

MULTI-TENANT OFFICE SPACE

625 Commerce Drive Hudson, WI 54016



FOR MORE INFORMATION CONTACT:

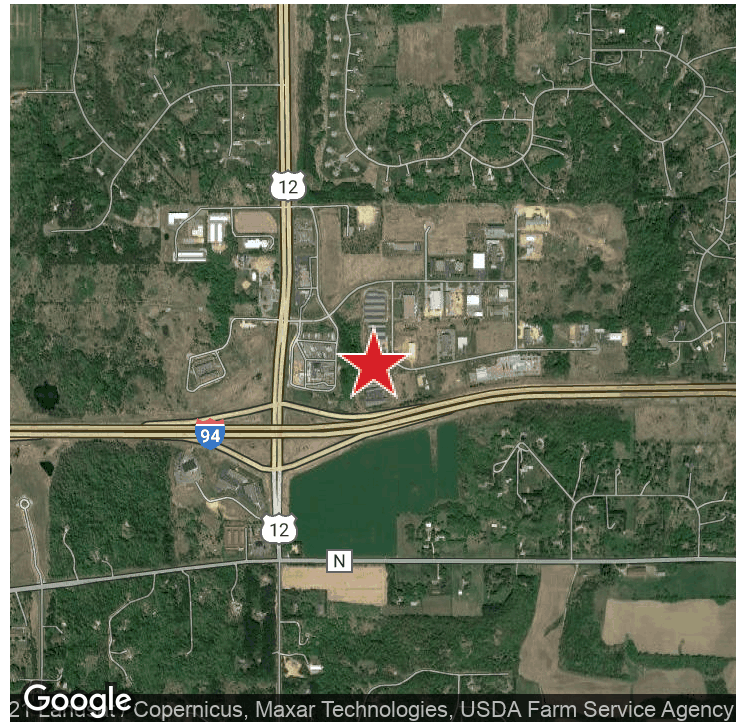
DAVID ROBSON

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telus | PROPERTY
SERVICES +
SOLUTIONS

Executive Summary



Google Copernicus, Maxar Technologies, USDA Farm Service Agency

LEASE RATE \$12.00 PSF NNN

OFFERING SUMMARY

Available SF:	7,295 SF
CAM Rate:	2.38
Tenant Pays:	Rent & Long Distance Phone Service
Landlord Pays:	Heat, Gas, Electric, Single-Line Local Phone, High Speed Wireless Internet
Year Built:	2005
Building Size:	16,800 SF

PROPERTY HIGHLIGHTS

- Multi-Tenant Office
- Up to 7,295 SF Available
- On-Site Storage Units
- Freeway Visibility
- Turnkey Office Suite
- Freeway Signage
- All Single Office Suite Room & Restrooms
- Great Freeway Access
- 50+ Parking Spaces

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Additional Photos



Common Break Room



Rear Exterior



Office Space



Office Space

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Floor Plan

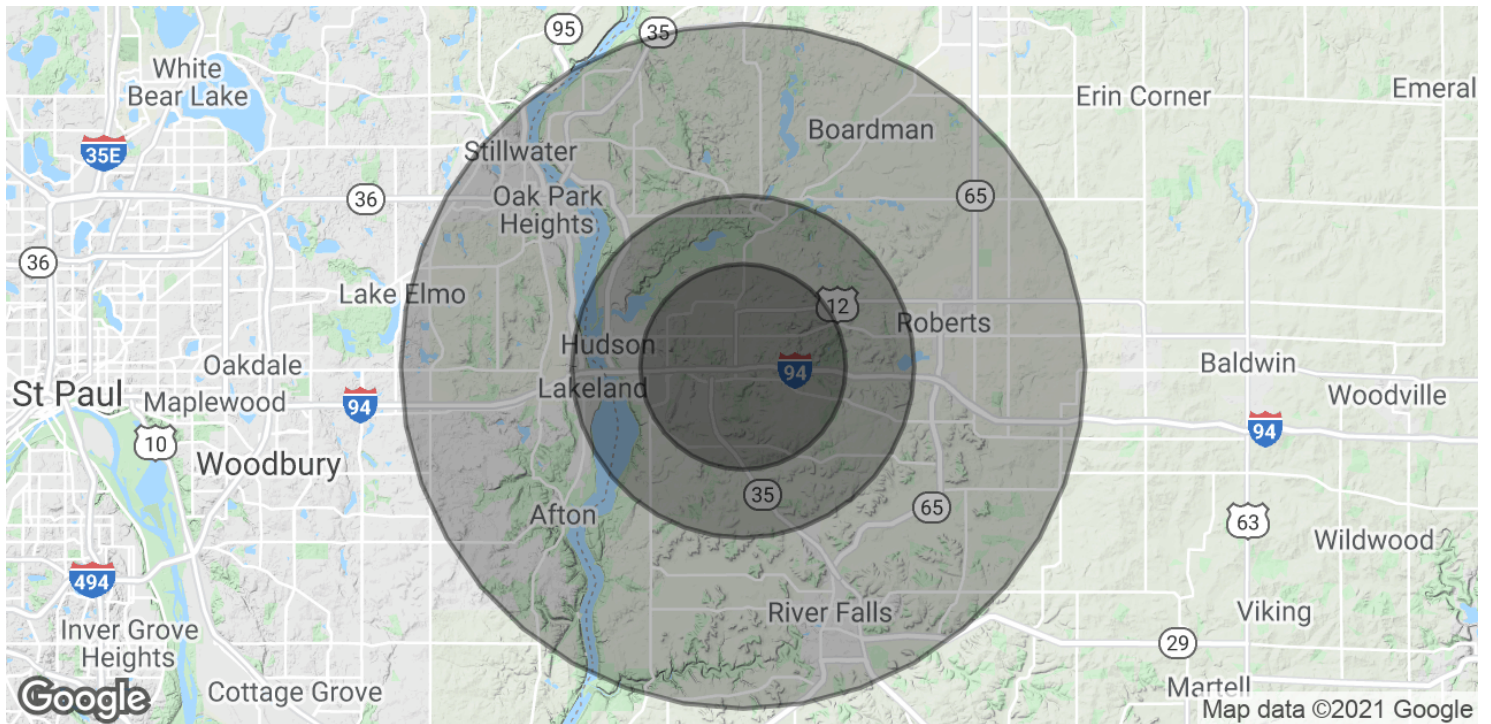


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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,379	26,798	89,631
Average age	36.6	36.5	36.2
Average age (Male)	36.5	36.0	35.9
Average age (Female)	36.7	37.6	36.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	2,506	9,866	33,943
# of persons per HH	2.9	2.7	2.6
Average HH income	\$113,366	\$101,035	\$87,678
Average house value	\$366,010	\$323,606	\$314,169

* Demographic data derived from 2010 US Census

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