600)<br>\$12.00 SQ FT (Suite #610-620) |
| LEASE TYPE:  | Triple Net   |
| ASSOC. FEES: | \$400.00/month approx.<br>for entire building                |
| SALE PRICE:  | \$899,000.00   |
| TAXES:       | \$15,577.00 - 2016   |
| YEAR BUILT:  | 2007   |
| ZONING:      | B-3 Commercial   |

Direct (507) 625-0985  
Cell (507) 382-2403

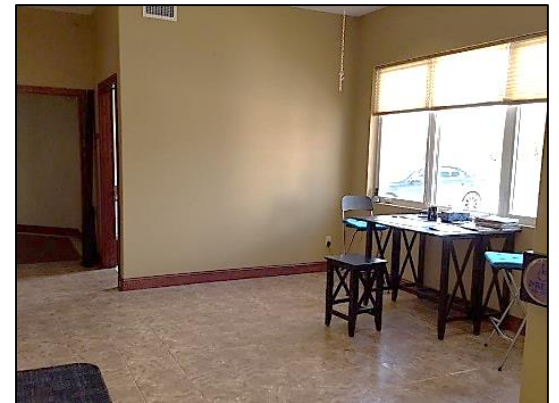
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Coldwell Banker Commercial  
Fisher Group  
1961 Premier Drive  
Suite 404  
Mankato, MN 56001

