



Access Commercial Real Estate: The Better Choice for a Changing Market

Access Commercial Real Estate (ACRE) is the new generation of brokerage. We combine the superior ability of large firms to market listings regionally and nationally, but strive to personalize service to each client's specific needs and situation. ACRE provides a full range of real estate services including brokerage sales and leasing, development, site selection, management and investment services.

The ACRE Approach to Brokerage

A Personalized Relationship - Each client has different experience, motivations, and goals. Understanding the client is ACRE's first step in creating a new relationship. This paves the way for ACRE to become not only a specialized broker, but also a real estate advisor for each client.

Connecting Markets - ACRE focuses on markets throughout Wisconsin and Minnesota. Key markets include La Crosse, Eau Claire, Rochester, and the Twin Cities. We strive to create strong relationships in our markets, thus connecting them to one another. This allows ACRE to build a larger database of clients and investors than single-location firms.

Direct Marketing - ACRE's most valuable marketing tool is its in-house database of property owners and real estate firms. ACRE uses these resources to contact prospects directly, immediately highlighting the opportunities associated with each listing.

Regional and National Coverage - ACRE uses many regional and national marketing platforms. This ensures that each listing is marketed throughout its region and coast to coast, so no buyer is missed. These resources include the CCIM Network, LoopNet, CoStar, Xceligent, WI and MN brokerage organizations, as well as local trade organizations.

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Access Commercial Real Estate
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www.accesscre.com



Featured Listings

For Sale
1800 State Road 16
La Crosse, WI



- 100% occupied net-Leased office/retail building
- 13,691 SF on 1.4 Acres
- Hwy 16 location at signalized intersection
- Tenants: Snap Fitness, ResCare, Dentist
- \$1,800,000 / 8.6% Cap Rate

For Lease
2700 Midwest Drive
Onalaska, WI



- UnitedHealth sublease
- Highly-recognizable building with high-end finishes
- Great location with large parking area
- 4,000 to 8,000 SF available
- Discounted rents with flexible lease terms

For Sale / For Lease
9519 State Road 16
Onalaska, WI



- Former Gander Mountain
- Next to Woodman's Market along Hwy 16 corridor
- Close to I-90 and regional mall
- 33,032 SF
- \$9 to \$10 NNN lease rate
- Call for sale information

For Sale/For Lease
4320 US Highway 52
Rochester, MN



- Freestanding Retail
- Easy access with great visibility to Hwy 52 (43,000 VPD)
- In heart of major retail corridor w/ pylon signage
- 15,913 SF
- \$1,350,000 or for lease

Recent Clients

Bergstrom Automotive Group
Bluffside Plaza Inc
Coulee Bank
Country Hearth
CSM Corporation
Dunham Express
Fastenal
Ferguson Enterprises
Heartland Food Corp. (Burger King)

High Pointe Properties
Mayo Clinic
National Pawn
Royal Credit Union
Schmitt Music
State Farm Insurance
TCI Developers
Think Mutual Bank
Various Other Private Investors/Owners

Principals



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Office Locations:
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