

Belle Square

Class A Office and Amenities

For Lease



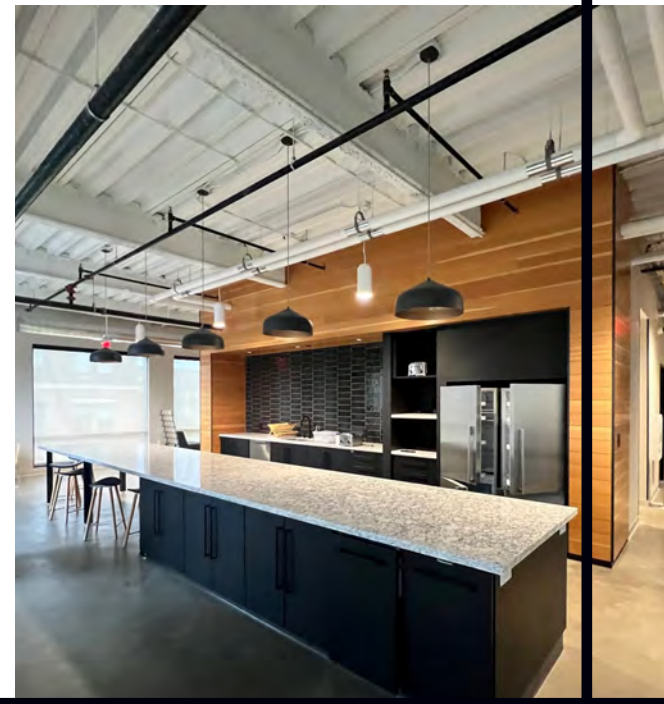
CBRE

INTRODUCTION TO

Belle Square

BELLE SQUARE OFFERS
A DYNAMIC MIX OF
RETAIL, RESIDENTIAL,
AND CLASS A OFFICE.

Built in 2017 at the center of downtown La Crosse, Belle Square offers new construction with an emphasis on sustainability, quality, and creativity. The modern office spaces at Belle Square feature flexible floor plans, high-end improvements, and convenient access to outdoor green spaces. On-site amenities include underground parking, a fitness center, a management office, and deli.



OFFICES AT Belle Square

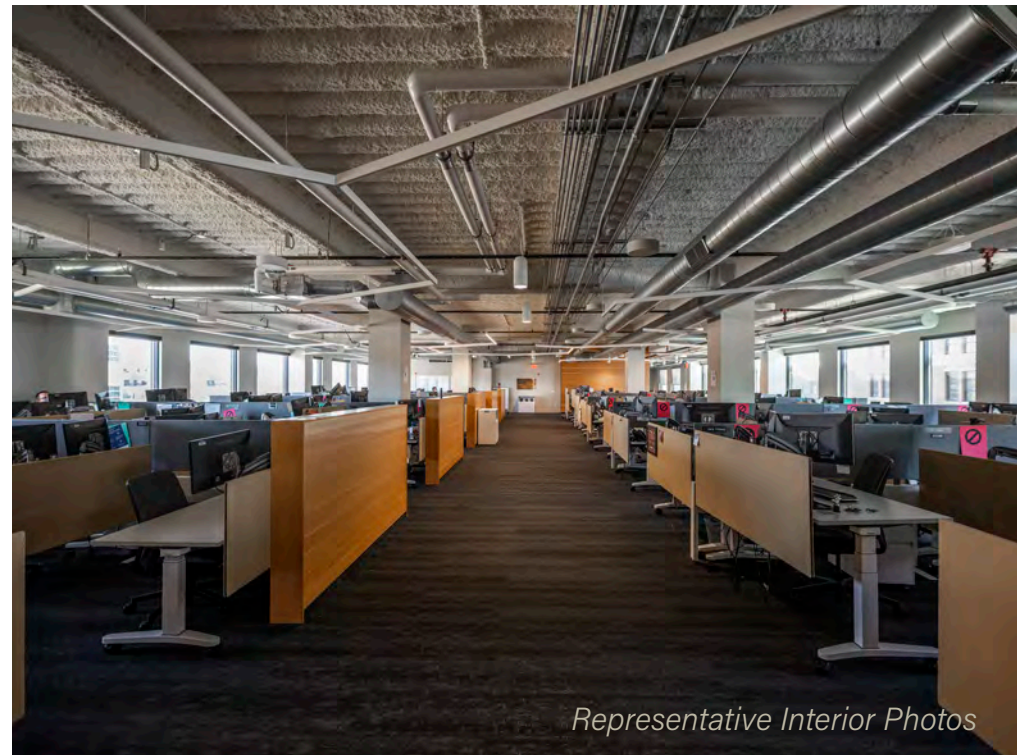
Premier Creative Office Space

Office floors feature state-of-the-art improvements, including efficient building systems, floor-to-ceiling glass walls, and private conference rooms, training rooms, and kitchenettes. Flexible floor plans offer a combination of open collaborative zones, and private meeting rooms and offices. Spaces feature high-end finishes and can be furnished for immediate plug-and-play occupancy.