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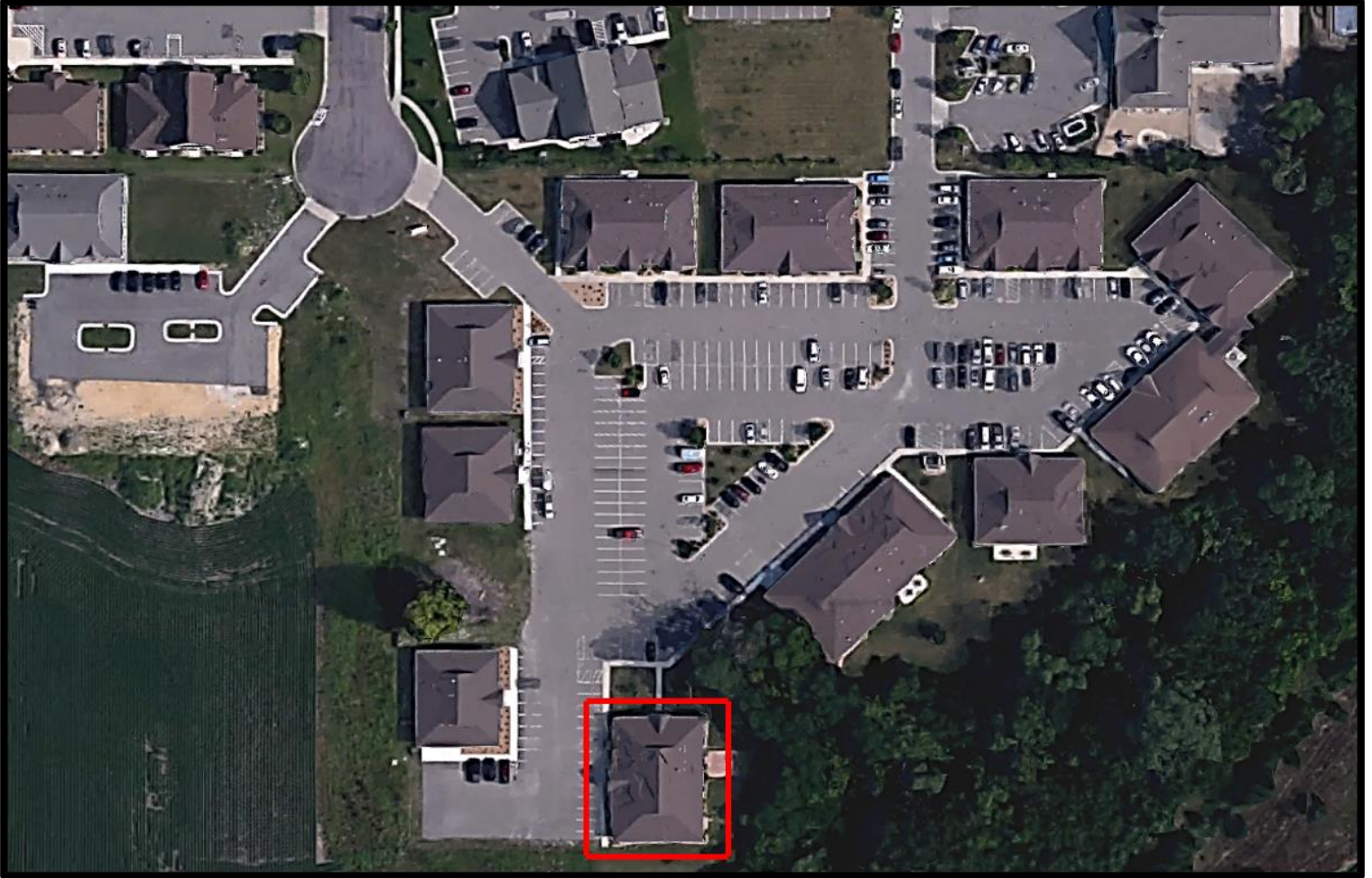
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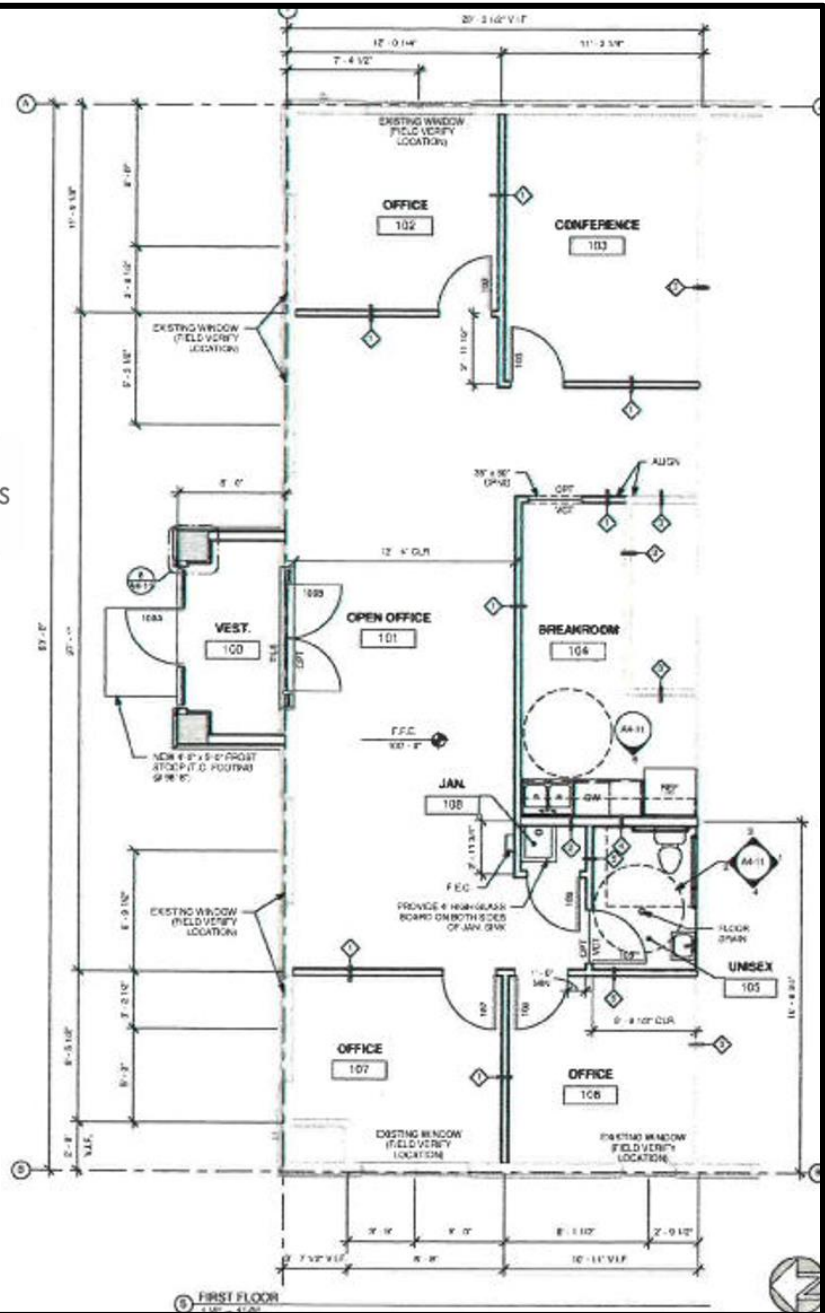


