

## For Lease

Approximately  
6,500 SF  
Office/Light  
Industrial

- Convenient access to Highway 35/I-94
- Secure key card access
- Off-street customer parking
- Flexible build-out possibilities
- Building equipped with many amenities
- Private elevator access
- Entire 2<sup>nd</sup> floor available



1091 Sutherland Avenue  
River Falls, WI

### St. Croix Valley Business Innovation Center



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.

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### Site Information:

Property Type: Office/Light Industrial

Single/Multi: Single

Date Available: IMMEDIATE

Lease Term: Three (3) Year Minimum

### Square Feet Available:

SF Available: Approximately 6,500 SF

### Rates/SF:

Base Rent: Starting at \$8.00 PSF NNN

CAM: \$4.50 PSF

RE Tax: Included in CAM

Total OpEx: \$4.50 PSF

TI Allowance: Negotiable

Tenant Pays: Rent, CAM, Tax & Utilities

### Building Data:

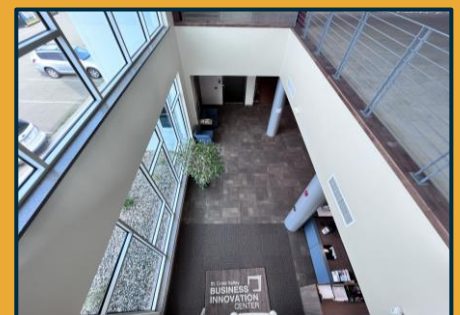
Year Built: 2018

Parking: 63 Off-Street Stalls

Utilities: Separately Metered

HVAC: Forced Air/Natural Gas

Sprinkler: Yes



For more information contact:

