

# OFFICE BUILDING SIREN WI

24157 State Road 35/70



FOR MORE INFORMATION CONTACT:

DAVID ROBSON

C: 651.248.0390

[drobson@bantara.net](mailto:drobson@bantara.net)

# Executive Summary



## OFFERING SUMMARY

Available SF:	765 SF
Lease Rate:	\$17.00 SF/yr (NNN)
CAM Rate:	\$6.32
Lot Size:	0.4 Acres
Year Built:	2002
Building Size:	765 SF
Zoning:	G2

### DAVID ROBSON

C: 651.248.0390  
drobson@bantara.net

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

## PROPERTY OVERVIEW

Attractive and conveniently located 195 sf of multi tenant office space available. One year minimum lease term.

## PROPERTY HIGHLIGHTS

- Highway visibility
- Affordable office space
- Great tenant mix
- Attractive space
- \$17.00 SF NNN



## Additional Photos



**DAVID ROBSON**  
C: 651.248.0390  
drobson@bantara.net

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

**telus** PROPERTY  
SERVICES +  
SOLUTIONS

# Property Details & Highlights

Property Name:	Office building Siren WI
Property Address:	24157 State Road 35/70, Siren, WI 54872
Property Type:	Office
PID:	07-181-2-38-16-8-3
Lot Size:	0.4 AC
Building Size:	765 SF
Gross Leasable Area:	195 SF
Building Class:	B
Zoning:	G2
Year Built:	2002
Number of Units:	6



## PROPERTY OVERVIEW

Attractive and conveniently located 195 sf of multi tenant office space available. One year minimum lease term.

## LOCATION OVERVIEW

Just one space left in this multi tenant office space conveniently located in downtown Siren. Highway visibility and centrally located.

## LEASE HIGHLIGHTS

- Highway visibility
- Affordable office space
- Great tenant mix
- Attractive space
- \$17.00 SF NNN

