

For Lease: Office Space

522 2nd Street | Hudson, WI 54016 | St. Croix County



Office Space / Restaurant For Lease

Premier location at the Center of Historic Downtown Hudson. Boosts great visibility and high traffic counts. Customers have access to on-street parking as well as public parking lots. Offering two spaces for lease. Upper level office and main floor restaurant space with a lower level flex space.

- Upper Level Office Space: 1,264 SF
- Divisible by 400 SF
- Main Level Restaurant: 2,026 SF
- Lower Level Flex Space: 1,247 SF
- Recently Renovated Building
- Available Fall of 2023

Lease Price : Negotiable

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



Scott Kragness Senior Sales Executive

Phone 651.323.8454

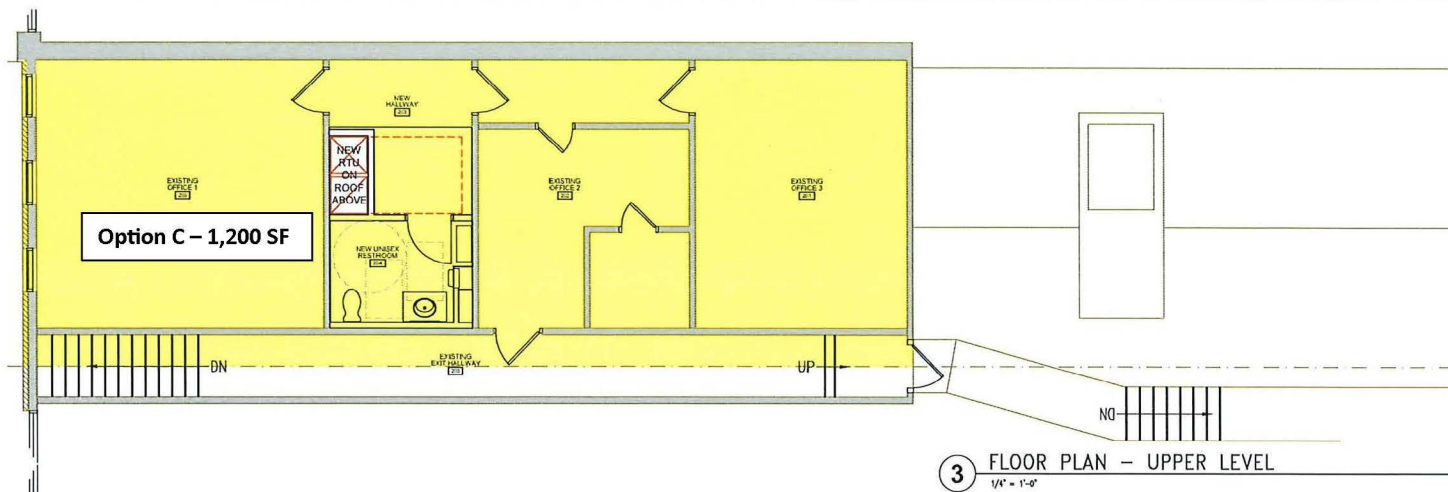
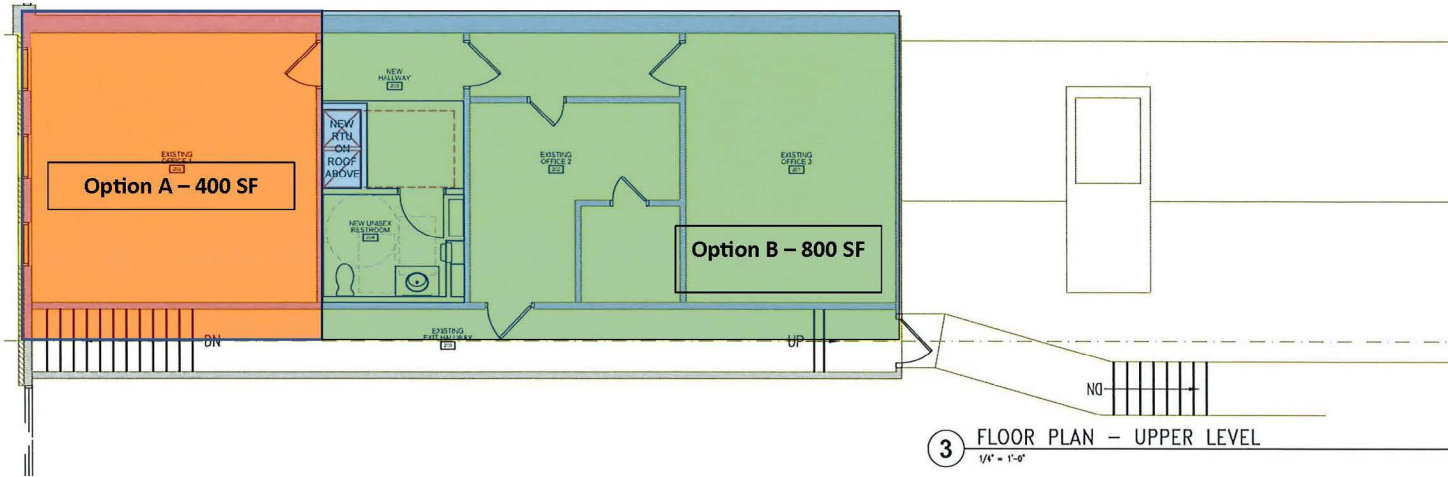
Office 651.351.5005

