

# The Offices at Belle Square

Class A Office and Amenities  
232 3rd Street N, LaCrosse, WI

For Lease

CBRE

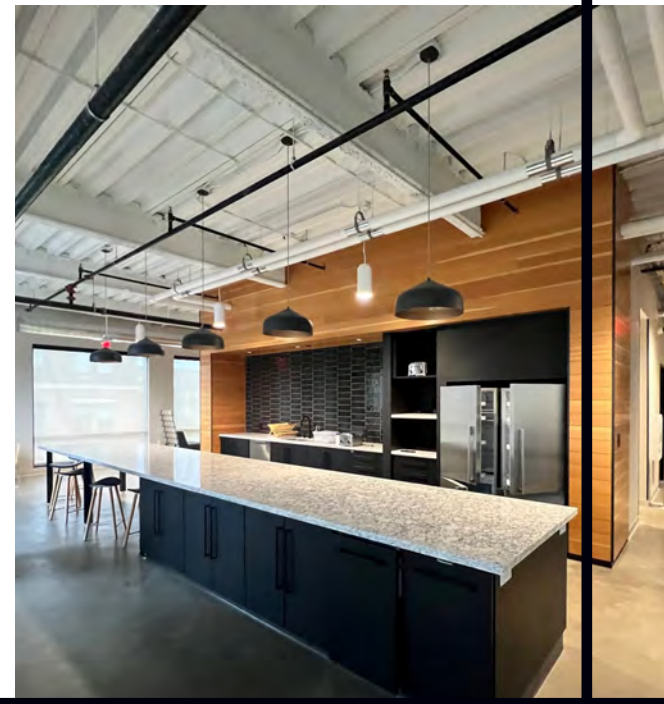


INTRODUCTION TO

# The Offices at Belle Square

THE OFFICES AT BELLE SQUARE IS A HIGHLY-AMENITIZED MIXED-USE PROJECT WITH A DYNAMIC MIX OF RETAIL, RESIDENTIAL AND OFFICE.

Located in downtown La Crosse, Belle Square has 120,432 square feet of creative Class A office, on-site retail, and 93 upscale residences built around green spaces. Built in 2017 and maintained in best-in-class condition, Belle Square combines beautiful space with a focus on sustainability, creativity, and quality finishes.





## THE OFFICES AT Belle Square

# Premier Class A Office Space

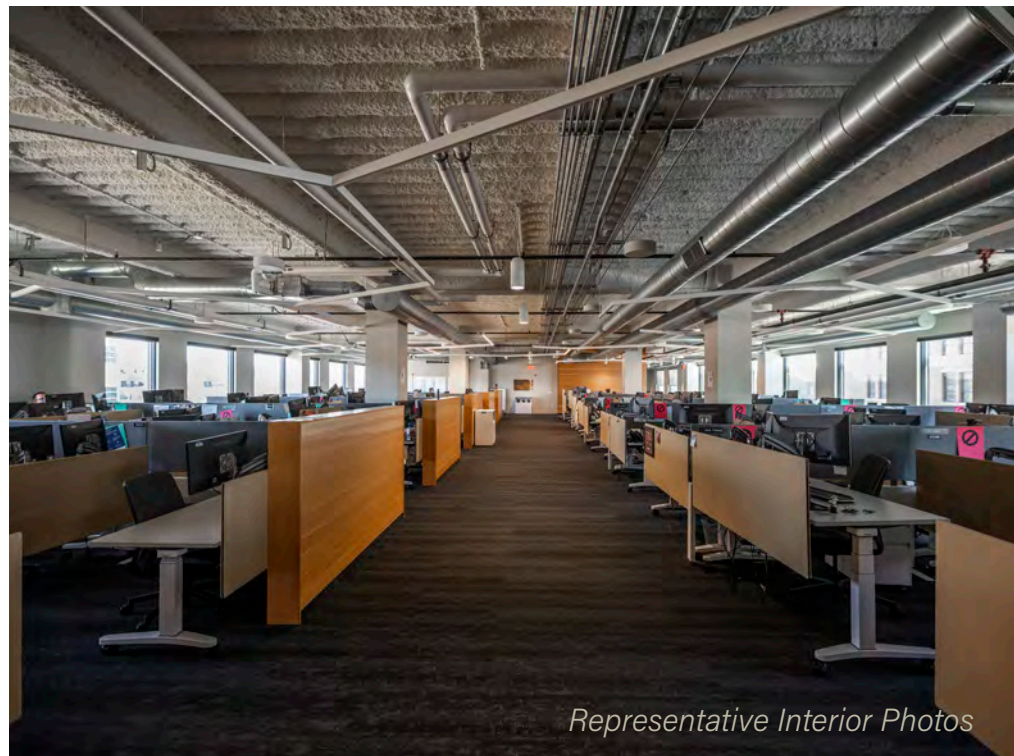
The Offices at Belle Square is the premier Class A office building located at 232 3rd Street N, La Crosse, Wisconsin. Built and finished to the highest standard, The Offices at Belle Square offers modern, state-of-the-art features and amenities, including sustainable construction, efficient building systems, floor-to-ceiling glass, shared conference rooms and training spaces, an onsite fitness center, onsite deli/butcher shop, onsite management, and onsite surface and underground parking.