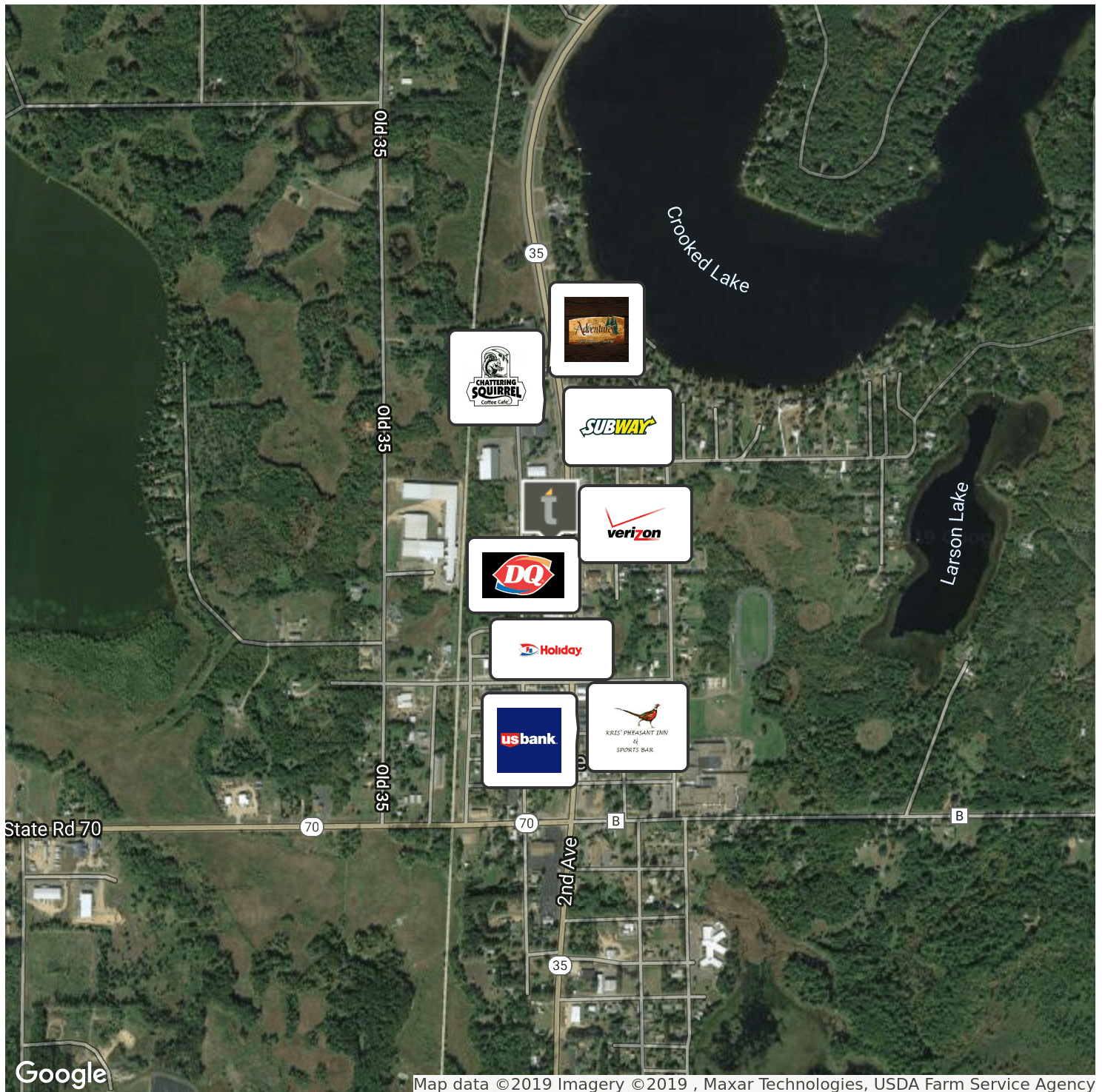
## DAVID ROBSON

C: 651.248.0390

drobson@bantara.net

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

# Siren Retailer Map

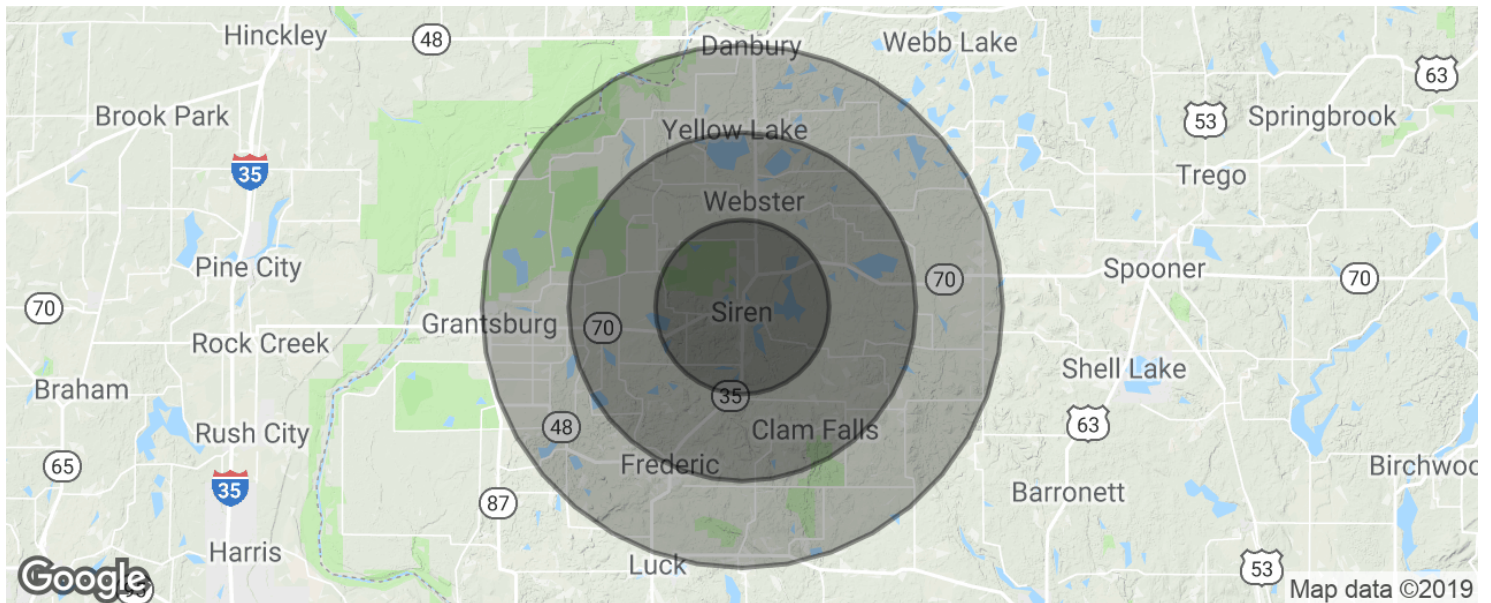


**DAVID ROBSON**  
C: 651.248.0390  
drobson@bantara.net

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.



# Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	1,900	6,975	14,681
Median age	46.4	47.1	46.9
Median age (Male)	45.1	45.8	45.7
Median age (Female)	47.9	48.2	47.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	890	3,222	6,649
# of persons per HH	2.1	2.2	2.2
Average HH income	\$45,950	\$47,176	\$48,509
Average house value	\$191,427	\$187,575	\$186,775

\* Demographic data derived from 2010 US Census

**DAVID ROBSON**  
 C: 651.248.0390  
 drobson@bantara.net



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.