



CUSHMAN &
WAKEFIELD

BOERKE

FOR SALE AND/OR FOR LEASE
MULTI-TENANT MEDTAIL

**1670 SOUTH BOULEVARD
BARABOO, WI**

1670 South Boulevard

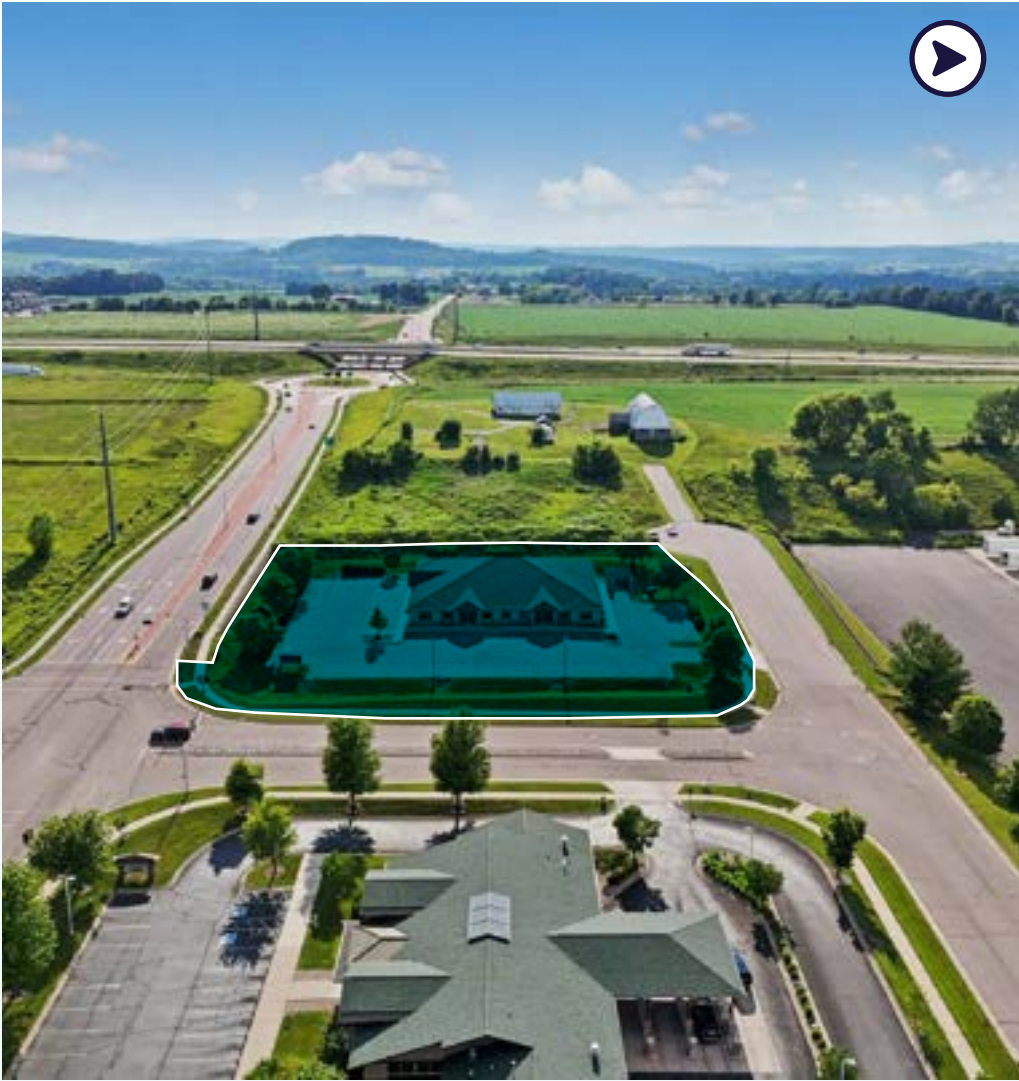
 **Agrace**

Hospital Care / Palliative Care / End of Life / Age 65+ Health

OFFERING MEMORANDUM

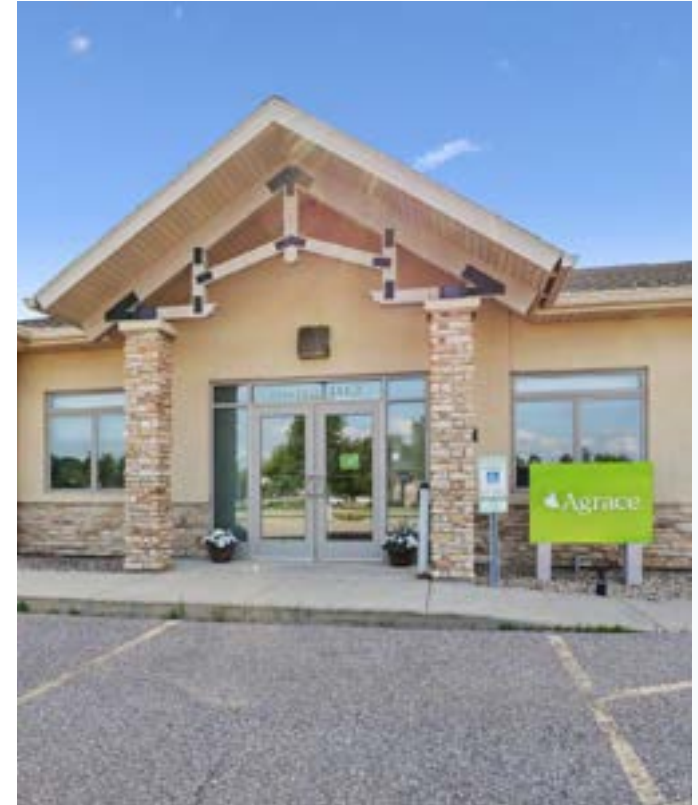
PROPERTY OVERVIEW

FOR SALE AND/OR FOR LEASE

