

Snap Fitness-Anchored Center – For Lease

1800 State Road 16
La Crosse, WI 54601

Access Commercial Real Estate
p: 608.304.5700
f: 866.311.5369
www.accesscre.com



Offered By:
Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Maria Peterson
608.780.1822
maria@accesscre.com

Lease Terms

Available: **1,411 Square Feet**
Available 11-1-11

Lease Rates: **\$13.00 PSF NNN**
Oper. Fees: **\$3.50 PSF**



Highlights

- Tremendous visibility to State Highway 16 (major artery)
- 2nd highest traffic counts in the county
- Access via a controlled intersection
- Building signage available
- High-profile building
- Meticulously maintained, high-profile building and property
- Reasonable Rents
- Ample Parking
- Excellent tenant mix including Snap Fitness and dental office

Site Facts

Location:	State Hwy 16 and County Rd B in La Crosse, WI Located at a controlled intersection.
Building Size:	13,620 Square Feet
Zoning:	G2 General Commercial
Traffic Counts:	State Hwy 16: 36,500 ADT County Road B: 9,200 ADT
Building Age:	1992
Taxes:	Tenant Responsible
Insurance:	Tenant Responsible
CAM:	Tenant Responsible
Roof/Struc.:	Landlord Responsible