**Angie Brown**

651.888.4124 direct

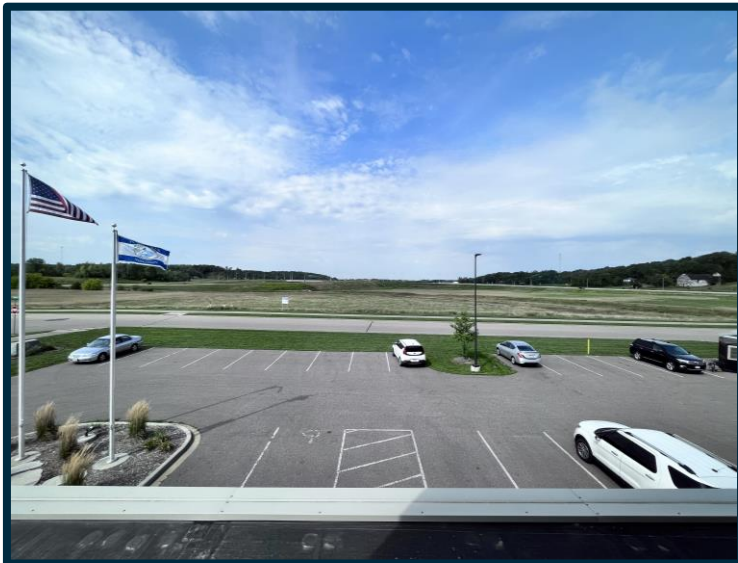
715.441.2198 mobile

651.430.2480 fax

abrown@greystone-commercial.com

*\*\*All square footages are assumed to be approximate\*\**

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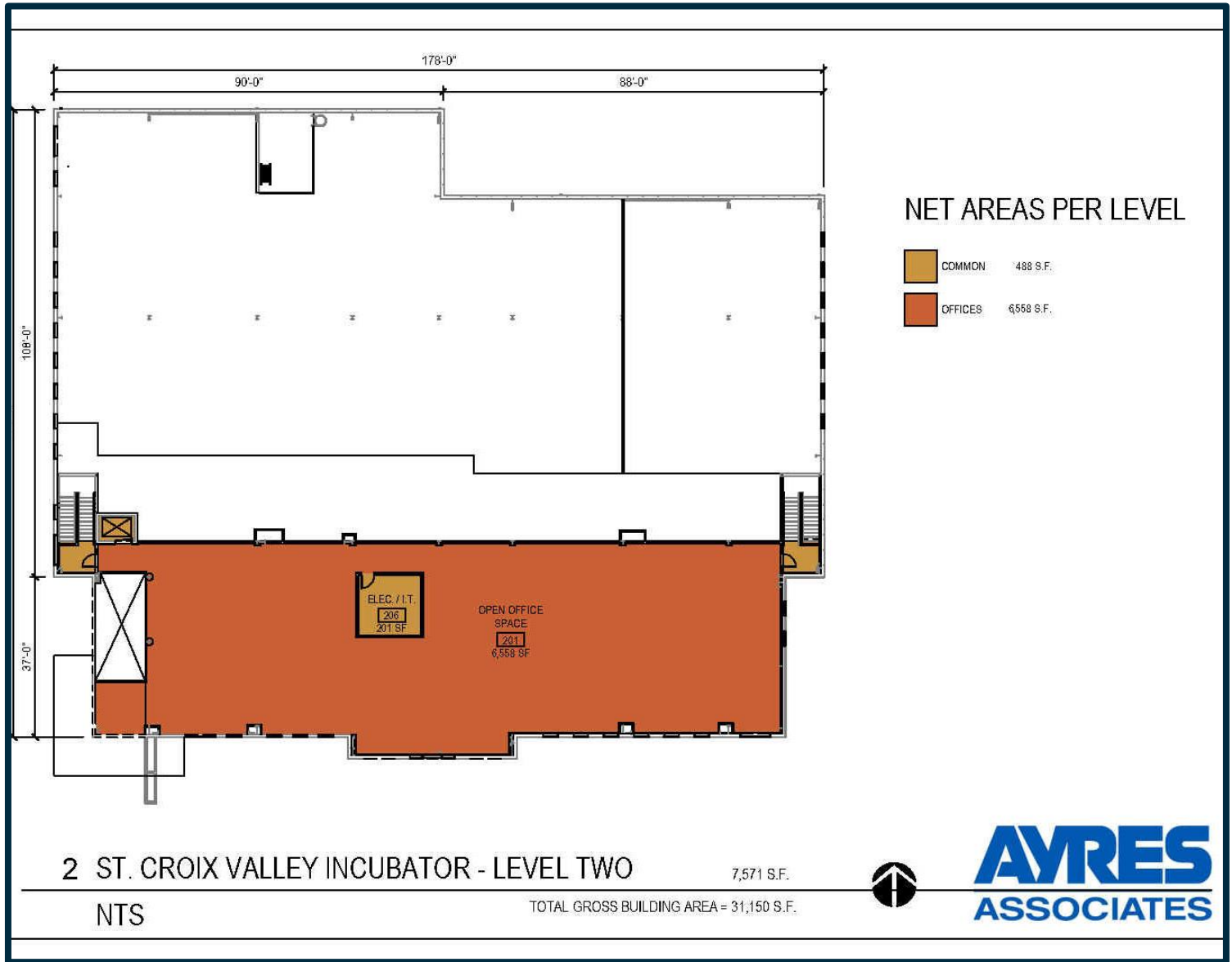
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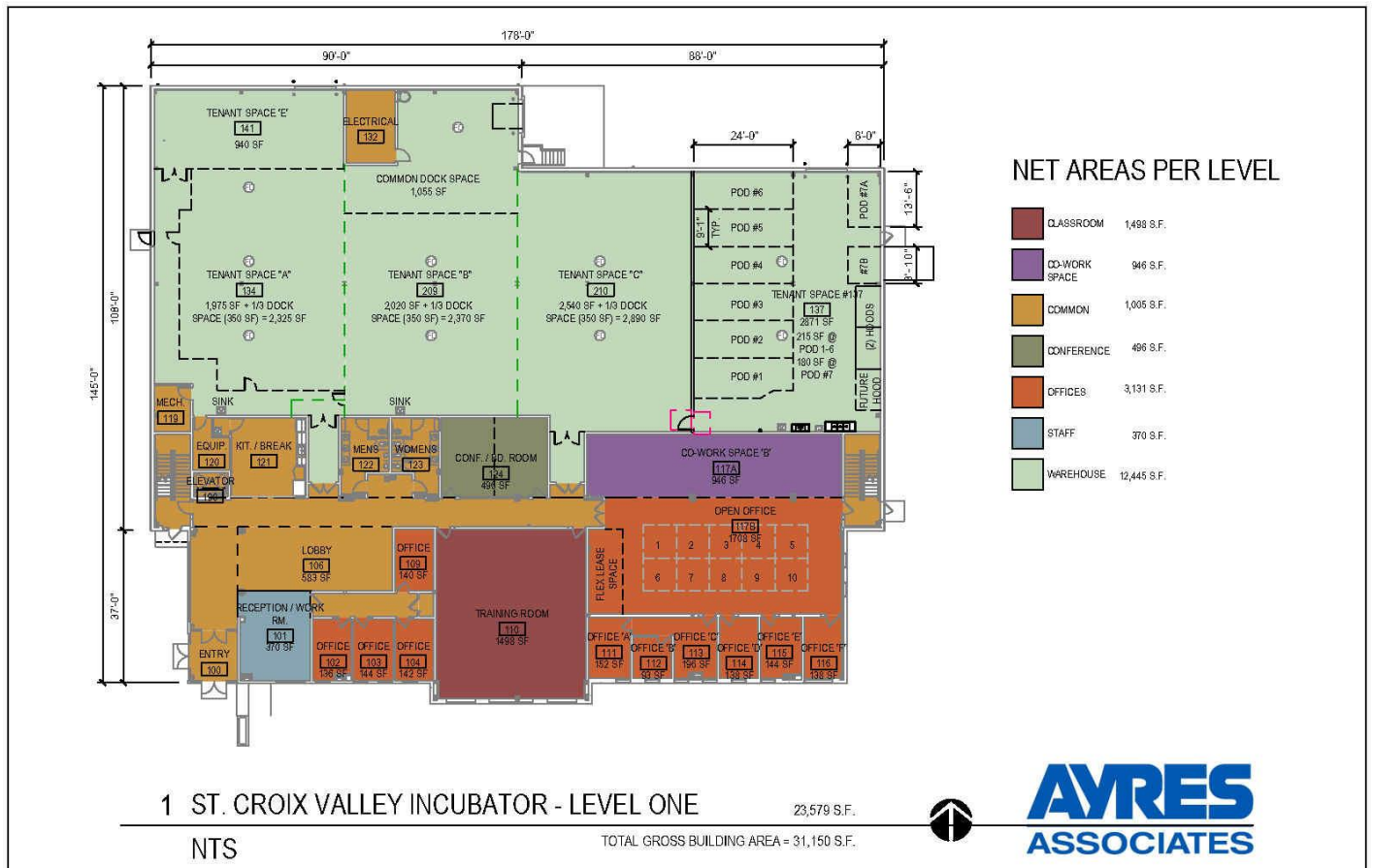
## Available Space

