



# 136 8TH ST S

La Crosse, WI 54601

LEASE



## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Available SF:  | 17,932 SF           |
| Lease Rate:    | \$12.00 SF/yr (NNN) |
| Lot Size:      | 0.59 Acres          |
| Year Built:    | 1886                |
| Building Size: | 17,932 SF           |
| Zoning:        | Commercial          |
| Market:        | Downtown La Crosse  |

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## PROPERTY OVERVIEW

Leases range from \$150 + plus \$50 a month for internet and utilities  
space range from 200 -400 SF. & 700-1000 SF

Very walkable area in neighborhood community within site of parks, co op, museum , theatres and shopping.

## PROPERTY HIGHLIGHTS

- Near public transit
- Several sized spaces for single office use or classroom space can accommodate several people
- Common break room
- Several restrooms
- Elevator from main floor to upstairs

## OTHER RESOURCES

[The Fox Team Website](#)



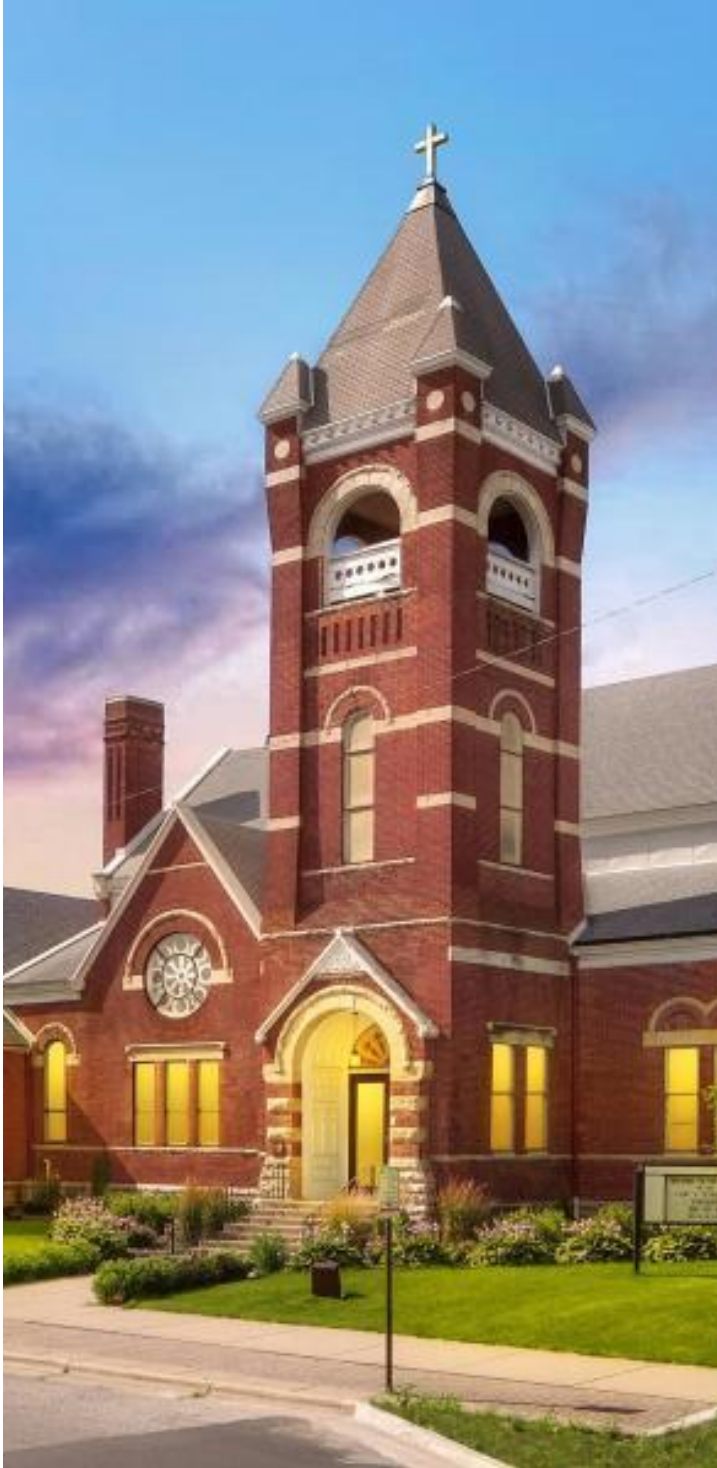
**COLDWELL  
BANKER  
COMMERCIAL**  
RIVER VALLEY



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### PROPERTY OVERVIEW

#### Just a Road Trip Away

Centrally located on I-90 between Minneapolis-St. Paul, Dubuque, Des Moines, Madison, Milwaukee, and Chicago, the La Crosse Region is an easily accessible destination that's just a road trip away. Bring your family and friends for a weekend filled with a plethora of activities!

Minneapolis, MN: 2.5 hours

Dubuque, IA: 2.25 hours

Des Moines, IA: 4.5 hours

Madison, WI: 2.25 hours

Milwaukee, WI: 3 hours

Chicago, IL: 4.25 hours

located in Historic Downtown La Crosse. You will find everything from charming gift and specialty shops, clothing stores, hardware, antiques, music, hobby, home furnishings, and more.

Downtown is the center for dining, arts, and entertainment, with many unique cafes, coffee shops, award-winning restaurants, pubs and taverns, live music venues, theaters, galleries, museums, hotels, and the La Crosse Center. We are a vibrant downtown district with health, fitness and beauty services, professional services, and corporate businesses. Visitors and residents can enjoy the scenic beauty of the Mississippi River, take a riverboat cruise or experience our beautiful parks with walking and biking trails.

### LOCATION OVERVIEW

corner of 8th and King st.

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