

1990 Godfrey Dr

1990 Godfrey Dr, Waupaca, WI 54981



Presented By:
Milwaukee Office Rental LLC



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Property Details

We are pleased to offer this professional/medical executive office for sale or lease at 1990 Godfrey Drive, a ±15,000 square foot office building located on a 5.0 acre site in Waupaca, Wisconsin.

The property was designed with all the qualities consistent with a trophy, suburban, professional office building. The facility has been meticulously maintained in both base building systems and appearance since its original development in 2006.

The building is currently utilized as a medical, professional and executive class multi-tenant office facility and contains attractive amenities including common areas for executive conference rooms, project rooms, training facilities, a full kitchen, restrooms on each floor with five acres adjacent to the Waupaca river.

If lease space requirements dictate, the owner is amenable to creating space adjustments within the building.

Property Facts

- Spacious Reception Area
- Conferencing Facility
- Natural Light
- Executive and Partitioned Offices
- Outdoor Seating
- Balcony
- Two Story Class B Building
- Multi-tenant Zoned

Parking

- 48 Parking Spaces, 3.31 per 1,000 SF
- Additional parking on Godfrey Drive

Security

- All executive offices are individually secured
- Electronic keycards for building access

Data and communications

- High Speed Internet via Charter or AT&T via Fiber Optic

Rental Rate:	\$12.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	10,605 SF
:	
Year Built:	2005
Walk Score ®:	6 (Car-Dependent)
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$0.67 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

Price: \$12.00 /SF/YR

- Professional Medical Office building
- Spacious Reception Area
- Conferencing Facility
- Executive and Partitioned Offices
- Balcony
- 5 Acre Lot adjacent to Waupaca River and Trails

View the full listing here: <https://www.loopnet.com/Listing/1990-Godfrey-Dr-Waupaca-WI/31763668/>

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Listing spaces

1st Floor Ste 103

Space Available: 2,478 SF
Rental Rate: \$12.00 /SF/YR
Date Available: February 28, 2025
Service Type: Plus All Utilities
Built Out As: Healthcare
Space Type: Relet
Space Use: Office/Medical
Lease Term: 1 - 5 Years

1st Floor Ste 110

Space Available: 2,418 SF
Rental Rate: \$12.00 /SF/YR
Date Available: July 01, 2025
Service Type: Plus All Utilities
Built Out As: Healthcare
Space Type: Relet
Space Use: Office/Medical
Lease Term: 1 - 5 Years

1st Floor Ste 118
Whse

Space Available:	1,491 SF
Rental Rate:	\$12.00 /SF/YR
Date Available:	Now
Service Type:	Plus All Utilities
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	1 - 5 Years

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Listing spaces

1st Floor Ste 121
Space Available: 1,591 SF
Rental Rate: \$12.00 /SF/YR
Date Available: December 01, 2027
Service Type: Plus All Utilities
Built Out As: Healthcare
Space Type: Relet
Space Use: Office/Medical
Lease Term: 1 - 5 Years

1st Floor Ste 133
Space Available: 648 SF
Rental Rate: \$12.00 /SF/YR
Date Available: Now
Service Type: Plus All Utilities
Built Out As: Healthcare
Space Type: Relet
Space Use: Office/Medical
Lease Term: 1 - 5 Years

1st Floor Ste 208 LL Space Available: 1,979 SF
Rental Rate: \$12.00 /SF/YR
Date Available: July 01, 2025
Service Type: Plus All Utilities
Built Out As: Healthcare
Space Type: Relet
Space Use: Office/Medical
Lease Term: 1 - 5 Years

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Forefront Dermatology	-	
Koch Chiropractic & Wellness Center	-	
Media 360 LLC	-	
Shield Wall Media LLC	-	

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Location



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Property Photos



Aerial



Building Photo

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Property Photos



Building Photo



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Property Photos



Lobby



Lobby

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Property Photos



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Executive Office

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Property Photos



Executive Office



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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



Interior Photo

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Property Photos



Aerial

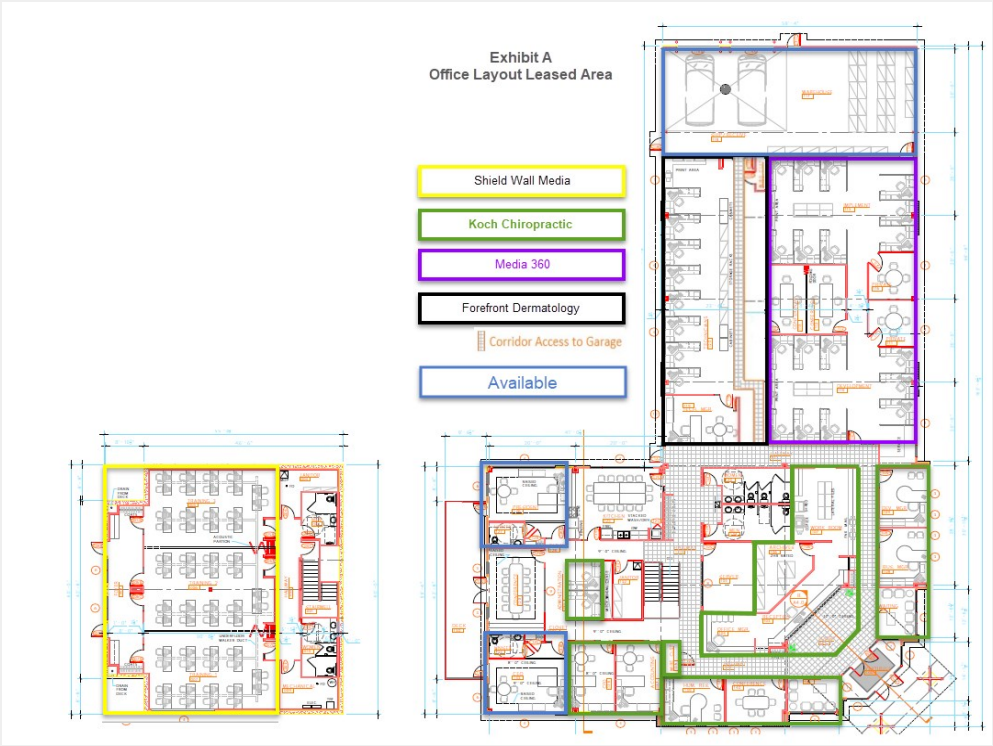


Building Photo

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Property Photos



1990 Godfrey Dr Floor Layout by Leased Area

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**Milwaukee Office Rental
LLC**

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