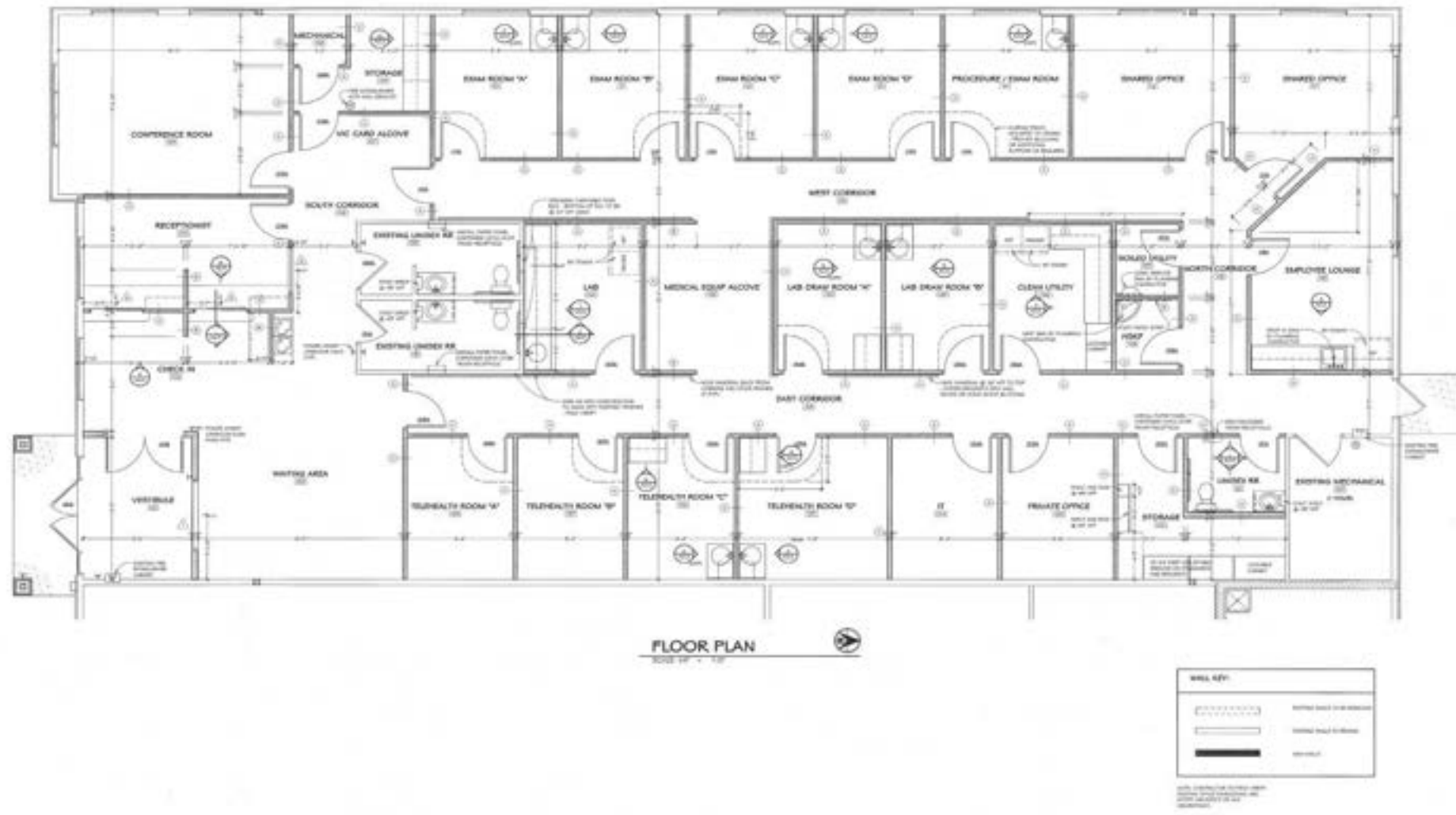


Address	1670 South Boulevard
Municipality	City of Baraboo
County	Sauk County
Tax Key	206-1152-54010
Parking	54 Parking Spaces
Zoning	I-4 Planned Industrial/Business
Lot Size	1.13 Acres
Year Built	2012
Total Square Footage	9,100 SF
Space Available	4,863 SF
Occupancy	45.6%
Asking Rental Rate	\$15.00-\$18.00 PSF NNN
Asking Sale Price	\$1,950,000

