



CUSHMAN &
WAKEFIELD

BOERKE

FOR SALE AND/OR FOR LEASE
MULTI-TENANT MEDTAIL

**1670 SOUTH BOULEVARD
BARABOO, WI**

1670 South Boulevard

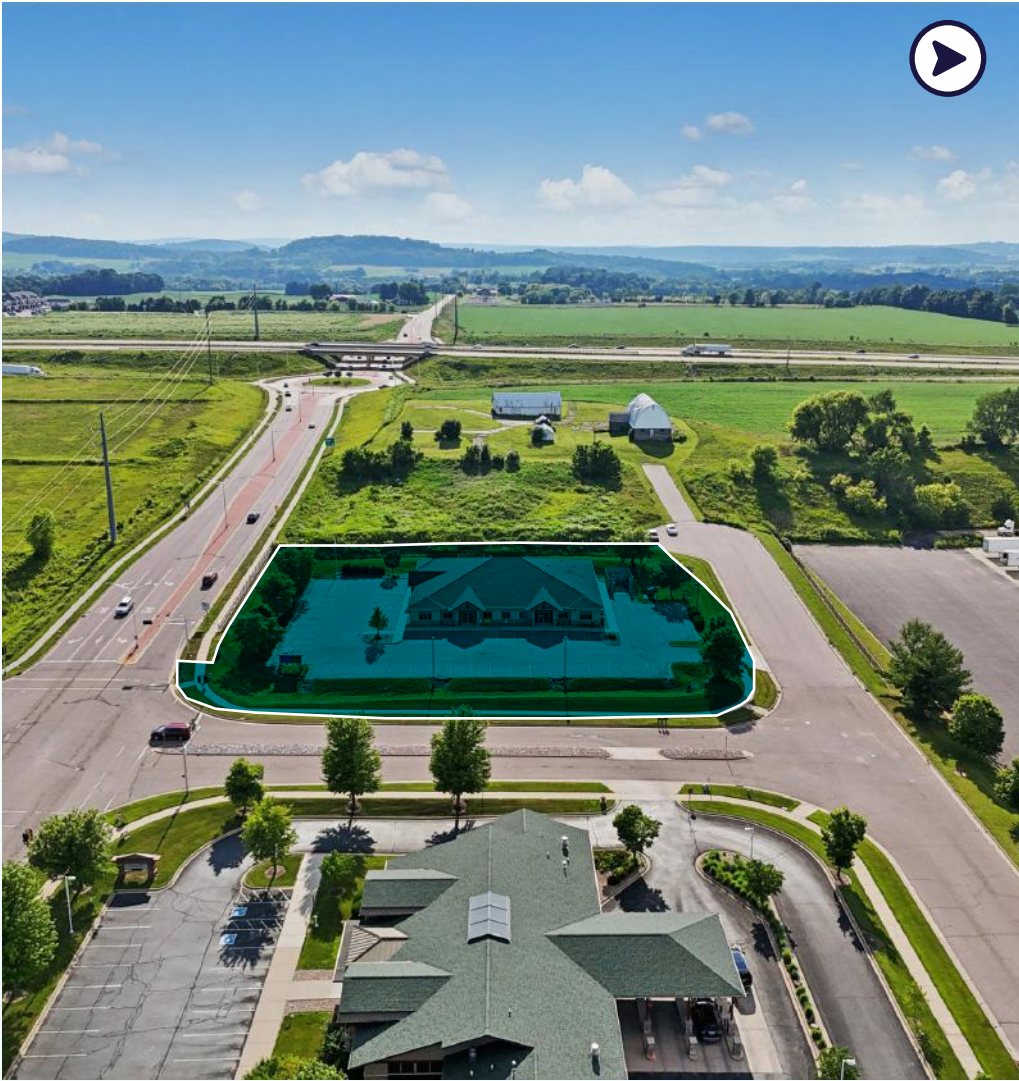
 **Agrace**

HospiceCare | PalliativeCare | Grief Support | Age at Home