Address	232 3rd Street, La Crosse
Office Building Size	120,432
Available SF	Approximately 6,000 – 58,755 SF
Asking Rent	\$15.50-17.50/SF, NNN
Parking	3 stalls / 1,000 RSF Ratio Onsite Public Ramps/Lots Nearby for Additional Parking
Built	2017



Representative Interior Photos



Representative Interior Photos

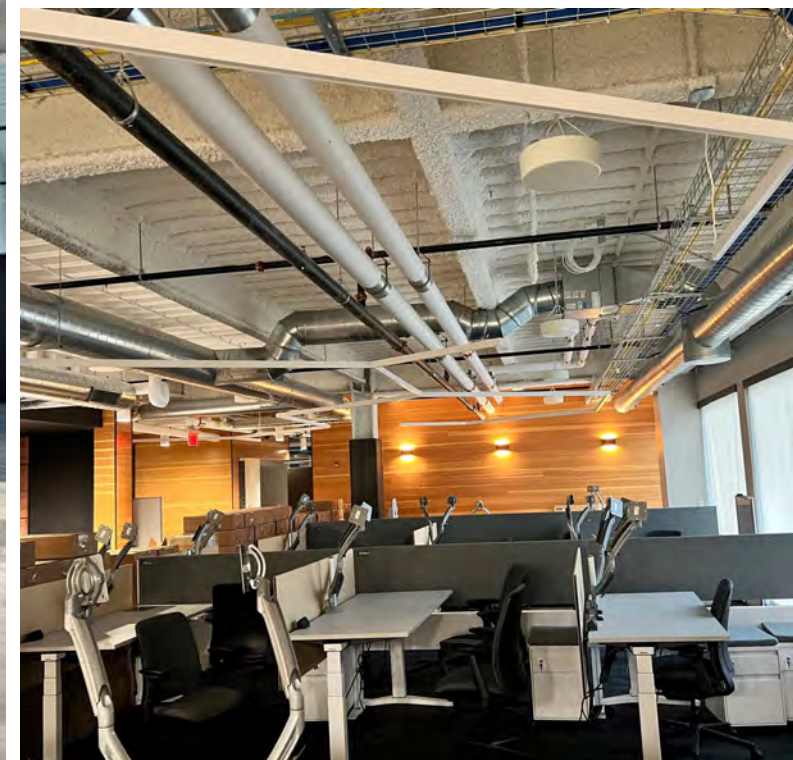
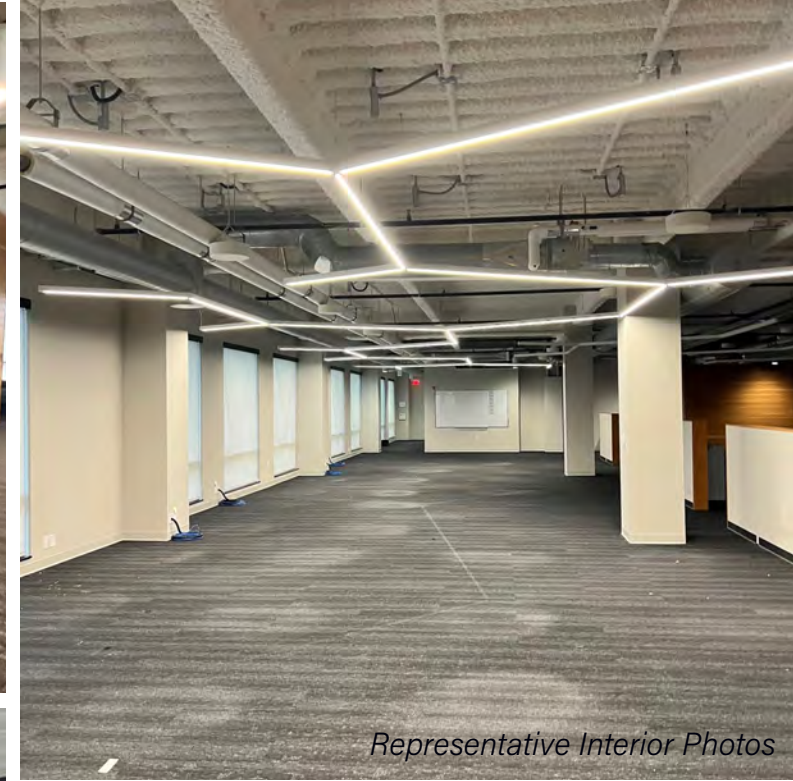
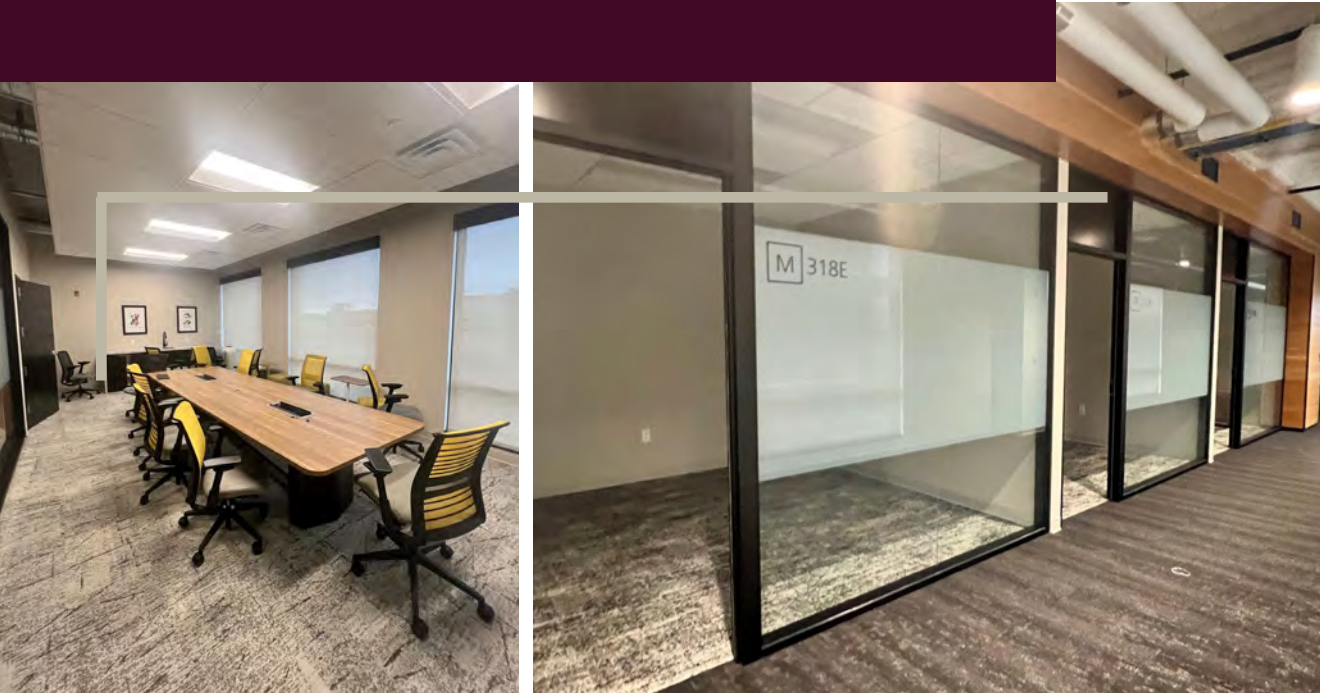