**Floor Plan**  
**Suite #600**  
**1,410 SQ FT**

**Current Tenant:**



Emergent Networks



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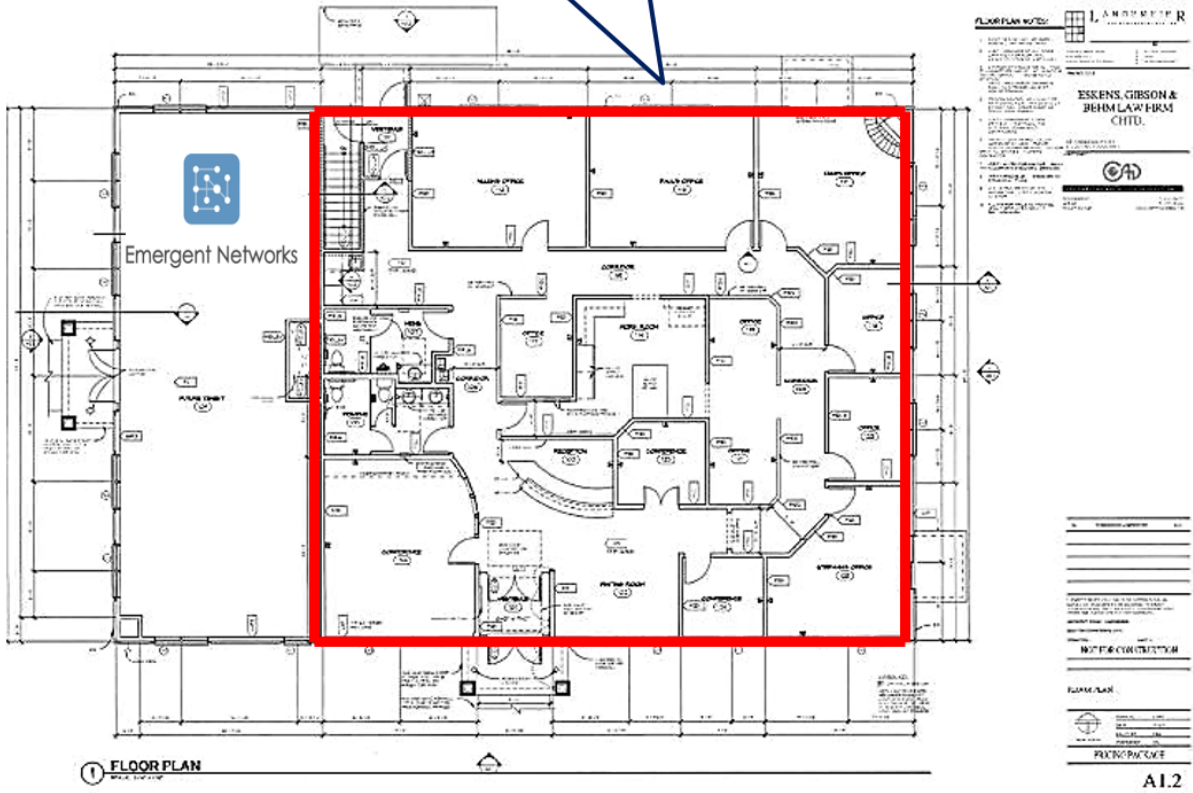
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Floor Plan  
Suite #610-620  
4,034 SQ FT



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