Located in the heart of downtown, The Offices at Belle Square's location offers convenience and easy accessibility. Floorplans feature an ideal mix of open workspace, gathering areas, and private conference rooms and offices.

Office Building Size	120,432
Available SF	150-46,870 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*



THE OFFICES AT Belle Square

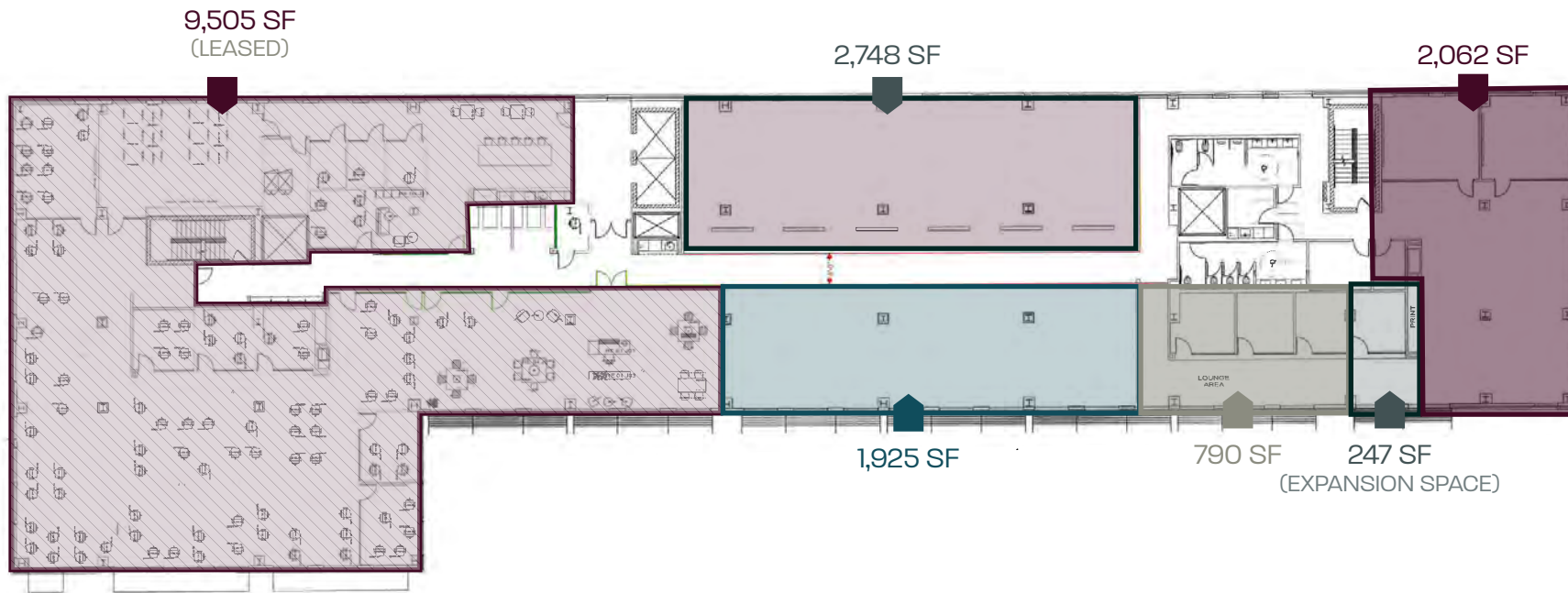
# Stacking Plan

Floor 6	Office / Gunderson
Floor 5	<b>Office / 2,000-19,585 SF</b>
Floor 4	<b>Office / 2,000-19,585 SF</b>
Floor 3	<b>Office / 150-7,700 SF</b>
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.



