



1230 S Victory Office Lease

1230 S Victory Dr
Mankato, Minnesota 56001

Property Overview

For Lease: Prime commercial space at 1230 S Victory Drive in Mankato, MN, offering exceptional visibility and accessibility in a high-traffic area. This versatile property is ideal for businesses seeking a dynamic location to grow and thrive.

The space features a well-maintained interior with a flexible layout, perfect for office, retail, or service-based businesses. With modern infrastructure and ample parking, this property is designed to meet the needs of a wide range of industries. Tenants will benefit from the property's location along S Victory Drive, a major commercial corridor in Mankato, ensuring consistent exposure and easy customer access. The current tenant is a medical transportation service, showcasing the property's suitability for both professional and retail uses. Neighboring businesses and amenities add to the vibrant and active commercial environment.

Property Highlights

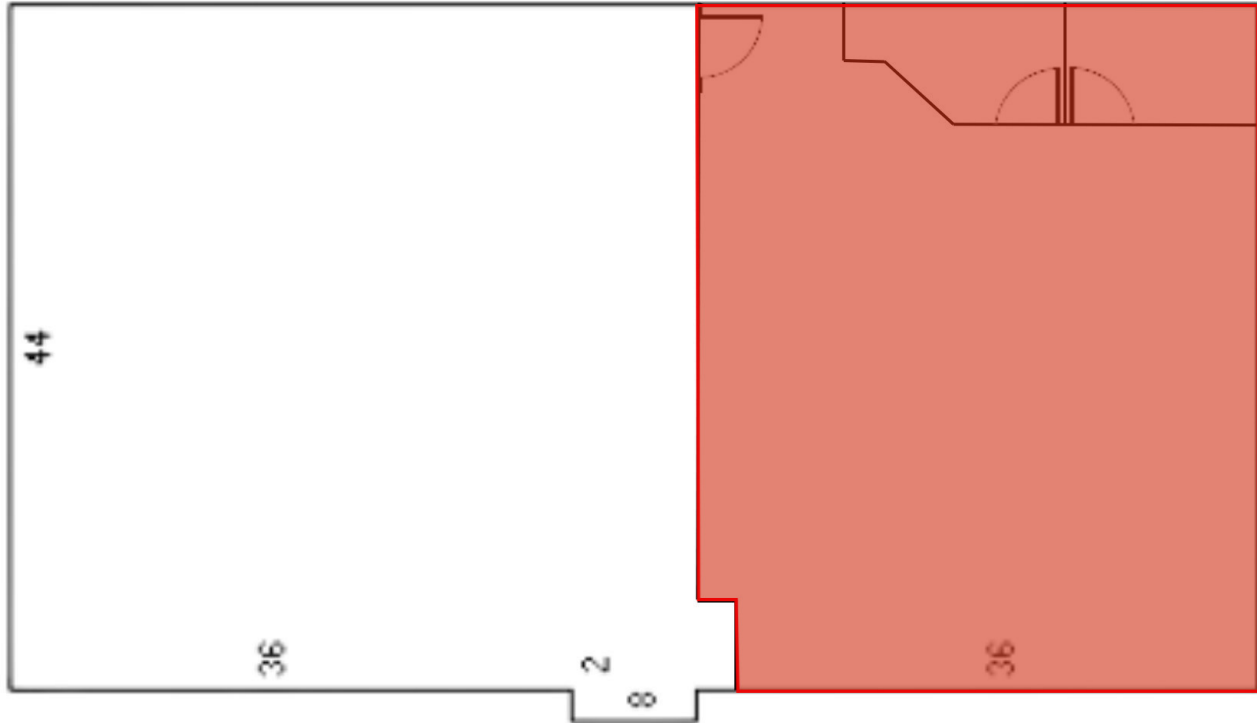
- Affordable Gross Lease/Purchase Price
- Tenant Build Out Negotiable
- Ample Parking
- Ease of Access from Highway 22, Victory Drive and Stadium (University Connection)
- Stand Alone Building
- Minimal Common Area Maintenance
- Ease of Access from Highway 22, Victory Drive and Stadium (University Connection)

