

OFFICE SPACE FOR LEASE

GATEWAY BUSINESS CENTER

1301 Gateway Circle, Hudson, WI 54016



PROPERTY DESCRIPTION

Bright spaces, contemporary finishes and superb location make this an ideal choice for your Hudson business. Located in the heart of Hudson's Commercial, Retail, and Home Remodeling district, this property is surrounded by restaurants, hotels, offices, Walmart, Target, Home Depot, Menards, Fleet Farm, and Hudson Hospital. Just off Carmichael Rd and I-94 this 2,568sf, south facing end unit was recently remodeled with high end office finishes, but also boasts direct access to a common loading dock for deliveries. Move-in ready, with ample parking, in one of the hottest markets in Wisconsin. Join Farrell's Extreme Bodyshaping, Afton Candle Company, and Arcane Concepts wood products, and make this your next business home base.

PROPERTY HIGHLIGHTS

- Great access to Carmichael Road and I-94
- Each suite in building has it's own private entrance and private bathroom
- Ample lighted parking and lighted monument sign
- Separate metering for all utilities - paid by tenant

OFFERING SUMMARY

Lease Rate Suite 600:	\$16.00 SF/yr (NNN)
CAM/Tax 2021:	\$3.21 SF
TI Allowance with 5 Year Lease:	\$20,000
Available Date:	July 1, 2021
Available SF:	2,568 SF
Building Size:	18,370 SF

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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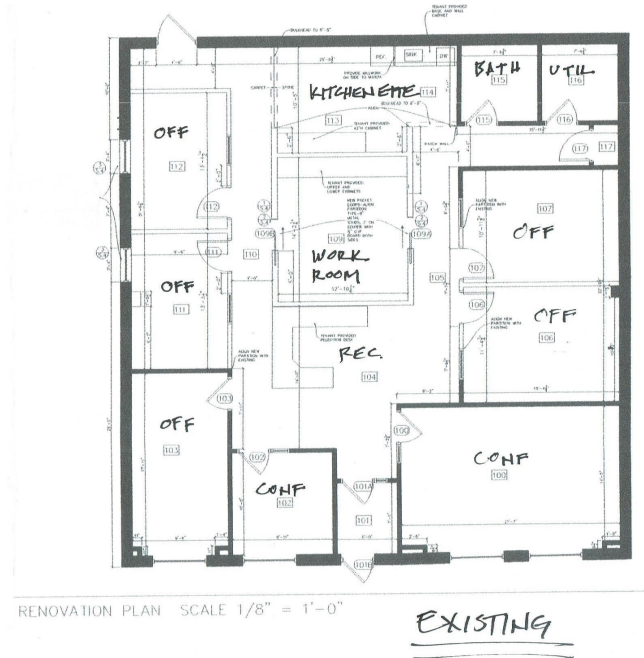
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 600	Office	\$16.00 SF/yr	NNN	2,568 SF	Negotiable	CAM/Tax: \$3.21 for 2021; \$20,000 TI Allowance - 5 year lease

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LEASE RATE

\$16.00 SF/YR

LOCATION INFORMATION

Building Name	Gateway Business Center
Street Address	1301 Gateway Circle
City, State, Zip	Hudson, WI 54016
County/Township	Saint Croix
Cross Streets	Gateway Blvd.

BUILDING INFORMATION

Building Size	18,370 SF
Year Built	2005
Building Class	B
Tenancy	Multiple
Number Of Floors	1
Load Factor	Yes
Construction Status	Existing
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Office Space
Property Subtype	Office Warehouse
Zoning	L-1
Lot Size	0.026 Acres
APN#	236-1975-02-(100-600)