OFFICES AT Belle Square

Stacking Plan

Floor 6	Office / Gunderson
Floor 5	Office / 6,000 – 19,585 SF
Floor 4	Office / 6,000 – 19,585 SF
Floor 3	Office / 6,000 – 19,585 SF
Floor 2	Office / Gensler, Weber Holdings
Floor 1	Retail / Mayo Clinic, Riverside Corp Wellness, Schuby's Neighborhood Butcher

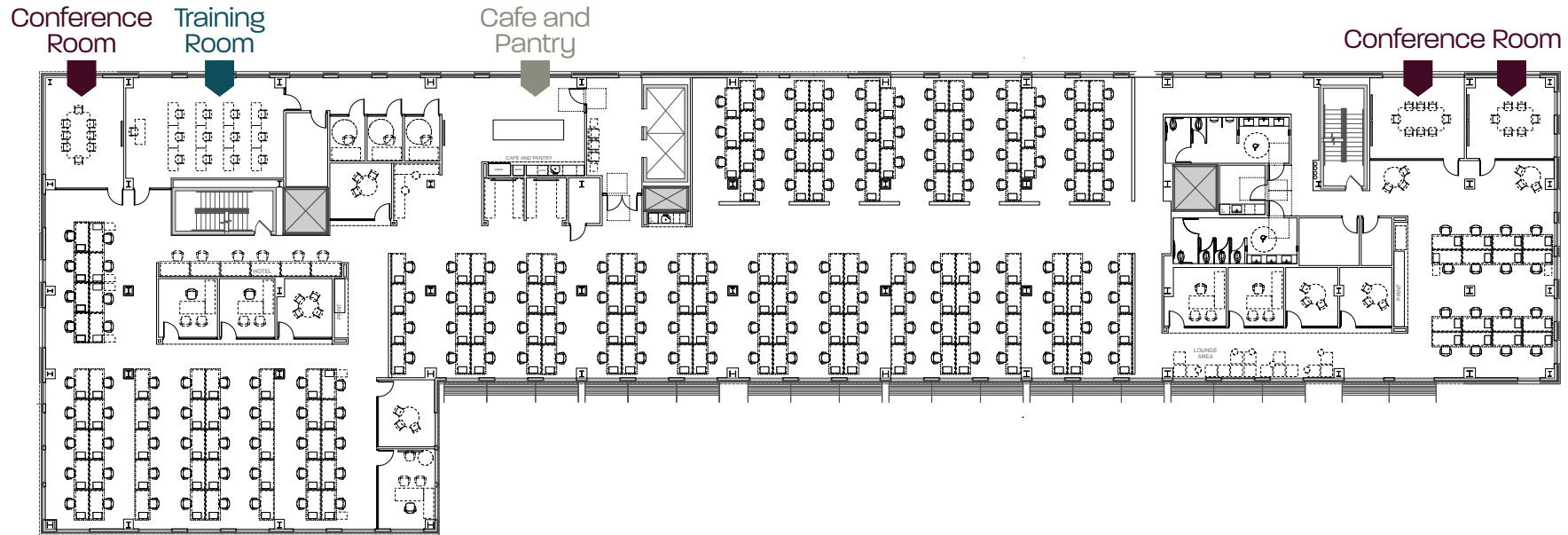
Common area green roof patio
available on 2nd floor.



