

# PROFESSIONAL OFFICE BUILDING

625 Whitetail Boulevard River Falls, WI



FOR MORE INFORMATION CONTACT:

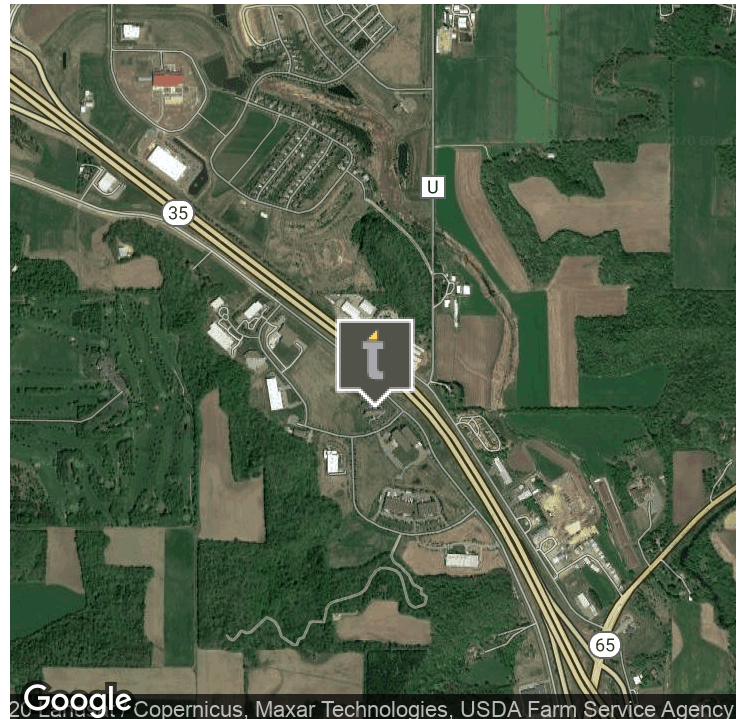
**STEVE OGREN**

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# Executive Summary



Google Copernicus, Maxar Technologies, USDA Farm Service Agency

## SALE PRICE

**\$4,290,000**

## OFFERING SUMMARY

Available SF:	4,252 - 10,443 SF
Lot Size:	5.24 Acres
Year Built:	2005
Building Size:	20,891 SF
Zoning:	Commercial
Price / SF:	\$205.35

## PROPERTY OVERVIEW

Main floor up to 10,443 sq. ft. class A office suite available with private offices, open office areas, conference room and break area. Located in the highly desirable Whitetail Business Park, along Hwy 35 on the north edge of River Falls.

Building is currently fully leased through January 31, 2022 with a Net Operating Income (NOI) of \$343,239. Current tenant is willing to reduce their space used to only occupy the second floor, extend their lease for 5 years, and allow the new owner to occupy the first floor.

## PROPERTY HIGHLIGHTS

- Located in the Whitetail Business Park
- Convenient location along Hwy 35
- Hard to find first floor class A office suite
- 4,252-10,443 sq. ft. office suite
- Currently Fully Leased through January 31, 2022
- NOI is \$343,239