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

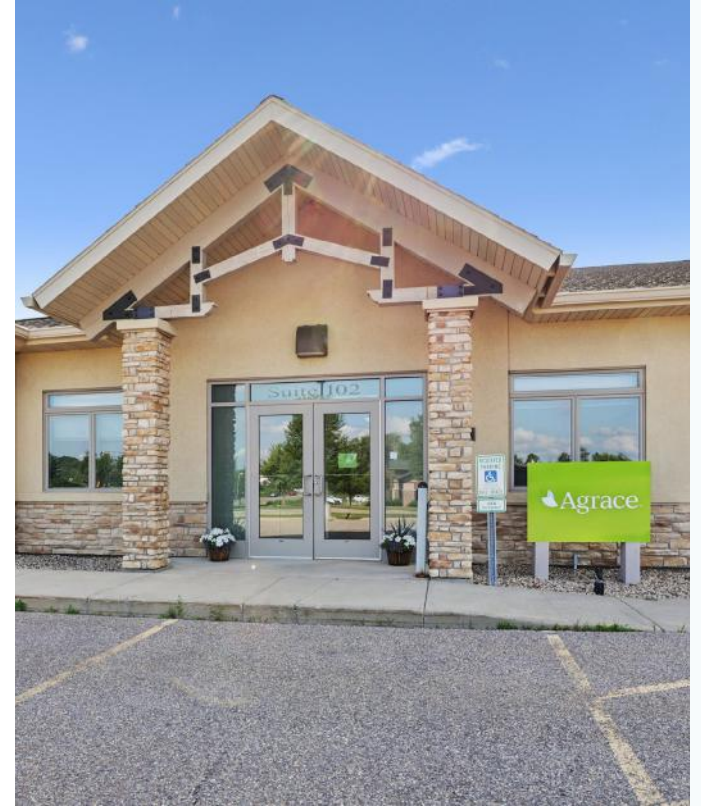
Space Available 4,863 SF

Occupancy 45.6%

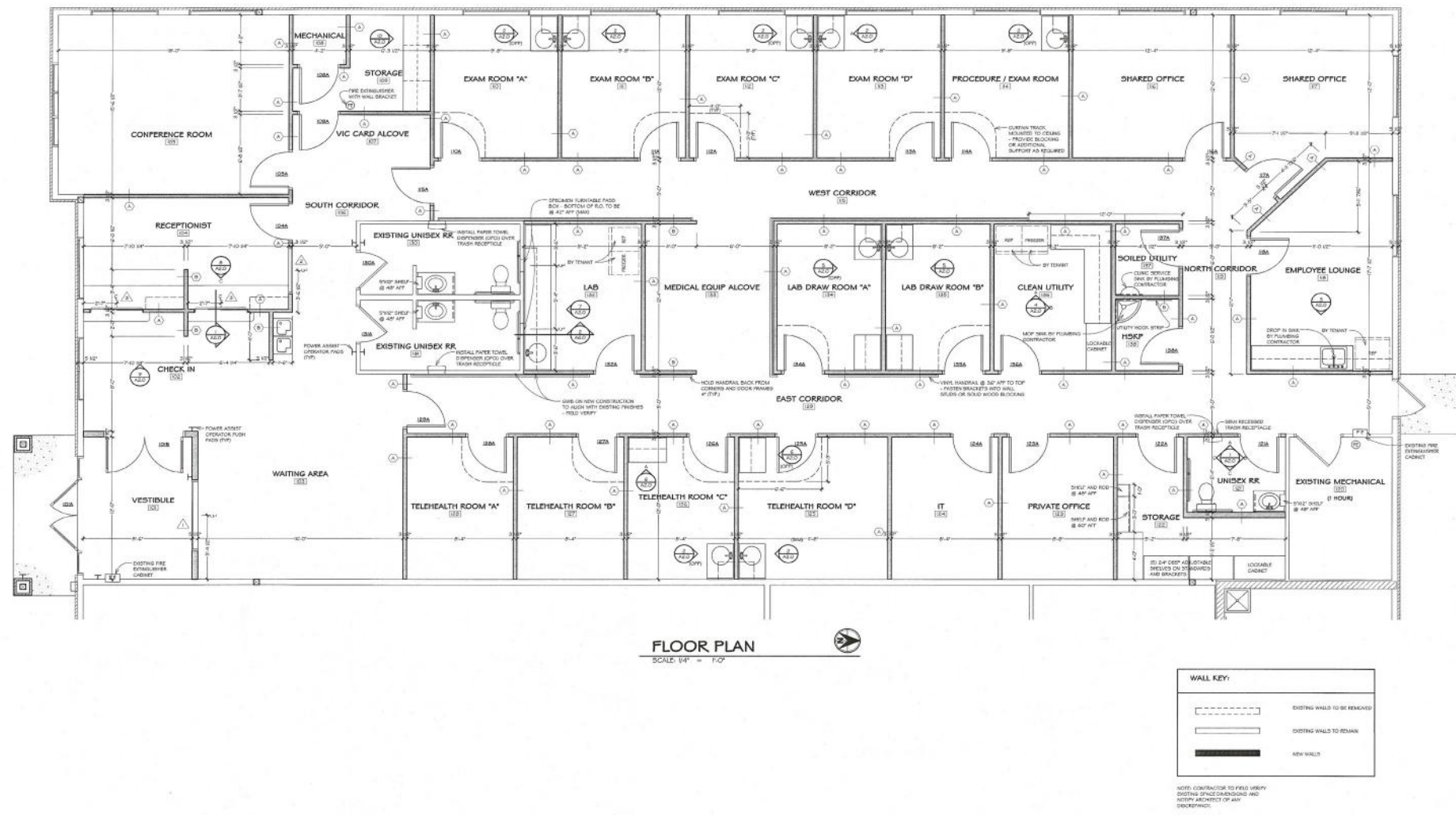
Asking Rental Rate \$15.00-\$18.00 PSF NNN