OFFICES AT Belle Square

THIRD FLOOR WITH FURNITURE

Up to 19,585 SF



1 Training / Large Conference Room

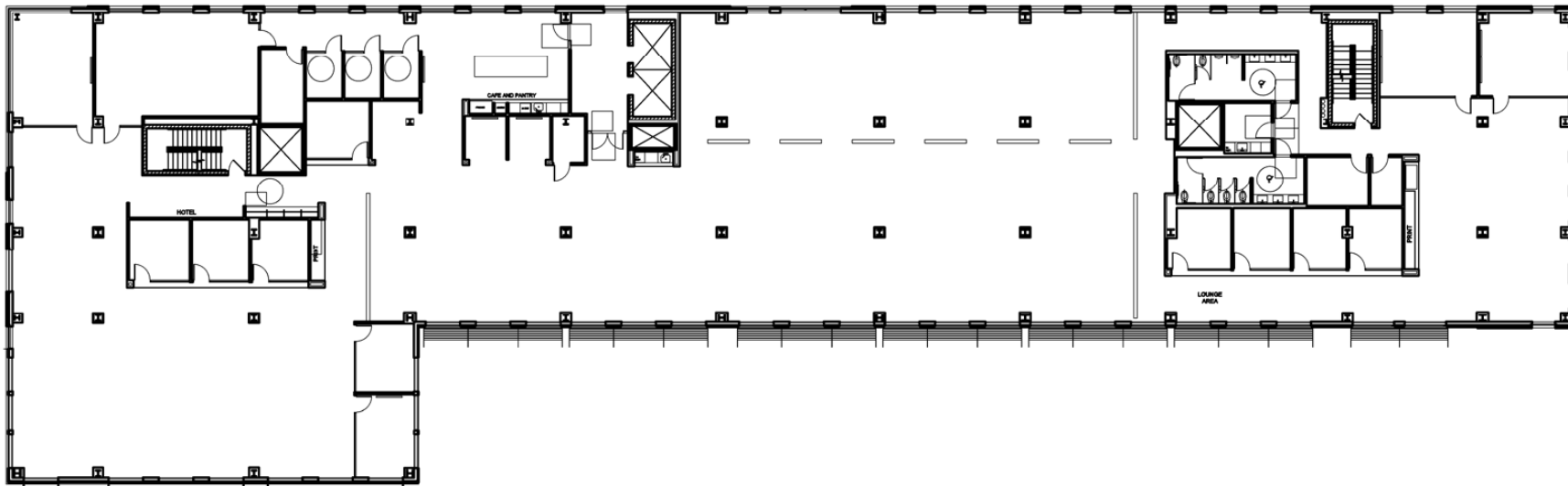
3 Medium Conference Rooms

10 Office / Small Conference Rooms

THIRD FLOOR

BLANK FLOOR PLAN

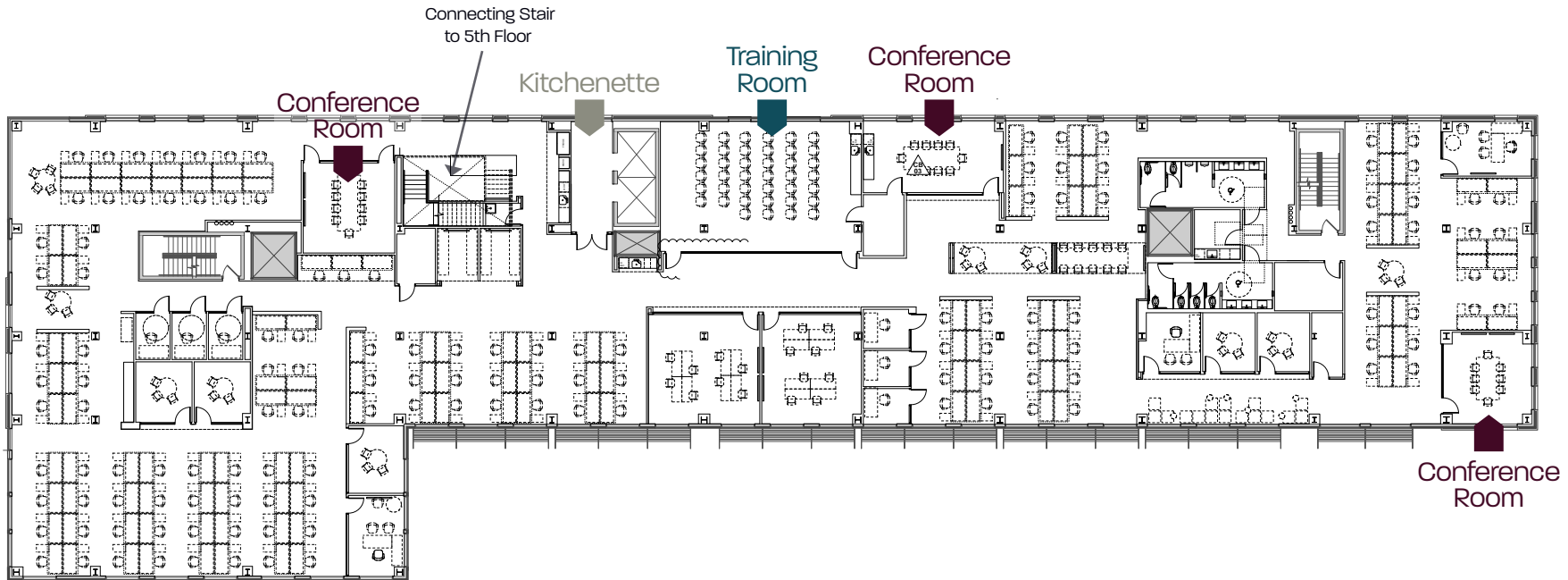
Up to 19,585 SF