# THIRD FLOOR PROPOSED DEMISING PLAN



Varying suite configurations available from 1,037 SF - 7,772 SF

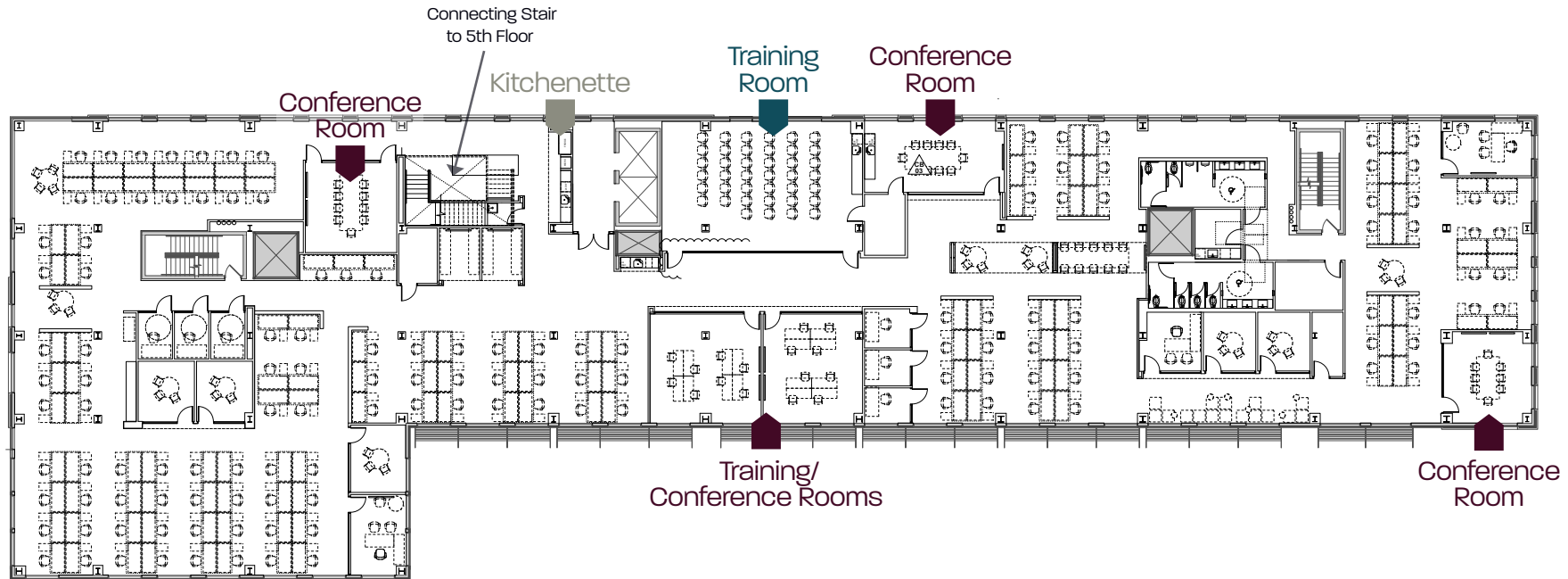
# FOURTH FLOOR FLOOR PLAN

Up to 19,585 SF



# FOURTH FLOOR WITH CONCEPTUAL FURNITURE

Up to 19,585 SF

