

LEASE

BRIDGE PLAZA

201 North Riverfront Drive Mankato, MN 56001



PROPERTY DESCRIPTION

Introducing Bridge Plaza, downtown Mankato's premier Class A development. This stunning five-story building seamlessly blends upscale office and retail spaces with luxury urban residences on the upper floors. Spanning 38,000 SF of Class A commercial space and featuring 6 exquisite apartments, Bridge Plaza is designed for modern, sophisticated living and working. The ground level is set up for a dynamic restaurant with an expansive patio, ideal for dining and relaxation and also hosts a sophisticated boutique hotel. Tenants enjoy exclusive amenities, including a state-of-the-art corporate training and conference room, as well as a serene outdoor terrace. A grand entrance, adjacent to a large private parking lot, leads into a two-story atrium showcasing a dramatic curved staircase with glass railings, setting the stage for an exceptional experience.

PROPERTY HIGHLIGHTS

- Class A Mixed Use Space
- Private Downtown Parking Lot and Covered Parking Available
- Panoramic Views of Downtown and the River Bluff

LOCATION DESCRIPTION

Property is located on the corner of Riverfront Drive and Plum Street with easy access to HWY 169 and 14. Close to many downtown amenities including the Verizon Wireless Civic Center, boutiques, cafes, and outdoor music venues.

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	1,535 - 2,690 SF
Building Size:	69,000 SF
Year Built:	2020

SPACES	LEASE RATE	SPACE SIZE
Suite 100	Price Upon Request	2,690 SF
Suite 110	Price Upon Request	1,852 SF
Suite 115	Price Upon Request	1,845 SF
Suite 220	Price Upon Request	1,535 SF

Landon Brown

Commercial Sales and Leasing Agent
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Dain Fisher

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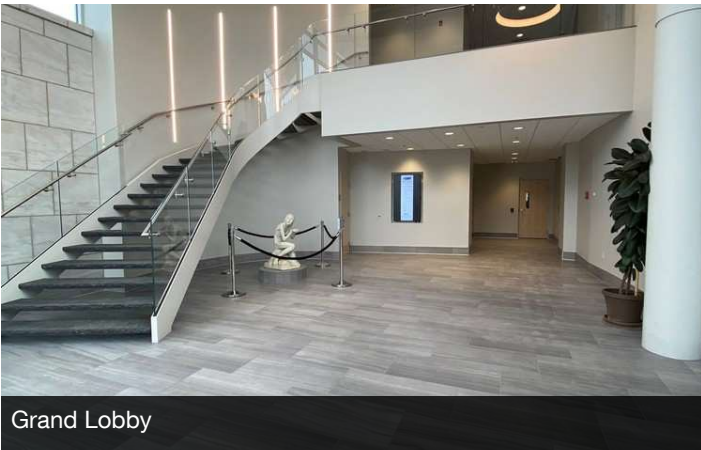
BRIDGE PLAZA ADDITIONAL PHOTOS



Exterior



Exterior



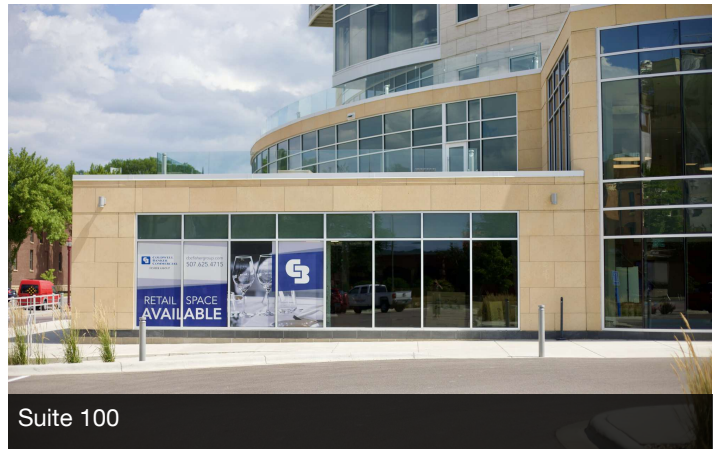
Grand Lobby



Second Floor Training Room



Exterior



Suite 100

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LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,535 - 2,690 SF