- 1** Training / Large Conference Room
- 3** Medium Conference Rooms
- 10** Office / Small Conference Rooms

FOURTH FLOOR WITH FURNITURE

Up to 19,585 SF



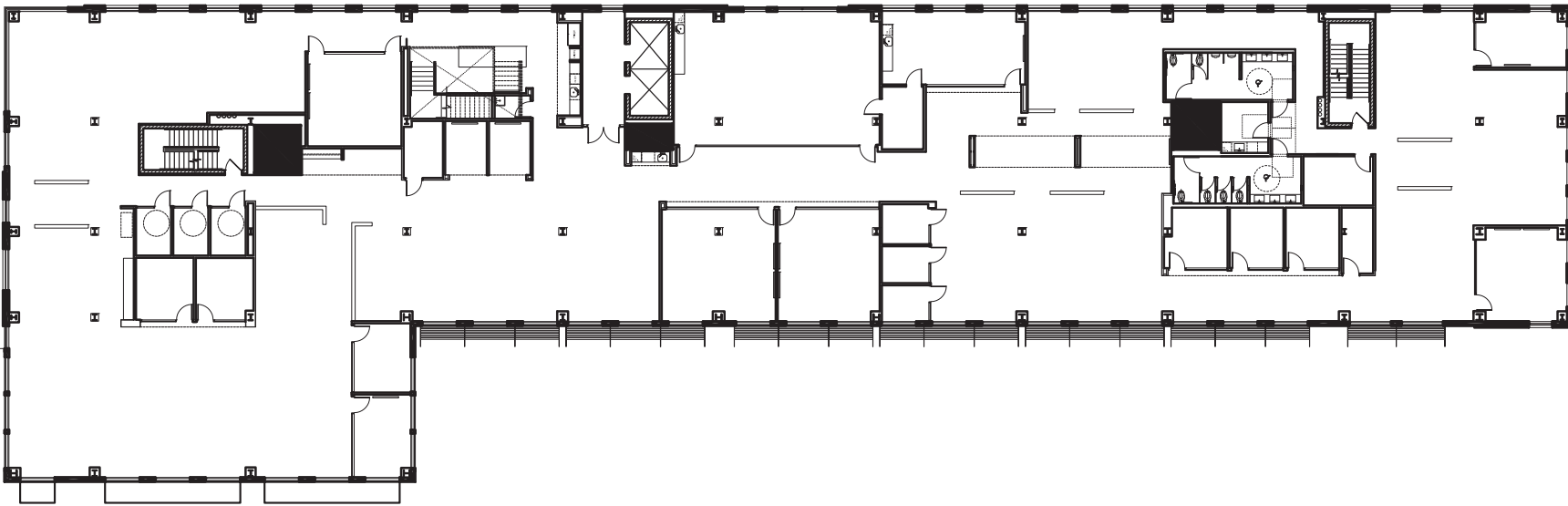
- 1** Training / Large Conference Room
- 3** Medium Conference Rooms
- 8** Office / Small Conference Rooms