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	70

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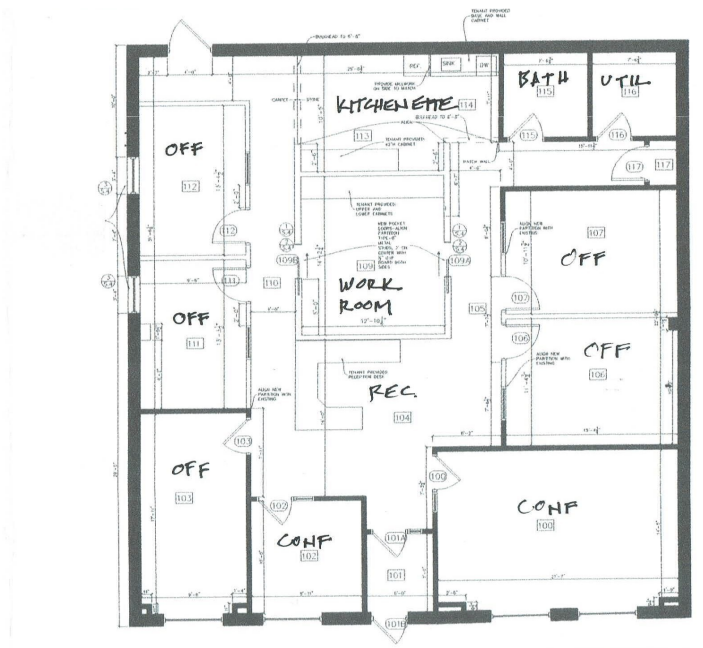
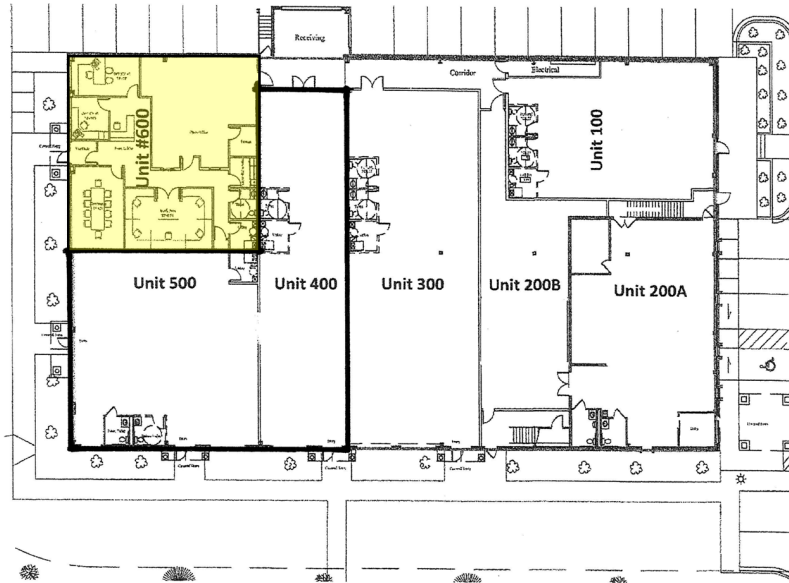
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RENOVATION PLAN SCALE 1/8" = 1'-0"