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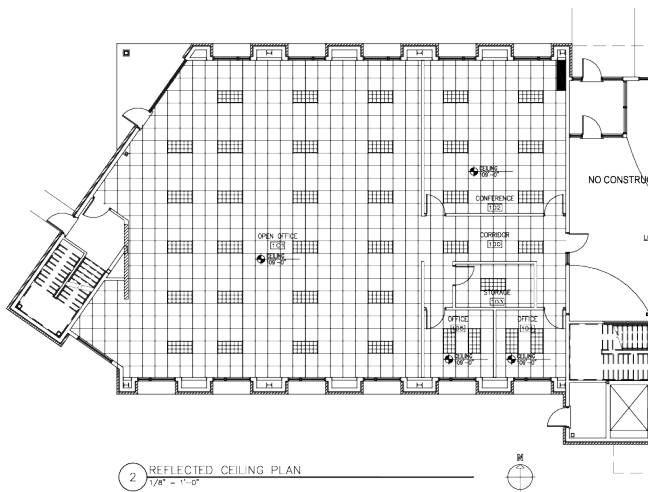
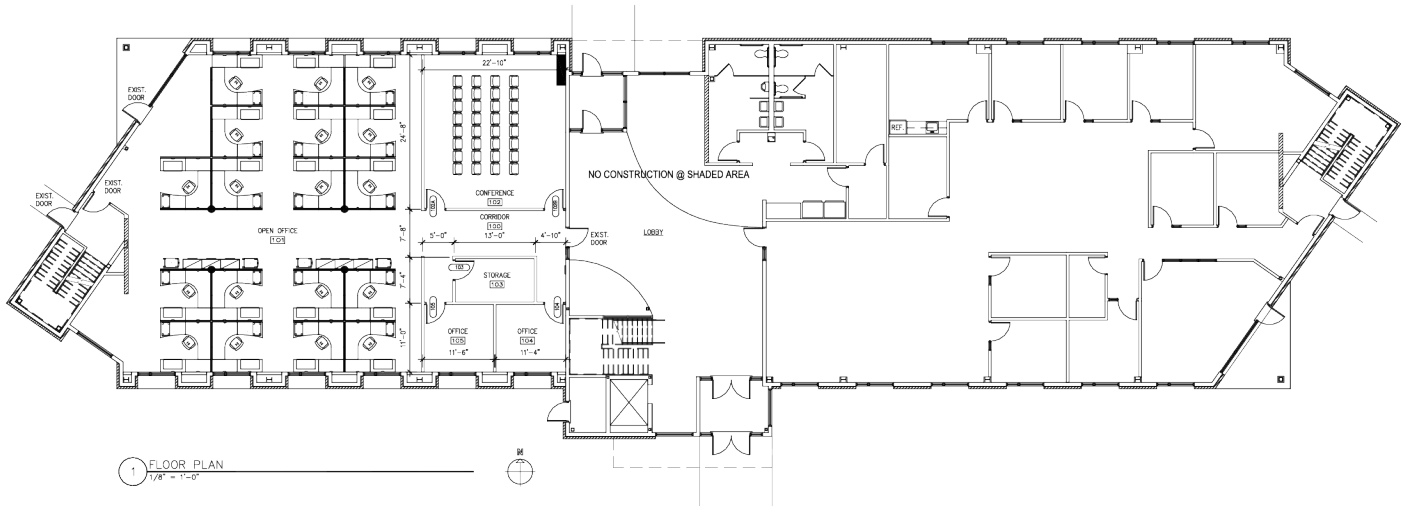
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# Floor Plan

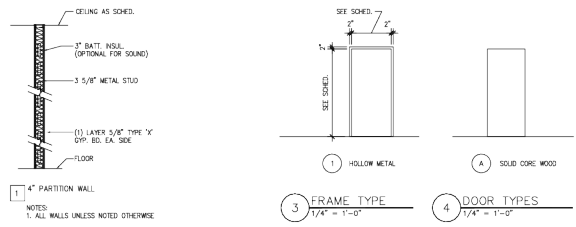


ROOM MARK	ROOM NAME	FLOOR	FINISH	BASE	MATERIALS	FINISH	CEILING MATERIAL	FINISH	HEIGHT	REMARKS
100	CORRIDOR	OPT.	VINYL	DYP. BD.	PAINT	A.C.T.	---	9'-0"	---	---
101	OPEN OFFICE	OPT.	VINYL	DYP. BD.	PAINT	A.C.T.	---	9'-0"	---	---
102	CONFERENCE	OPT.	VINYL	DYP. BD.	PAINT	A.C.T.	---	9'-0"	---	---
103	STORAGE	OPT.	VINYL	DYP. BD.	PAINT	A.C.T.	---	9'-0"	---	---
104	OFFICE	OPT.	VINYL	DYP. BD.	PAINT	A.C.T.	---	9'-0"	---	---
105	OFFICE	OPT.	VINYL	DYP. BD.	PAINT	A.C.T.	---	9'-0"	---	---

- NOTES:
- FIELD VERIFY ALL CONDITIONS OF THE FINISH SCHEDULE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR ANY MISSING ITEMS.
  - PROVIDE ALLOWANCE FOR FIRE EXTINGUISHERS AND CABINETS AS MAY BE REQ. BY FIRE DEPT.
- KEY:
- DYP. BD. = 5/8" TYPE 'X' DYPISM BOARD
  - A.C.T. = ACOUSTICAL CEILING TILE
  - OPT. = GABLET
  - VINYL = 4" VINYL BASE

DOOR MARK	ROOM NAME	TYPE	RATED	SIZE	THICKNESS	WIDTH	HEIGHT	FRAME TYPE	HARDWARE SET	REMARKS
102A	CONFERENCE	A	---	1'-3/4"	3/4"	7'-0"	7'-0"	1	---	---
102B	CONFERENCE	A	---	1'-3/4"	3/4"	7'-0"	7'-0"	1	---	---
103	STORAGE	A	---	1'-3/4"	3/4"	7'-0"	7'-0"	1	---	---
104	OFFICE	A	---	1'-3/4"	3/4"	7'-0"	7'-0"	1	---	---
105	OFFICE	A	---	1'-3/4"	3/4"	7'-0"	7'-0"	1	---	---

- NOTES:
- VERIFY ALL ROUGH OPENINGS PRIOR TO MANUFACTURING ANY WINDOW & DOOR FRAMES.
  - ALL FRAMES TO BE PAINTED TO MATCH THE SURFACE THEY OCCUR IN.