OFFICES AT Belle Square

FOURTH FLOOR BLANK FLOOR PLAN

Up to 19,585 SF

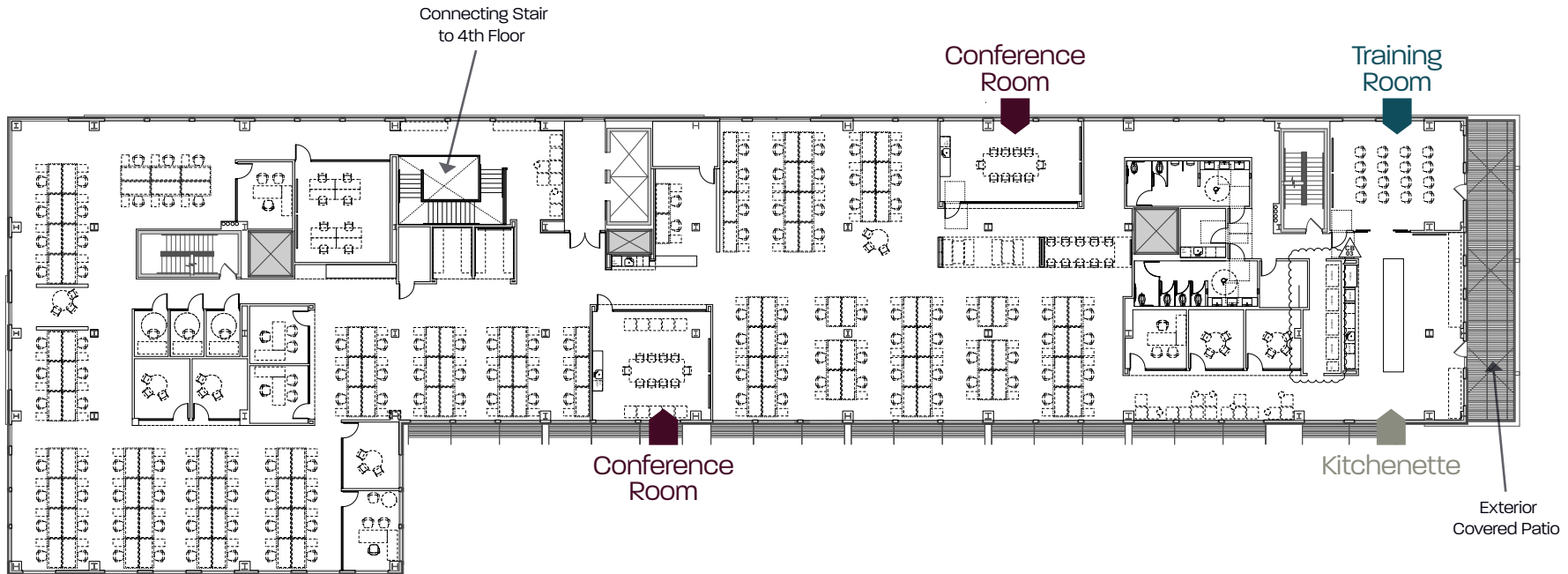
Contiguous with the fifth floor for up to 58,755 SF



- 1** Training / Large Conference Room
- 3** Medium Conference Rooms
- 8** Office / Small Conference Rooms

FIFTH FLOOR WITH FURNITURE

Up to 19,585 SF



1 Training / Large Conference Room

2 Medium Conference Rooms

10 Office / Small Conference Rooms

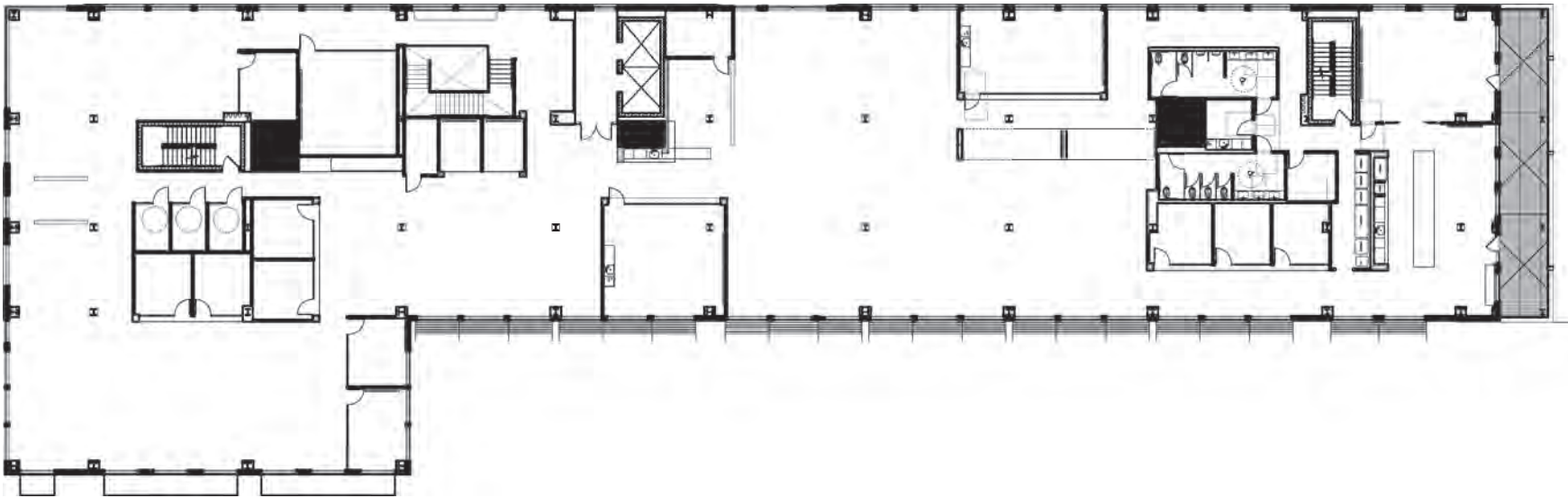
OFFICES AT Belle Square

FIFTH FLOOR

BLANK FLOOR PLAN

Up to 19,585 SF

Contiguous with the fourth floor for up to 58,755 SF



1 Training / Large Conference Room

2 Medium Conference Rooms

10 Office / Small Conference Rooms



La Crosse, Wisconsin Highlights



La Crosse is the Business, Education, and Medical hub for Western Wisconsin, with strong employment opportunities and stable workforce.