EXISTING

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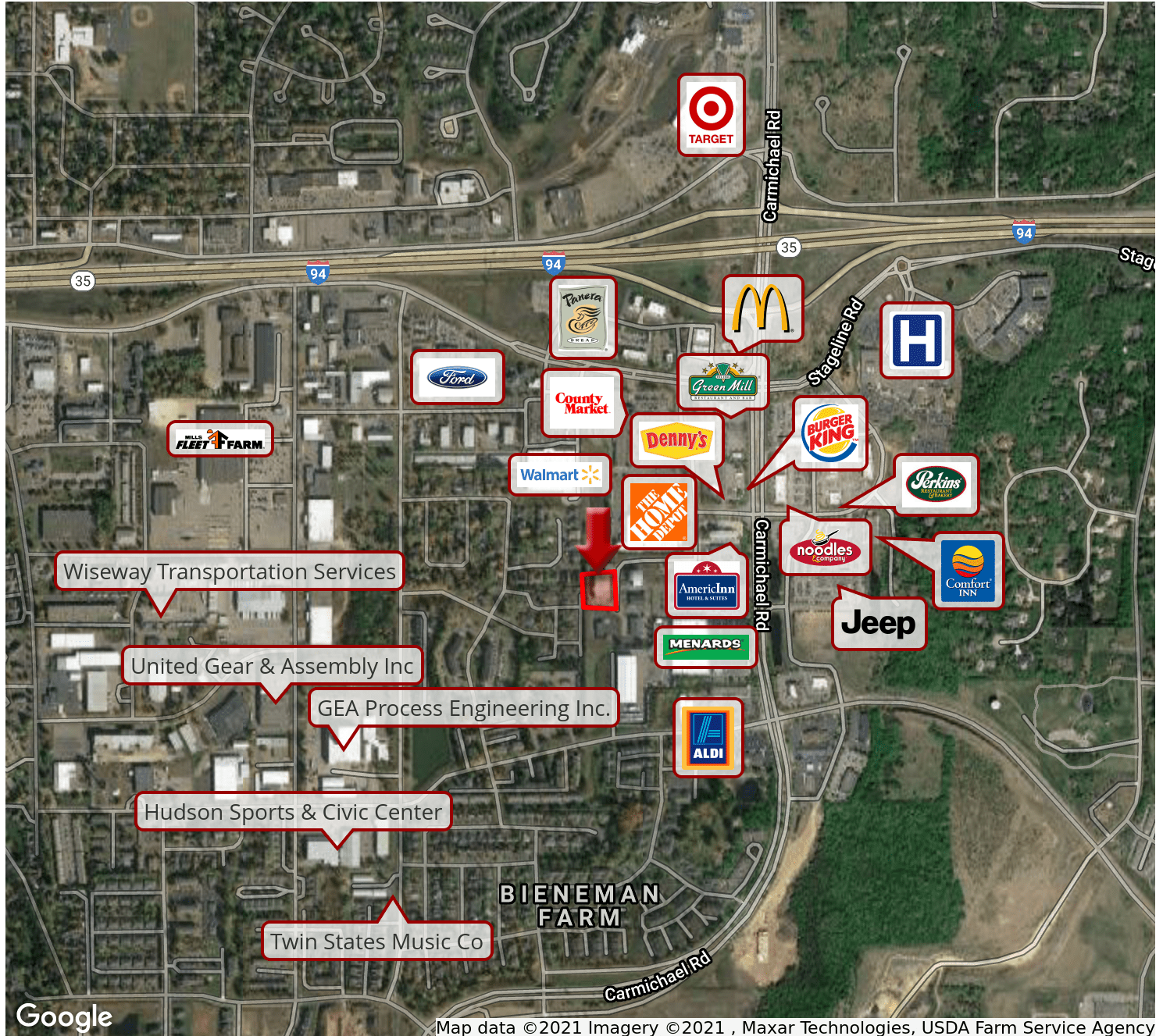
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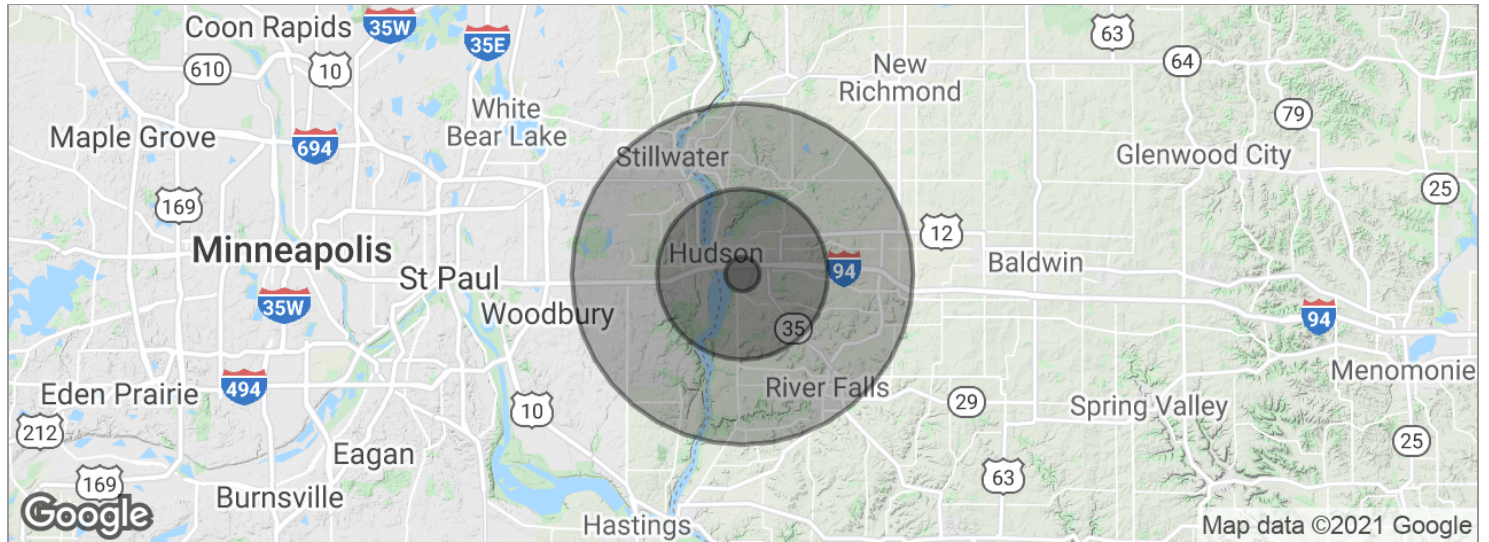
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,839	38,153	100,787
Median age	35.9	37.6	38.5
Median age (male)	34.9	37.1	38.1
Median age (Female)	38.1	38.6	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	724	14,741	38,879
# of persons per HH	2.5	2.6	2.6
Average HH income	\$93,797	\$95,678	\$92,714
Average house value	\$300,447	\$325,347	\$338,500

* Demographic data derived from 2010 US Census

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