Asking Sale Price \$1,950,000

PROPERTY PHOTOS



FLOOR PLAN - SUITE 101 - VACANT & AVAILABLE





TENANT OVERVIEW



Agrace HospiceCare is a nonprofit healthcare provider offering hospice, palliative, and supportive care to patients across southern Wisconsin and northern Illinois. Founded in 1978, Agrace has grown into one of the region's leading end-of-life care organizations, with locations in Fitchburg, Janesville, Baraboo, Wausau, and Fond du Lac. Agrace delivers care in homes, senior communities, and its own inpatient facilities, supported by a team of medical professionals and volunteers. The organization also offers grief support, adult day services, and specialized programs for veterans. Committed to serving all who qualify, Agrace is funded through Medicare, Medicaid, insurance, and community donations.

LEASE ABSTRACT

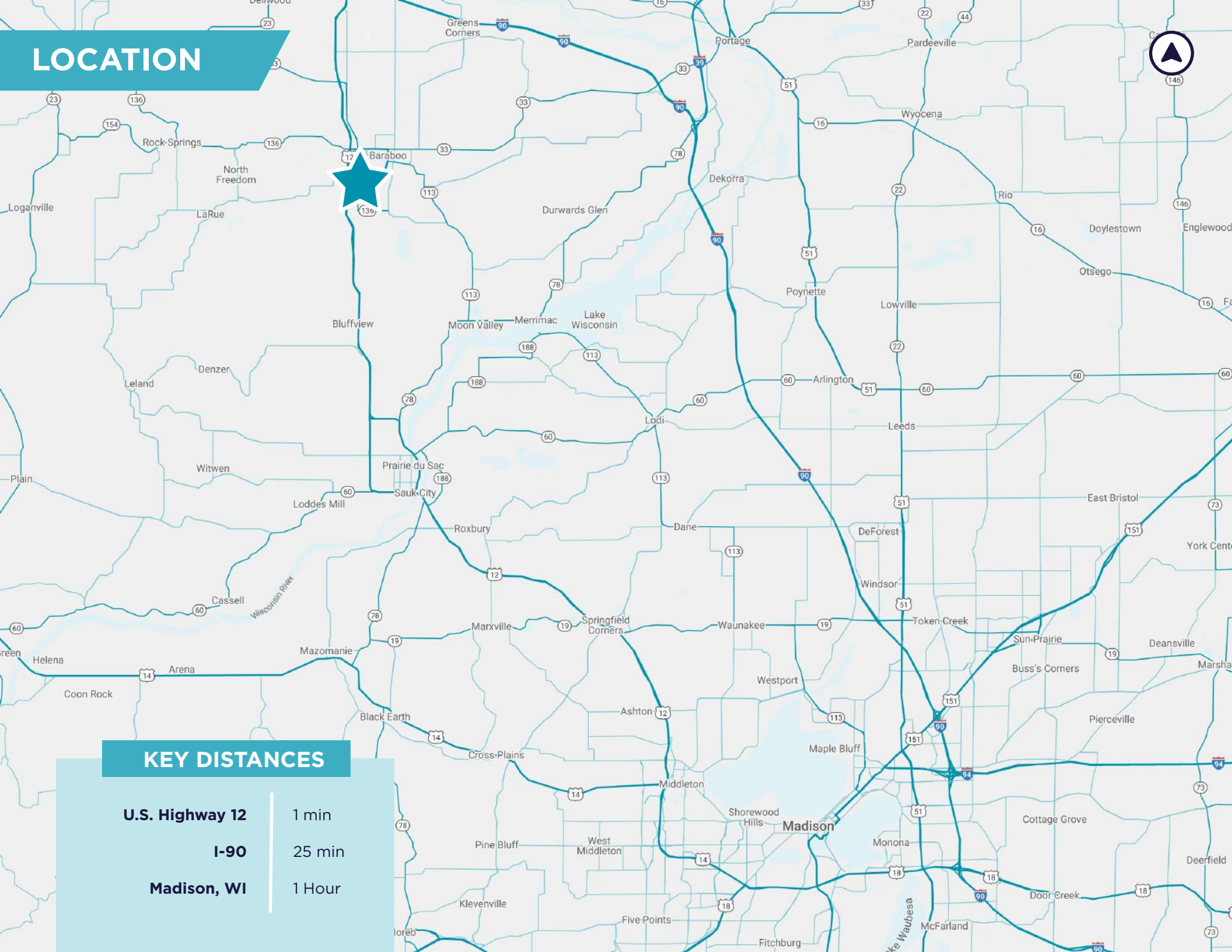
TENANT	Agrace HospiceCare, Inc
ADDRESS	1670 South Blvd., Baraboo, WI
SUITE #	Suite 102-103
SUITE SIZE	4,149 SF
BASE RENT	\$80,838 (\$6,736.50 monthly or \$19.48 PSF NNN) during years one through four. 2% increase in year five.
LEASE EXPIRATION	5/31/2029
LEASE TERM REMAINING	~3 years, 10 months
RENEWAL OPTIONS	One (1) option to extend for a period of one (1) year. Rent shall be \$6,873.98
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof, walls, foundation, walks, driveways, parking areas, and exterior lighting.
TAXES	Tenant pays proportionate share of taxes to landlord as additional rent
INSURANCE	Tenant pays proportionate share of insurance to landlord as additional rent
UTILITIES	Tenant pays directly
TENANT MAINTENANCE	Doors and interior of the Premises, electrical fixtures, heating and air conditioning equipment presently in place, snow removal, lawn care, and CAM
RIGHT OF FIRST OFFER	Tenant has the right of first offer to any and all space adjacent to the Premises that is or becomes vacant on the property and shall respond within ten (10) business days if they desire to exercise