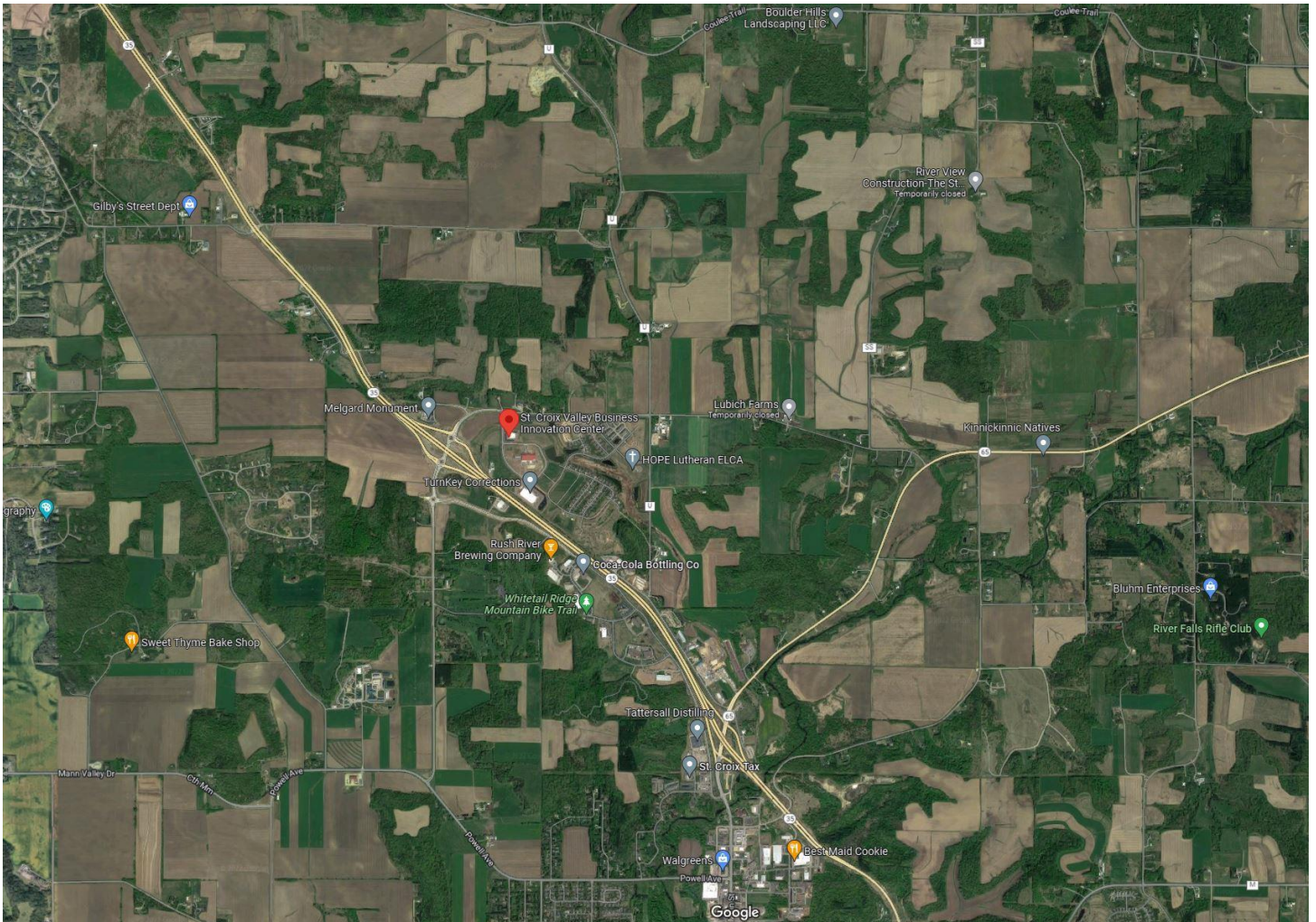


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## First Floor Layout





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