For Lease – Flexible Space for Retail or Office Use
1910 Ward Avenue
La Crosse, WI 54601

Contact:
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**Highlights**
- Office, retail, and light industrial spaces available for lease
- Sizes range from 175 SF to 10,050 SF with the option to include garage space with 2 overhead doors
- Located on a busy thoroughfare in a major commercial area that is home to several large and thriving employers
- Flexible, open layout can accommodate a wide variety of uses
- Building was remodeled in 2010 and offers nice finishes and high curb appeal
- Property is well-established, highly recognizable, and easy to access from any part of the La Crosse region

**Availabilities:**
- 10,050 SF Retail/Office, divisible to 2,650 SF
- 2,900 SF Retail/Office, expandable to 4,860 SF
- Individual offices from 175 to 375 SF

**Property Facts**
- Building Size: 27,000 Square Feet
- Building Use: Multi-Tenant Retail and Office
- Building Age: 1962, remodeled in 2010
- Lot Size: 1.36 acres
- Zoning: C-2 Commercial
- Surrounding Uses: Commercial/Retail/Industrial
- Lease Rate: $7.50 per SF Modified Gross

This information has been obtained from sources believed to be reliable, but ACRE makes no representations of warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies.
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1 Prior to negotiating on your behalf, the broker must provide you the following disclosure statement:

2 [BROKER DISCLOSURE TO CUSTOMERS]

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

4 ■ The duty to provide brokerage services to you fairly and honestly.
5 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
6 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
7 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (See Lines 47-55).
8 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (See Lines 22-39).
9 ■ The duty to safeguard trust funds and other property the broker holds.
10 ■ The duty, when negotiating to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

11 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services but if you need legal advice, tax advice, or a professional home inspector, contact an attorney, tax advisor, or home inspector.

12 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

13 [CONFIDENTIALITY NOTICE TO CUSTOMERS]

14 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

15 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

16 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).

17 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

18 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

19 [CONFIDENTIAL INFORMATION:]

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23 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

24 CONSENT TO TELEPHONE SOLICITATION

25 I/we agree that the broker and any affiliated service providers (for example, a mortgage company or title company) may call our/our home or cell phone numbers regarding issues, goods and services related to the real estate transaction until the withdrawal is requested in writing. List Home/Cell Numbers:

26 [SEX OFFENDER REGISTRY]

27 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at: http://offender.doc.state.wi.us/public/ or by phone at 608-240-5636.

28 DEFINITION OF MATERIAL ADVERSE FACTS

29 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(16) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is no longer able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.