

LEASE

1202 STATE ST

1202 State St La Crosse, WI 54601



Lease Rate

\$7.00 SF/YR

OFFERING SUMMARY

Building Size:	5,500 SF
Available SF:	3,500 - 5,500 SF
Lot Size:	10,062 SF
Zoning:	C-1 local business district
Traffic Count:	26,000

PROPERTY OVERVIEW

Professional Leasing Opportunity: 5500 SF Office Building

We are pleased to present a prime leasing opportunity in a 5500 square foot office building, with the following specifications:

Property Overview:

Total Available Space: 5500 SF

Immediate Availability: 3500 SF

Configuration: Includes a reception area, five perimeter offices, workstations, a dedicated breakroom, and two restrooms.

Existing Tenants:

Remaining Space: 2000 SF

Current Tenants: Pilates studio and massage therapy business, both on month-to-month leases.

Shared Amenities: Breakroom and two restrooms.

Leasing Options:

Flexible Leasing: Option to lease the entire 5500 SF or just the 3500 SF.

Lease Rate: \$7.00 per SF per year, plus taxes, insurance, and CAM (Triple Net).

Additional Costs: Taxes and insurance are \$1.75 per SF per year.

This property also presents a unique redevelopment opportunity. The owner is open to razing the existing structure and offering a ground lease for the property, allowing for tailored development to suit your business requirements.

Cathy Fox
608 386 8115

Dawn Hougom
608 769 8325



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RIVER VALLEY

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LOCATION DESCRIPTION

On the signaled corner of State Street and West Avenue, just a stone's throw from Downtown LaCrosse, this location is surrounded by a welcoming community of residential homes and apartments. It's conveniently located within a few blocks of UW-LaCrosse, Viterbo University, and Western Technical College, making it an ideal and accessible spot for residents and students alike.

SITE DESCRIPTION

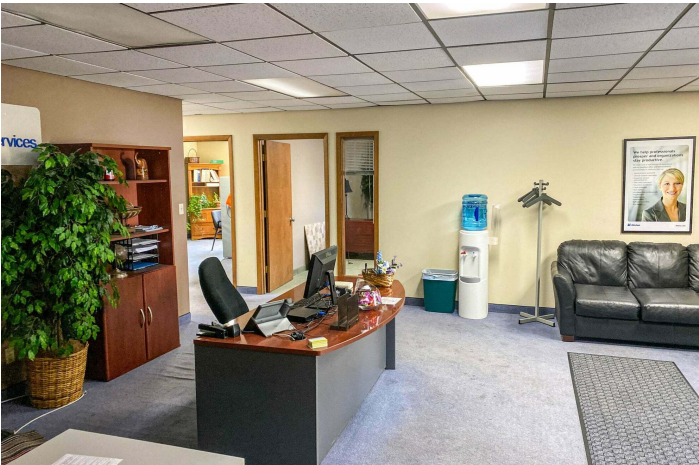
Situated at a prominent and conveniently signaled intersection within the thriving business and college district of the city, this corner lot boasts easy accessibility from both State Street and West West Avenue. Its prime location is home to a diverse array of businesses, including the esteemed YMCA, banks, dental offices, alongside a charming mix of single-family residences and apartments.

Tenant building has been home to Olston staffing, Massage therapist and Pilates studio among others. 3500 sf space (former Olston staffing) includes reception area, 5 private offices , 2 private rest room plus break room. The 2000 sf space is enjoyed by 2 tenants and share 2 rest rooms and a break room.

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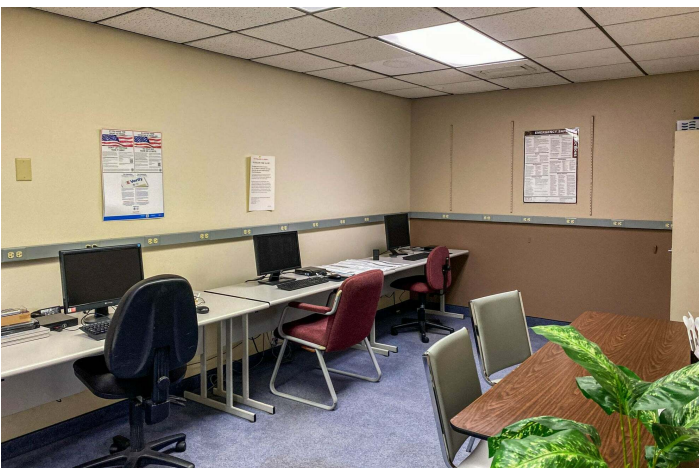


INTERIOR DESCRIPTION

3500 sf of office buildout.

PARKING DESCRIPTION

Paved parking lot for 8+ additional street parking available



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