For More Information

Cate DeBates

O: 507 380 6627

Cate@nainorthstar.com | MN #40913079

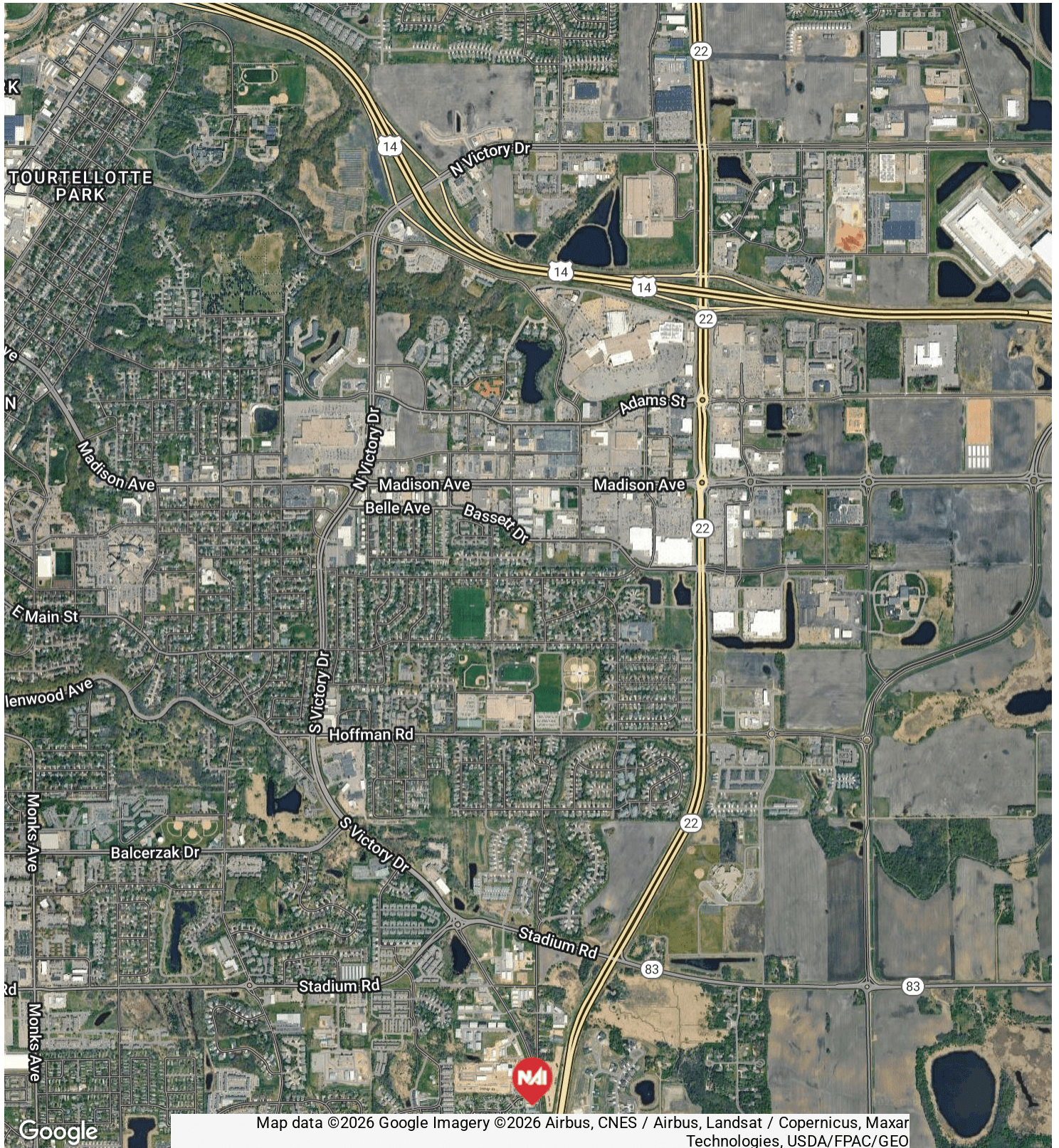


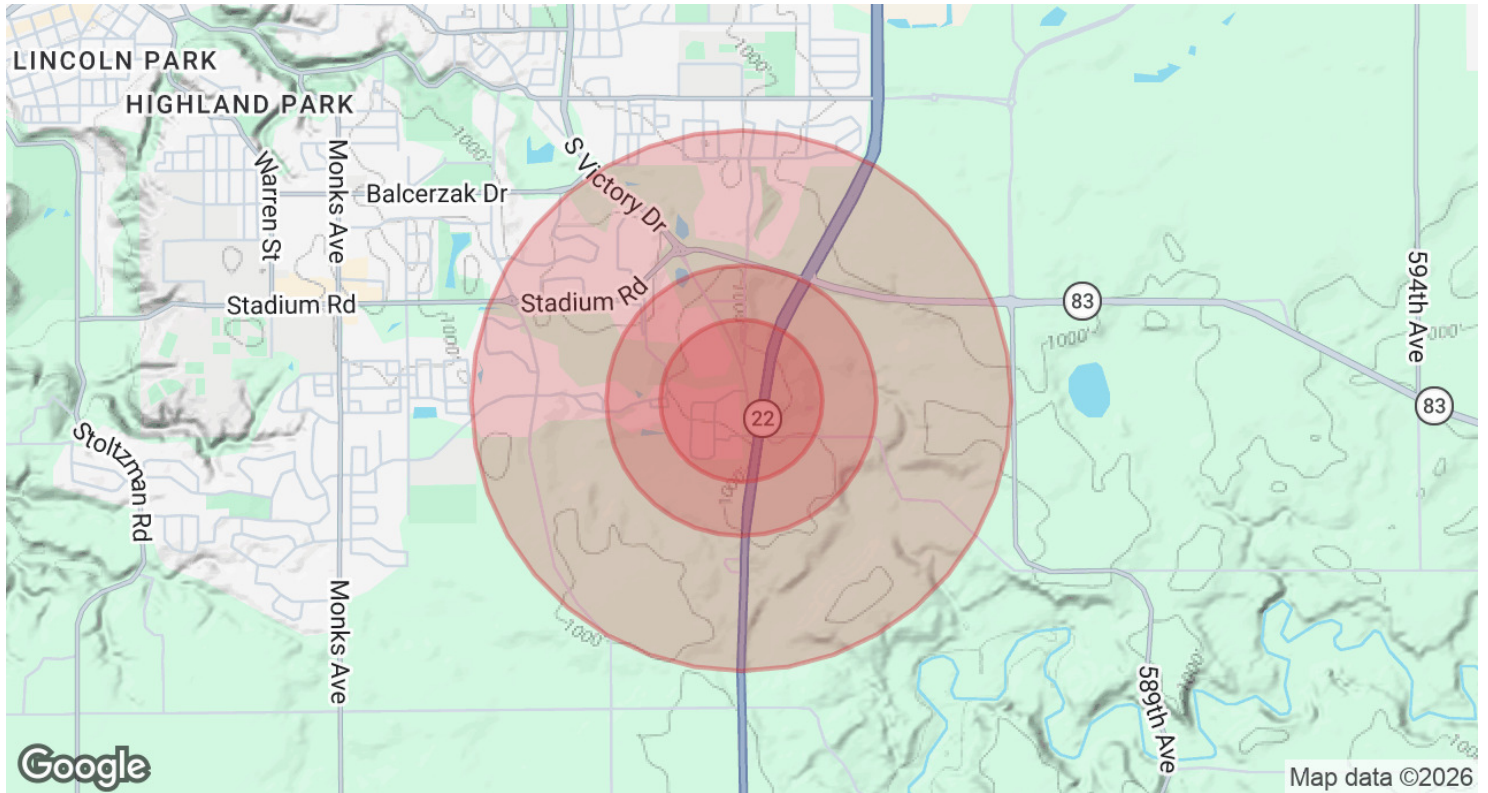
Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,650 SF	Lease Rate:	\$2,250 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 1	Available	1,650 SF	Gross	\$2,250 per month





Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	421	1,307	4,222
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	158	490	1,563
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$101,126	\$101,126	\$92,424
Average House Value	\$302,356	\$302,356	\$288,816

2020 American Community Survey (ACS)



Cate DeBates

Chief Strategy Officer | Broker

Cate@nainorthstar.com

Direct: 507.380.6627 | Cell: 507.380.6627

MN #40913079

Professional Background

Cate DeBates is a dynamic commercial real estate visionary and the Chief Strategy Officer and Principal Broker at NAI North Star, where she spearheads firm-wide growth initiatives and leads the sales and leasing practice across Southern Minnesota's most impactful market sectors. With more than six years of high-velocity commercial brokerage experience, Cate has consistently delivered measurable value for investors, landlords and occupiers across industrial, land, office, retail and multifamily property types.

In her dual role as a strategic leader and transaction specialist, Cate integrates deep market intelligence with purpose-driven execution to optimize outcomes for clients. Her leadership in design-to-delivery marketing and brand strategy at NAI North Star fortifies the company's market reputation and strengthens deal flow and visibility in competitive environments. Cate's ability to align brand narrative with transactional execution enables stakeholders to engage with confidence throughout the asset lifecycle.