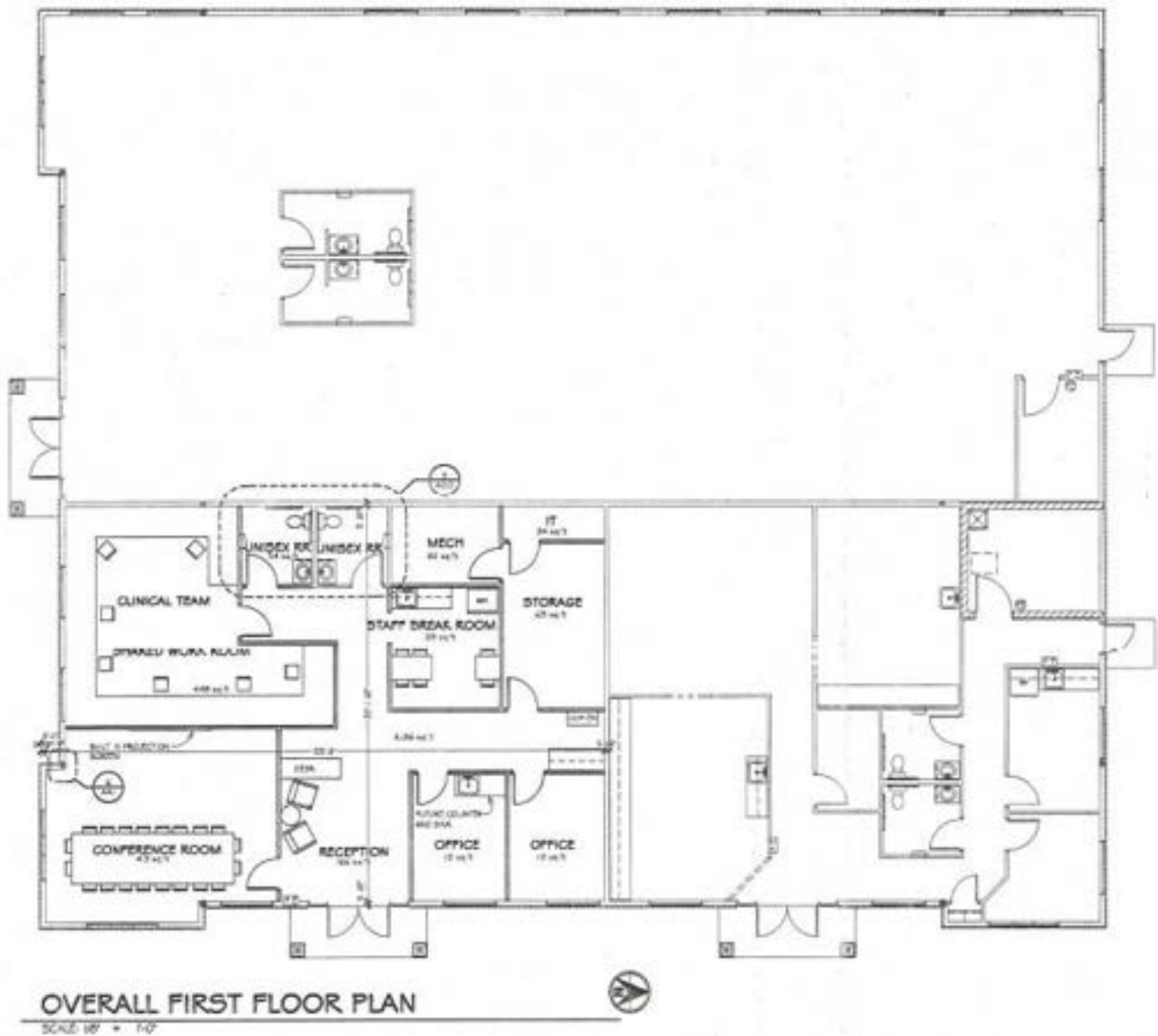
PROPERTY PHOTOS



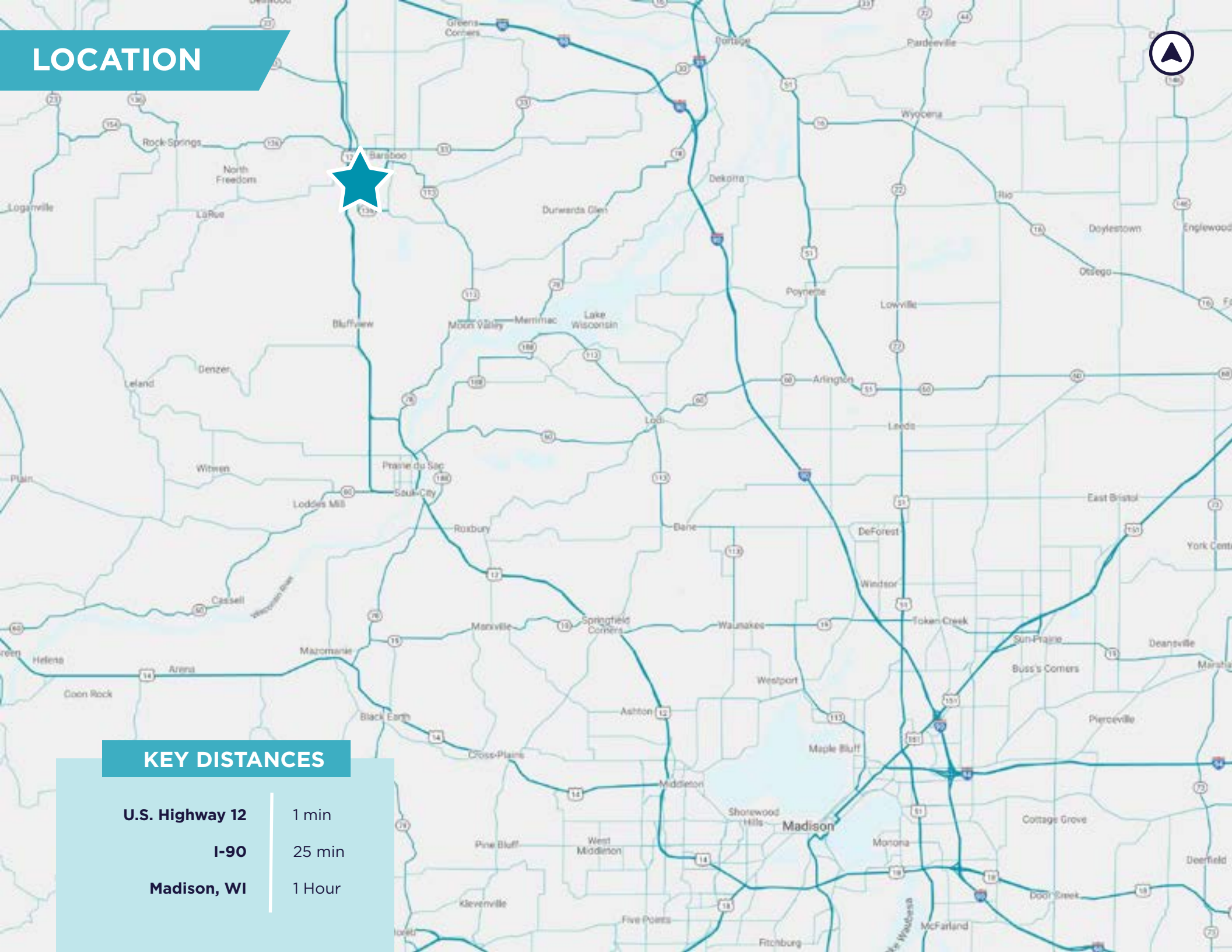