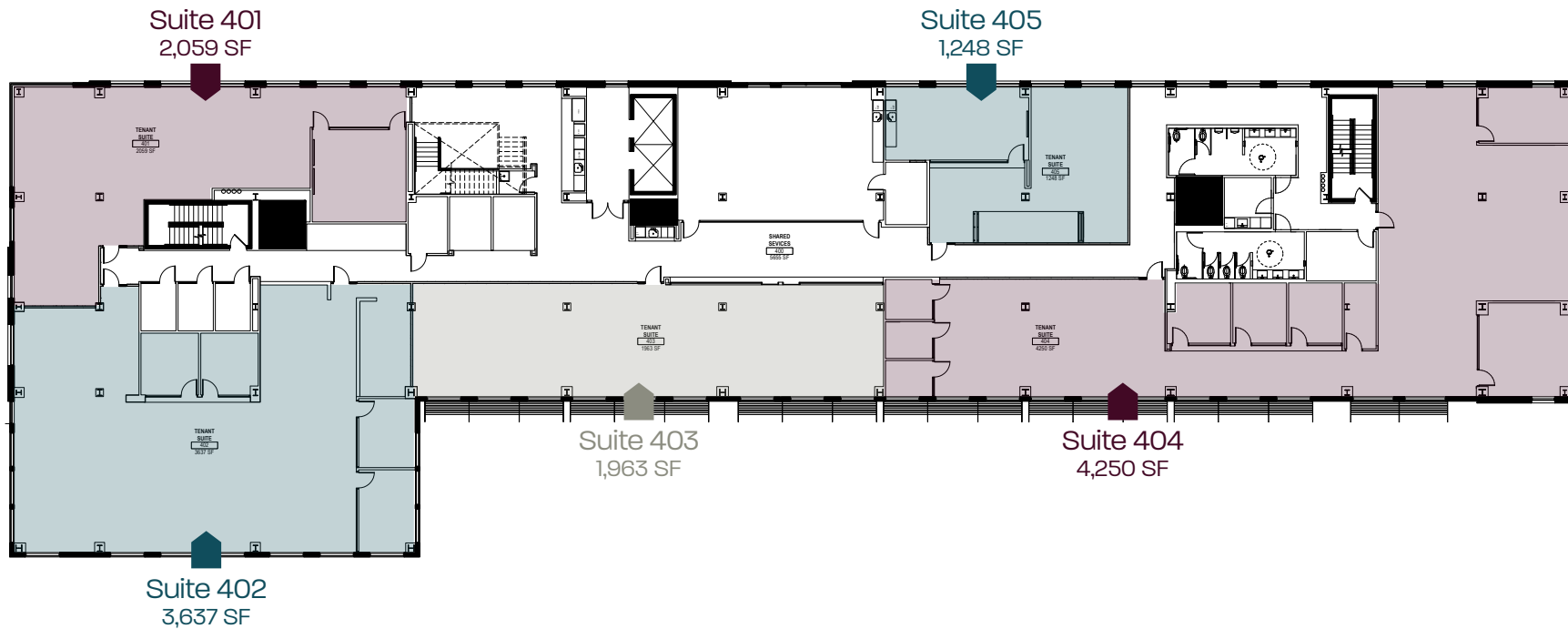


**3** Conference Rooms

**1** Training Room

CONCEPTUAL LAYOUT. FURNITURE HAS BEEN REMOVED.

# FOURTH FLOOR DEMISING OPTIONS



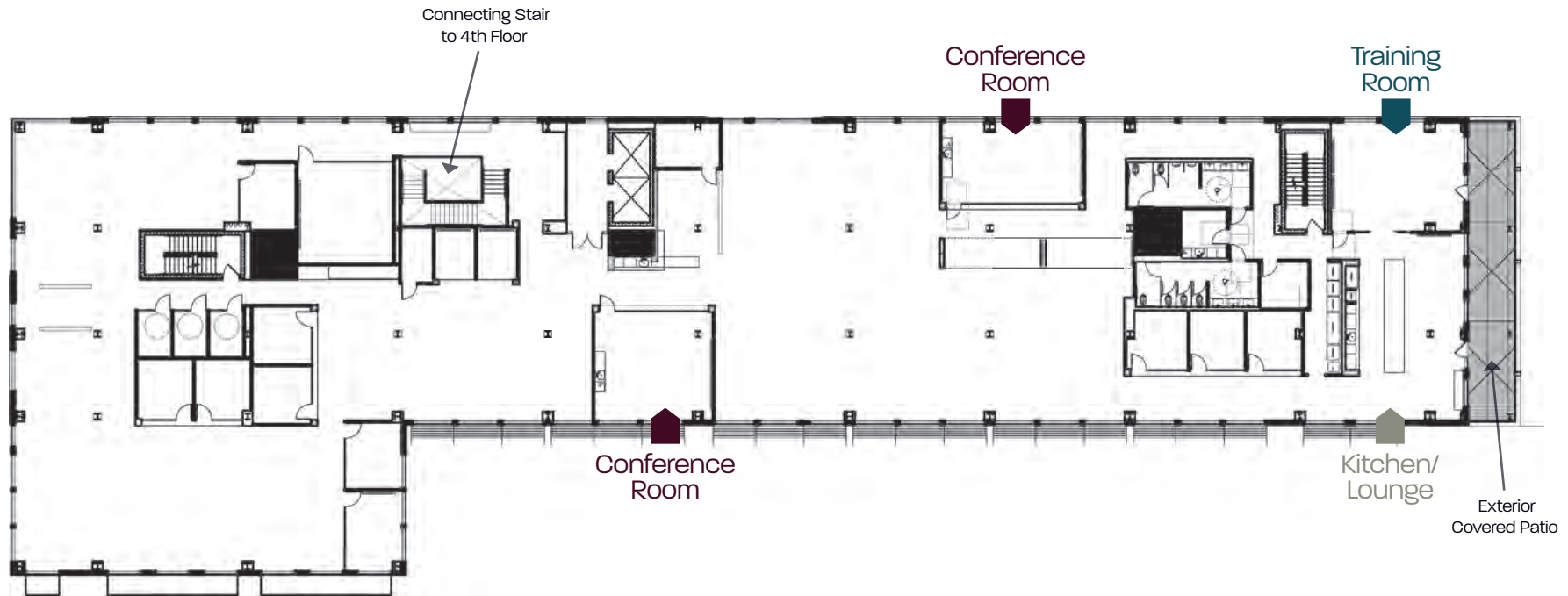
Varying suite configurations available from 1,248 SF - 4,250 SF