Email Scott@MetroEastCRE.com

Web www.MetroEastCRE.com

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UPPER LEVEL OFFICE SPACE



COMMERCIAL REAL ESTATE SERVICES

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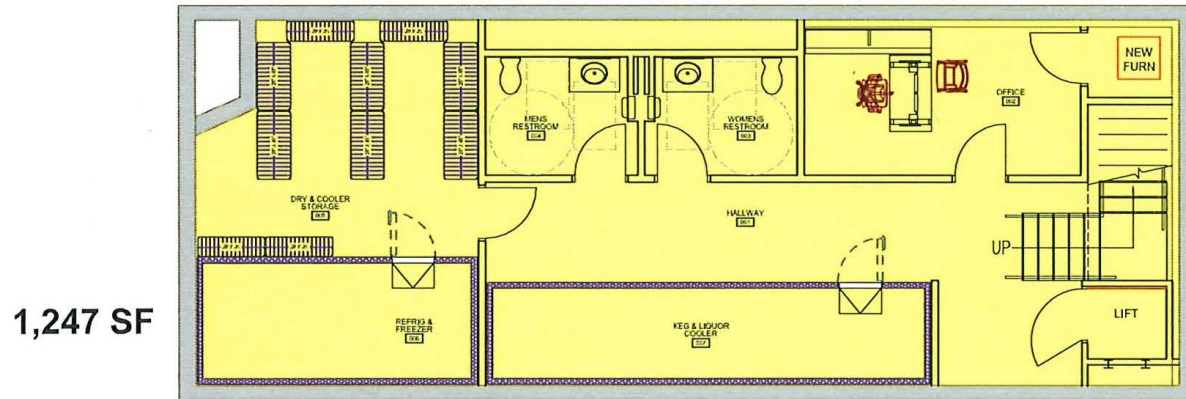
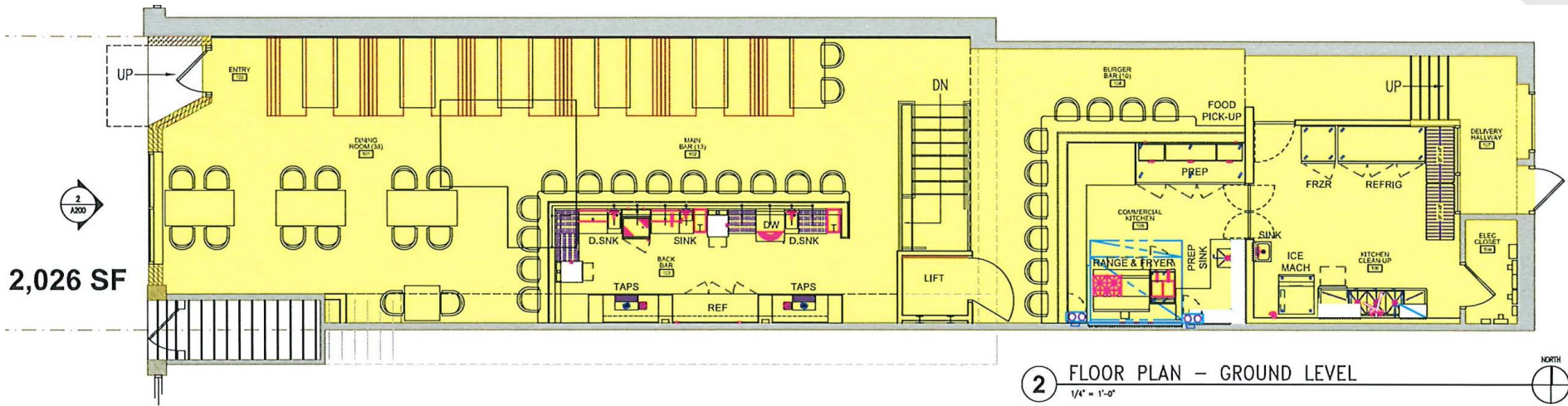
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INITIAL CODE REVIEW

LOWER LEVEL

B Business Occupancy = 418 SF - 3 Occupants

S-1 Storage Occupancy = 408 SF - 2 Occupants

5 Total Occupants

GROUND LEVEL

A-3 Assembly Occupancy = 1,617 SF - 68 Occupants

B Business Occupancy = 449 SF - 3 Occupants

68 + 3 = 71 Total Occupants

Spill kits not required

Test not provided

One restroom required, but two (2) provided

UPPER LEVEL

B Business Occupancy = 699 SF - 7 Occupants

One exit to two (2) means of egress

One restroom required and one (1) provided

7 Total Occupants

MAIN/LOWER LEVEL RESTAURANT



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