FLOOR PLAN - SUITE 101 - VACANT & AVAILABLE



FLOOR PLAN - SUITE 102-103



LOCATION



KEY DISTANCES

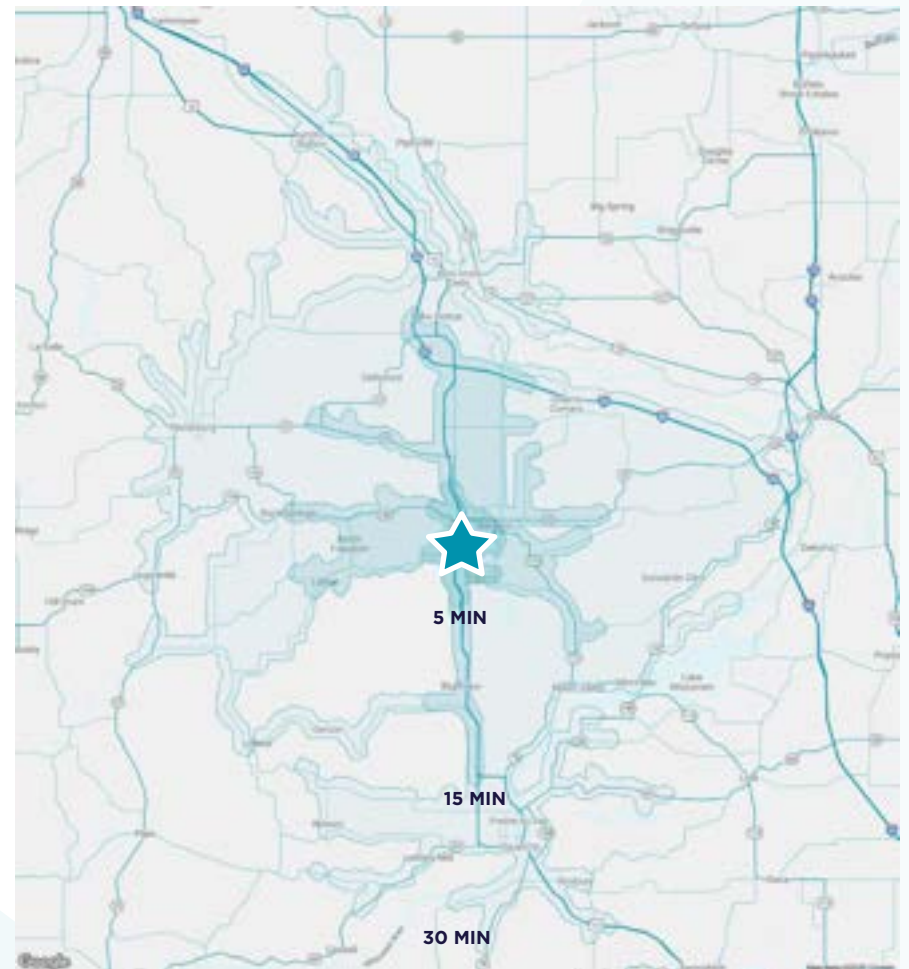
U.S. Highway 12	1 min
I-90	25 min
Madison, WI	1 Hour