THE OFFICES AT Belle Square

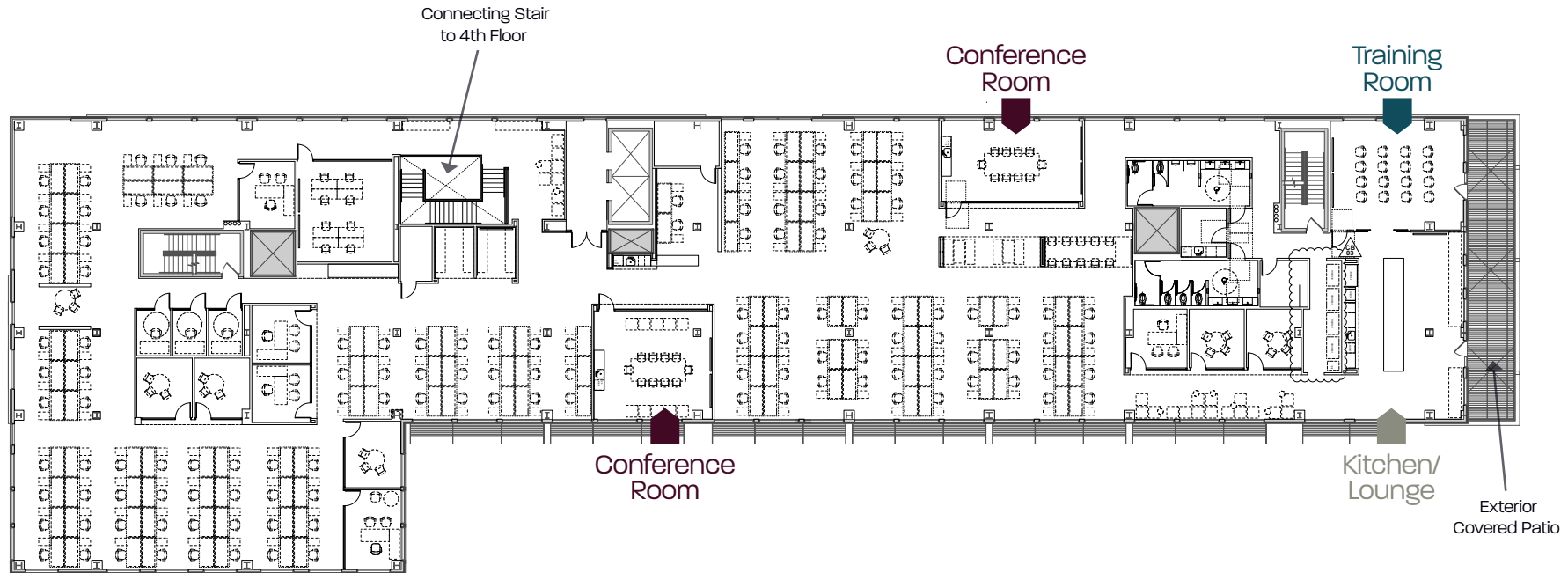
# FIFTH FLOOR FLOOR PLAN

Up to 19,585 SF



# FIFTH FLOOR WITH CONCEPTUAL FURNITURE

Up to 19,585 SF



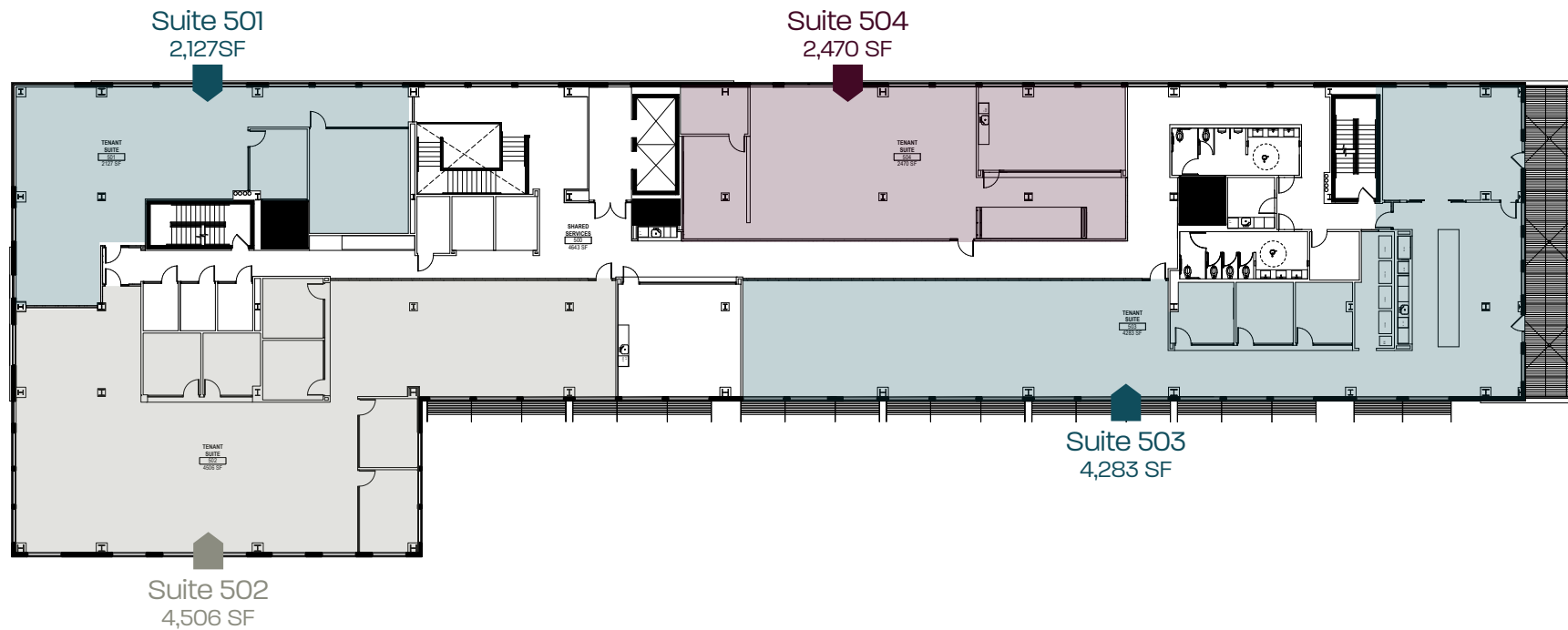
**2** Conference Rooms

**1** Training Room

CONCEPTUAL LAYOUT. FURNITURE HAS BEEN REMOVED.



# FIFTH FLOOR DEMISING OPTIONS



Varying suite configurations available from 2,127 SF - 4,506 SF



# The Offices at Belle Square

La Crosse, Wisconsin

## CONTACTS

Chase Brieman  
Senior Vice President  
+1 608 441 7571  
[chase.brieman@cbre.com](mailto:chase.brieman@cbre.com)

James West  
Vice President  
+1 608 441 7578  
[j.west@cbre.com](mailto:j.west@cbre.com)

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