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# Additional Photos

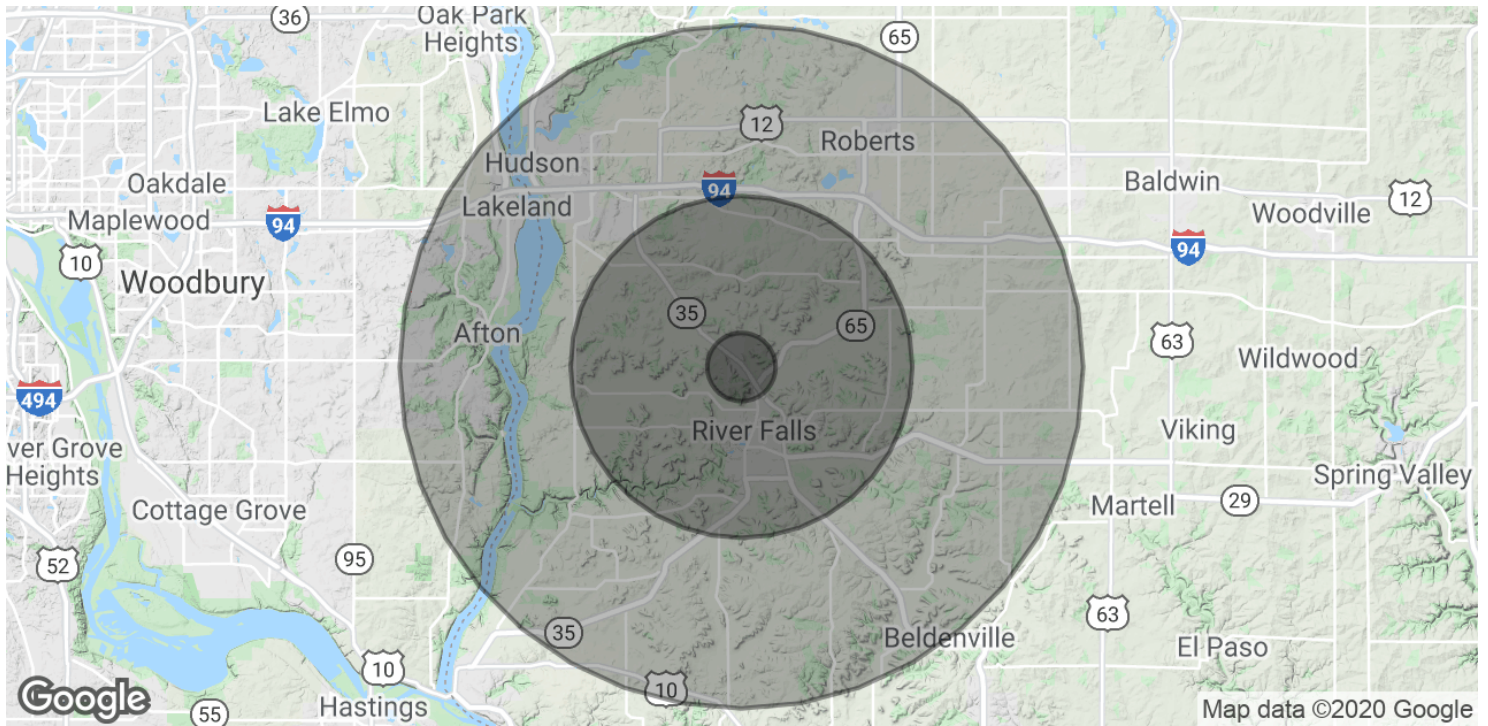


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# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	941	25,538	68,885
Average age	40.5	30.6	34.2
Average age (Male)	36.0	30.9	34.1
Average age (Female)	42.5	30.2	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	409	9,189	25,191
# of persons per HH	2.3	2.8	2.7
Average HH income	\$64,912	\$71,660	\$86,495
Average house value	\$212,690	\$266,124	\$301,572

\* Demographic data derived from 2010 US Census

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