AERIAL



AREA DEMOGRAPHICS

POPULATION	5 MIN	15 MIN	30 MIN
Estimated Population (2024)	5,625	20,617	58,306
Median Age (2024)	38.4	40.1	41.0
Any College (Some College or Higher)	2,572 65.2%	9,117 62.6%	25,440 61.6%
College Degree + (Bachelor Degree or Higher)	1,118 28.3%	3,805 26.1%	11,295 27.3%
HOUSEHOLDS	5 MIN	15 MIN	30 MIN
Estimated Households (2025)	2,479	8,932	24,547
Estimated Average Household Income (2024)	\$92,661	\$95,725	\$102,363
Total Non-Retail Expenditure	\$3,762 48.8%	\$3,778 48.5%	\$3,903 48.5%
Total Retail Expenditures	\$3,945 51.2%	\$4,003 51.5%	\$4,141 51.5%
DAYTIME DEMOGRAPHICS	5 MIN	15 MIN	30 MIN
Total Businesses (2024)	506	3,026	3,902
Total Employees (2024)	4,297	30,628	37,868



ABOUT THE AREA

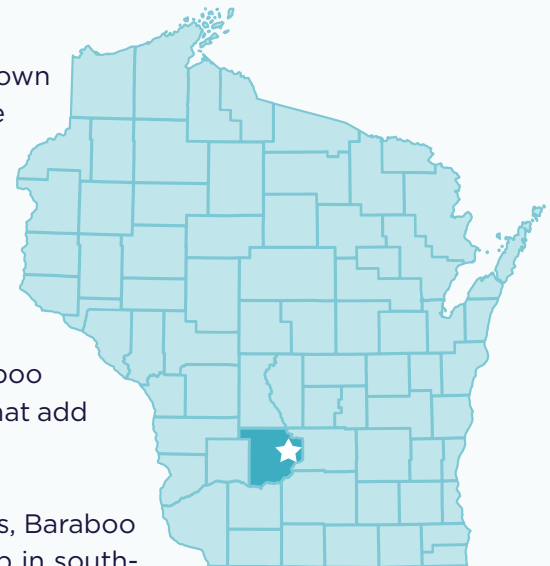


BARABOO, WISCONSIN

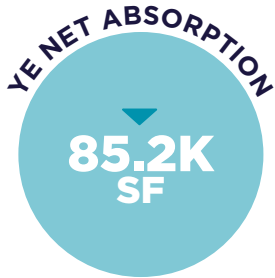
Baraboo, Wisconsin is a historic and scenic city nestled in Sauk County, just north of the Wisconsin Dells. Known as the “Circus City” and the former home of the Ringling Brothers Circus, Baraboo blends rich cultural heritage with natural beauty and economic vitality. The city is surrounded by stunning landscapes, including Devil’s Lake State Park, the Baraboo Bluffs, and the Ice Age National Scenic Trail, making it a popular destination for hiking, rock climbing, and outdoor recreation year-round.