LOCATION

KEY DISTANCES

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

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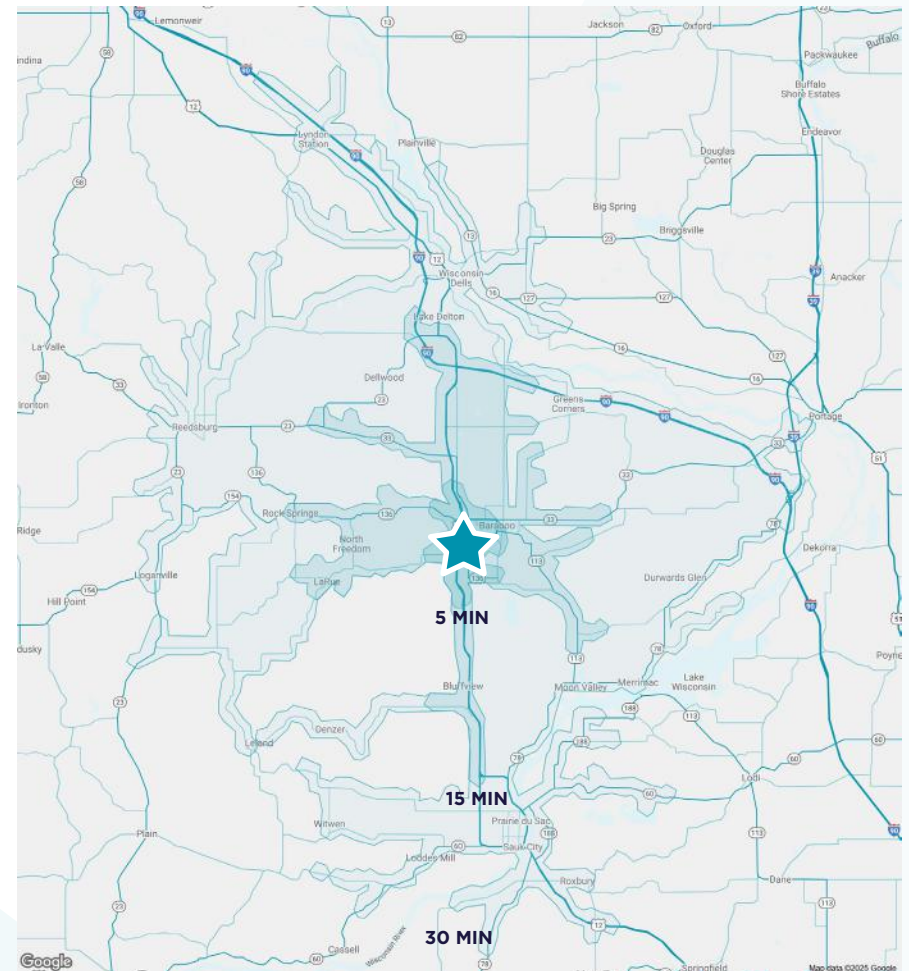
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AREA DEMOGRAPHICS

