



# The Offices @ 3208

## Commercial Office Space

Convenient, highly visible location on the corner of State Hwy 33 and 32nd Street La Crosse, WI

## The Wilson Thomas Advantage

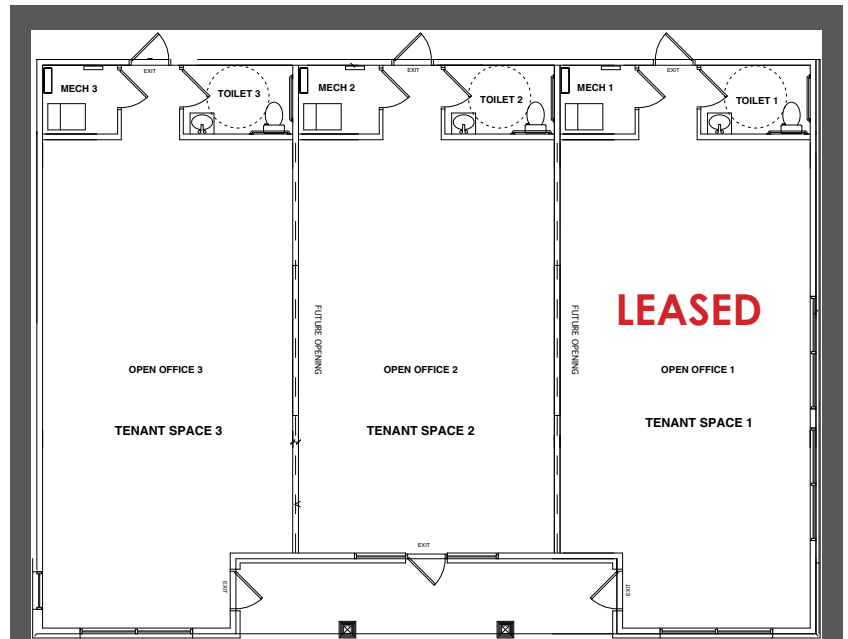
- Ideal for new or start-up business
- Single or minimal employee businesses
- Two – 900/SF units — singly or combined
- High visibility from well-traveled thoroughfares
- Reasonable long term leasing options
- Attractive low maintenance, high-quality construction
- Proven, cooperative property managers

## Property Highlights

- Architect-designed state approved without conditions
- Engineer-designed, state inspected/approved plumbing, hvac and electrical systems
- Fire suppression systems designed/installed/ tested by Fireline, Inc.; inspected and approved by state inspectors and local fire department
- Insulation and office spaces certified sound retardant
- High quality materials throughout; build-out ready with original contractors familiar with the project
- Restroom, individual hvac units provided in each 900 s/f unit
- Convenient parking on-site
- Groomed grounds year-round

## Contact Us

For more information contact by phone at **608.385.5481** or email us at **info@wilsonthomasproperties.com**



## Pricing, Fees and Lease Structure

- Prices for The Offices @ 3208 are competitive;
  - Leases for five or more years
  - Lower rates for longer terms
- Construction coordinated/managed by builder
- Builder proven successful, familiar with Wilson Thomas Properties
- Lease is a flat-fee per-month including taxes, property insurance and exterior maintenance with long-term lease rate stability
- Leaser is responsible for
  - Personal office and employee insurance,
  - Electric and natural gas utilities, fiber optic computer fees
  - Interior maintenance
- Build-out allowance negotiable.
- HVAC and plumbing systems for restrooms are installed