Baraboo’s economy is supported by sectors such as tourism, healthcare, education, and light manufacturing. Its proximity to major tourist destinations and highways, including U.S. Highway 12, supports a strong visitor economy and business growth. Baraboo is served by a dedicated public school district and is home to Baraboo High School, along with local institutions like Circus World Museum and the International Crane Foundation that add to its cultural appeal.

With a close-knit community, a walkable historic downtown, and abundant natural and recreational amenities, Baraboo offers an inviting quality of life for residents and visitors alike. It continues to grow as a vibrant regional hub in south-central Wisconsin.



BARABOO - OFFICE MARKET STATS



MARKET FUNDAMENTALS

ECONOMIC INDICATORS

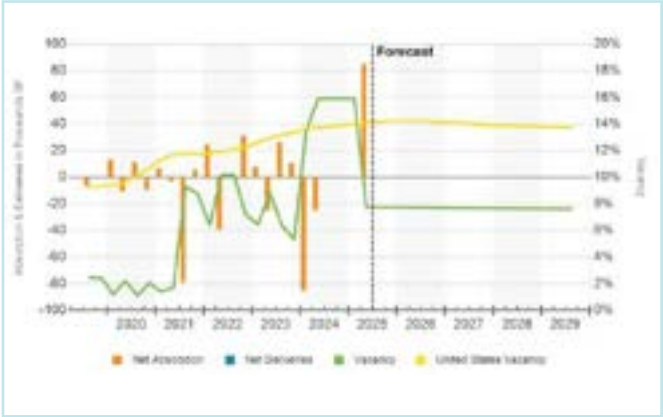
MARKET OVERVIEW

The Baraboo office market has a vacancy rate of 7.7% as of the third quarter of 2025. Over the past year, the market's vacancy rate has changed by -0.2%, a result of no net delivered space and 85,000 SF of net absorption. Baraboo's vacancy rate of 7.7% compares to the market's five-year average of 8.5% and the 10-year average of 5.3%.

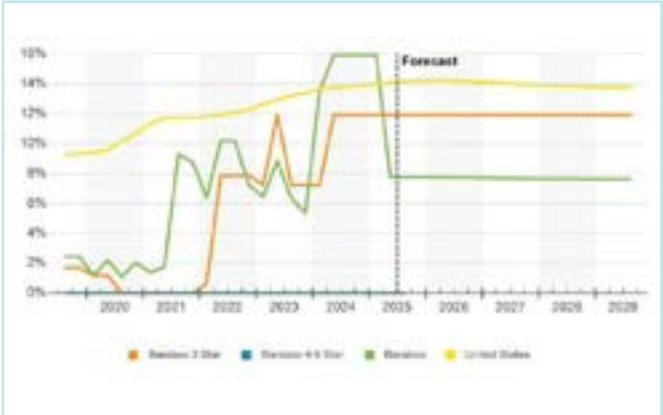
As of the third quarter of 2025, there is no office space under construction in Baraboo. For the past 10 years, the market has averaged no construction as well. The Baraboo office market has roughly 82,000 SF of space listed as available, for an availability rate of 7.9%.

The market has approximately 530,000 SF of 3 Star inventory, and 510,000 SF of 1 & 2 Star inventory. The Baraboo office market contains roughly 1.0 million SF of inventory. Rents have changed by 1.8% year over year in Baraboo, compared to a change of 0.7% nationally. In Baraboo, five-year average annual rent growth is 2.6%, which is also the 10-year average.

NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



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