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

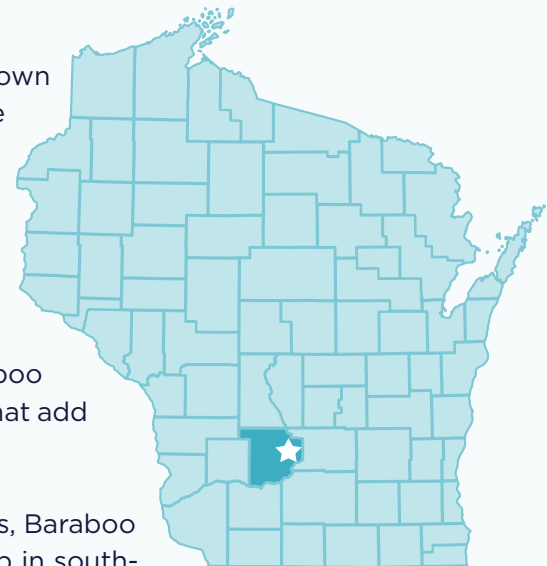


BARABOO, WISCONSIN

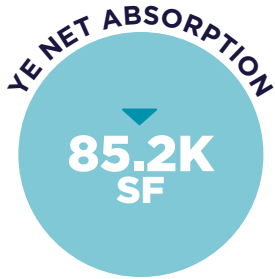
Baraboo, Wisconsin is a historic and scenic city nestled in Sauk County, just north of the Wisconsin Dells. Known as the “Circus City” and the former home of the Ringling Brothers Circus, Baraboo blends rich cultural heritage with natural beauty and economic vitality. The city is surrounded by stunning 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

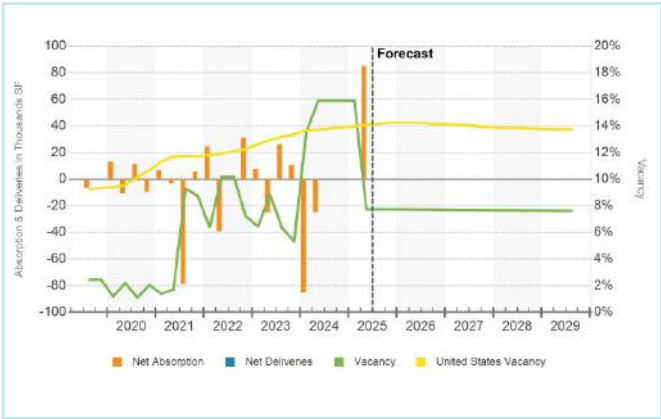
MARKET OVERVIEW

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 -8.2%, 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%.

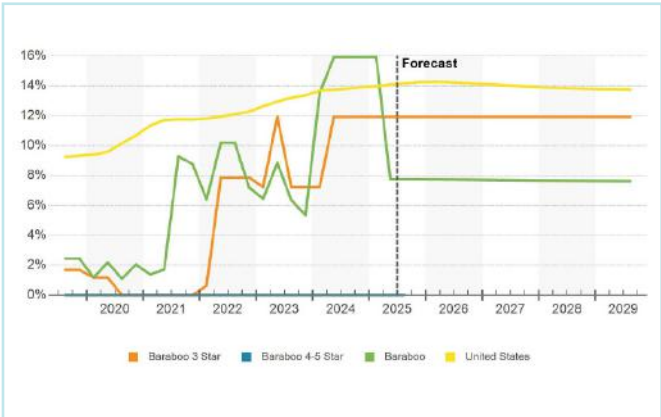
As of the third quarter of 2025, there is no office space under construction in Baraboo. For the past 10 years, the market has averaged no construction as well. The Baraboo office market has roughly 82,000 SF of space listed as available, for an availability rate of 7.9%.

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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