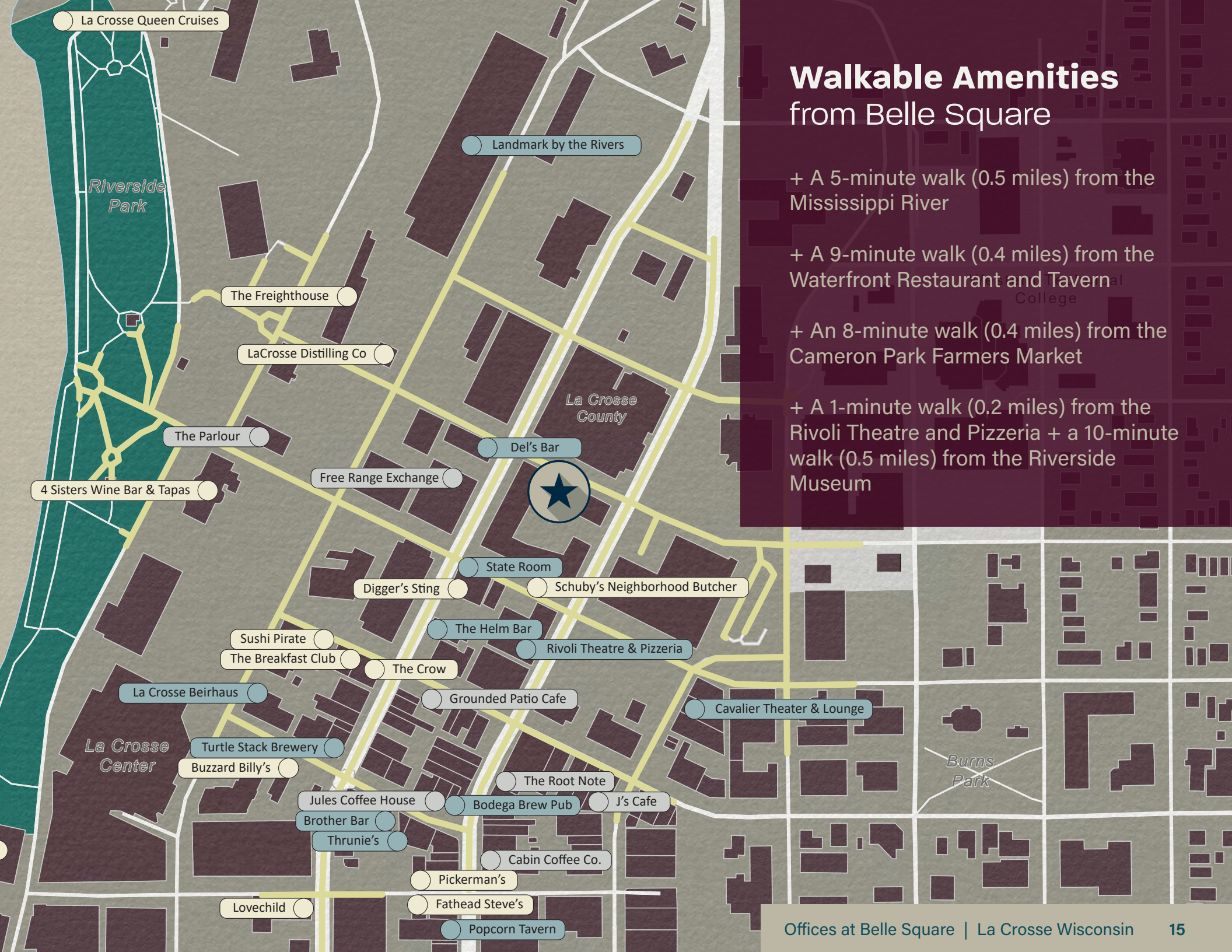
La Crosse offers a fantastic quality of life, with numerous restaurants, breweries and distilleries, boutique hotels, and outdoor activities.



University of Wisconsin-La Crosse is ranked the #2 Public University in Wisconsin, with approximately 10,000 SF undergraduate students, along with other private colleges and technical schools.



La Crosse is located in the Driftless Region, which provides stunning views, hiking, biking, golf, boating, fishing, as well as the ever-popular Oktoberfest celebration each year that draws up to 150,000 visitors to downtown La Crosse.



Walkable Amenities from Belle Square

- + A 5-minute walk (0.5 miles) from the Mississippi River
- + A 9-minute walk (0.4 miles) from the Waterfront Restaurant and Tavernal College
- + An 8-minute walk (0.4 miles) from the Cameron Park Farmers Market
- + A 1-minute walk (0.2 miles) from the Rivoli Theatre and Pizzeria + a 10-minute walk (0.5 miles) from the Riverside Museum

La Crosse, Wisconsin

PERCHED ON THE UPPER MISSISSIPPI RIVER ALONG WISCONSIN'S WESTERN BORDER

The city of La Crosse, Wisconsin, is at the heart of a trade zone stretching from western Wisconsin into upper Iowa and eastern Minnesota. The city is ideal for business and industry, with immediate reach to more than 400,000 people within 50 miles. Surrounding areas within 200 miles of La Crosse include Milwaukee and Madison, Wisconsin; Minneapolis/St. Paul and Duluth, Minnesota; Des Moines, Iowa; and Chicago, Illinois, collectively home to nearly 4 million people.