Lease Term:	Negotiable
Lease Rate:	Price Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 100	Available	2,690 SF	NNN	Price Upon Request
Suite 110	Available	1,852 SF	NNN	Price Upon Request
Suite 115	Available	1,845 SF	NNN	Price Upon Request

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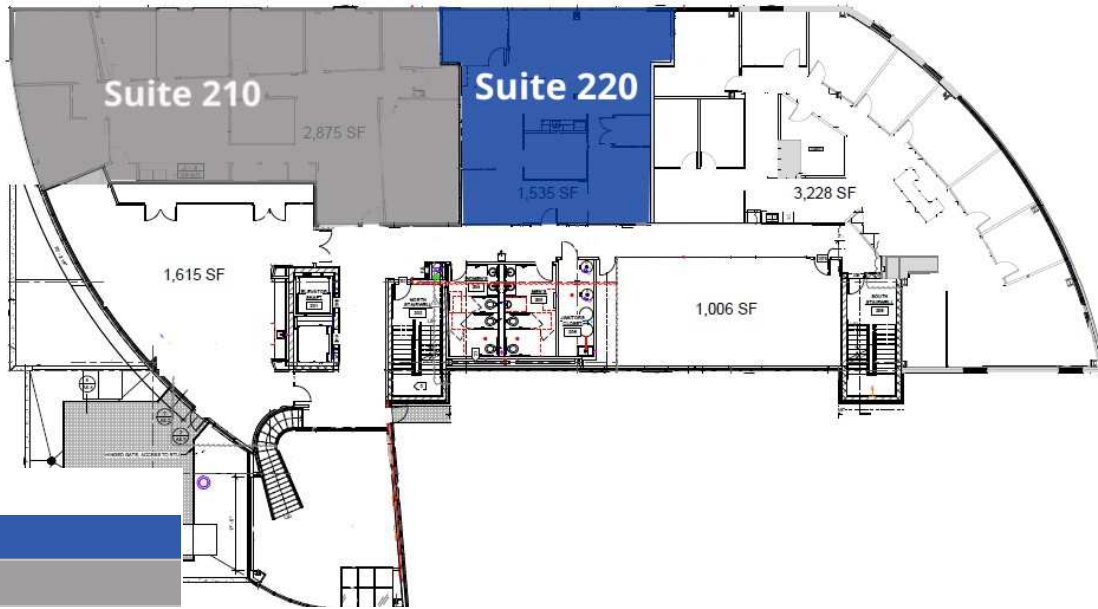


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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,535 - 2,690 SF

Lease Term:	Negotiable
Lease Rate:	Price Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 210	Brennan Companies	2,875 SF	NNN	-
Suite 220	Available	1,535 SF	NNN	Price Upon Request

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BRIDGE PLAZA RETAILER MAP



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DAIN FISHER

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MN #40722471

PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

Fisher Group

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LANDON BROWN

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MN #40846472

PROFESSIONAL BACKGROUND

Landon Brown is a Mankato, MN native who began a career in real estate in 2020. He is based out of Mankato and regularly travels to Minneapolis, St. Paul, and Rochester for business.

Landon graduated from South Central College with a degree in Small Business Management and Marketing Management. He spent 7 years in hospitality before embracing a life of serial entrepreneurship. With start ups ranging from hydroponics to wholesale distribution to vending services, Landon has a unique toolkit centered around meeting specific client's needs. His goal is to bring that toolkit into real estate by providing individually customized representation that exceeds both the client and Fisher Group standards.

Outside of business, Landon enjoys spending time with his wife Maria and their two kids Emilia and Lincoln. He loves to cook homemade dinners like Shrimp Carbonara and Vegetable Ramen. Landon uses his vacation time to explore far away places, most recently Switzerland and Southern France. During the summer time, he spends most free time in Lake Okoboji with his family.

Whether buying or selling, Landon has the knowledge and network to get a deal done!

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