Prior to launching NAI North Star's impactful presence in the region, Cate built her foundation in commercial brokerage at Coldwell Banker Commercial, where she was recognized with the Global Pathfinder in Innovation Award—a testament to her creative deal structuring and client-centric approach. Her background also encompasses executive leadership in marketing and sales for the top-performing office in Minnesota, solidifying her expertise in driving performance both on the brokerage floor and through strategic brand positioning.

Cate's transactional achievements include closing in excess of \$20M in brokerage transaction volume and shepherding the leasing of more than 500,000 square feet of commercial space—benchmarks that underscore her capacity to close complex deals and unlock value across asset classes.

Beyond brokerage performance, Cate champions community engagement and thought leadership. She serves on local boards and advisory committees—ranging from economic development initiatives to philanthropic efforts—furthering connectivity between commercial real estate, civic growth and sustainable market development.

Cate holds both a Bachelor of Science in Public Relations and a Master's in Educational Leadership from Minnesota State University, Mankato. She has also completed foundational CCIM coursework, reinforcing her analytical expertise in investment strategy and market valuation.

At NAI North Star, Cate continues to set the benchmark for performance-driven real estate brokerage—anchoring her practice in data-informed strategy, client advocacy, and brand excellence that maps to real-world returns.

Education

NAI North Star
1400 Madison Avenue Suite 730
Mankato, MN 56001
507.995.5392