La Crosse is home to several institutions of higher education, including the University of Wisconsin – La Crosse, Viterbo University and Western Technical College, providing a highly trained workforce to companies throughout the region. Two nationally renowned health care facilities, Gundersen Health System and Mayo Clinic Health System, and an array of recreational opportunities contribute to the outstanding quality of life experienced in La Crosse.

OFFICES AT Belle Square

Area Demographics

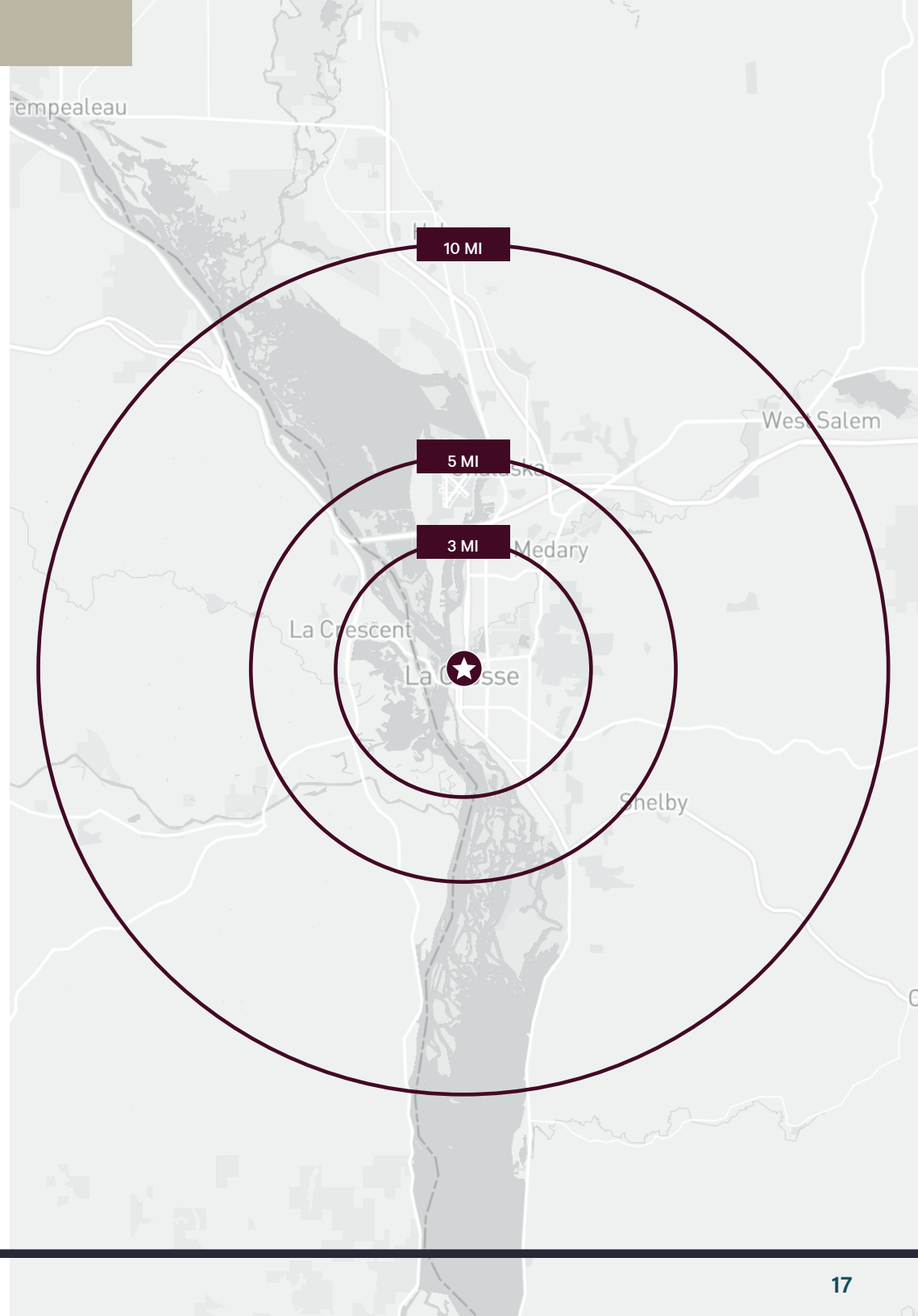
Population

48,658	71,588	109,800
3 Miles	5 Miles	10 Miles

Household Income

\$69,433	\$76,001	\$86,935
3 Miles	5 Miles	10 Miles

	3 Miles	5 Miles	10 Miles
Daytime Population	62,629	89,421	120,978
Businesses	2,204	3,132	4,135
Employees	42,703	60,203	71,881
Households	20,799	31,422	46,874





Belle Square

La Crosse, Wisconsin

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