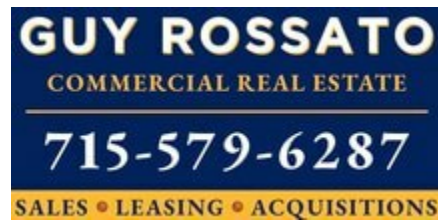




Suite 905 3,388 SF ONE SPACE REMAINING

905 W Clairemont Ave, Eau Claire, WI 54701



Guy Rossato

Guy Rossato Real Estate, LLC
5290 Deerfield Rd, Eau Claire, WI 54701
guyrossato@gmail.com
(715) 579-6287



Suite 905 3,388 SF ONE SPACE REMAINING

Upon Request

1st Floor Suite 905

Space Available Rental Rate Date Available Service Type Space Type Space Use Lease Term

3,388 SF Upon Request April 01, 2025 Full Service New Retail Negotiable

This space is ready for your build-out!T a 48" Front Door Suite 905 - 3,388+- SF

Fully Sprinkled (Wet)Prime Climate Controlled Warehouse/Flex Space!

Within walking distance from the University of Wisconsin-Eau Claire (Upper Campus) and the Chippewa Valley Technical College!

26,000+- VPD!!

Several new large apartment complexes have opened and/or...

- Prime Neighborhood Retail Center!
- Within walking distance from the University of Wisconsin-Eau Claire (Upper Campus) and the Chippewa Valley Technical College!
- 26,000-- VPD!!



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	38,220 SF
Year Built:	1967
Walk Score ®:	51 (Somewhat Walkable)
Rental Rate Mo:	Upon Request

1st Floor Ste 901

1

Space Available	14,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

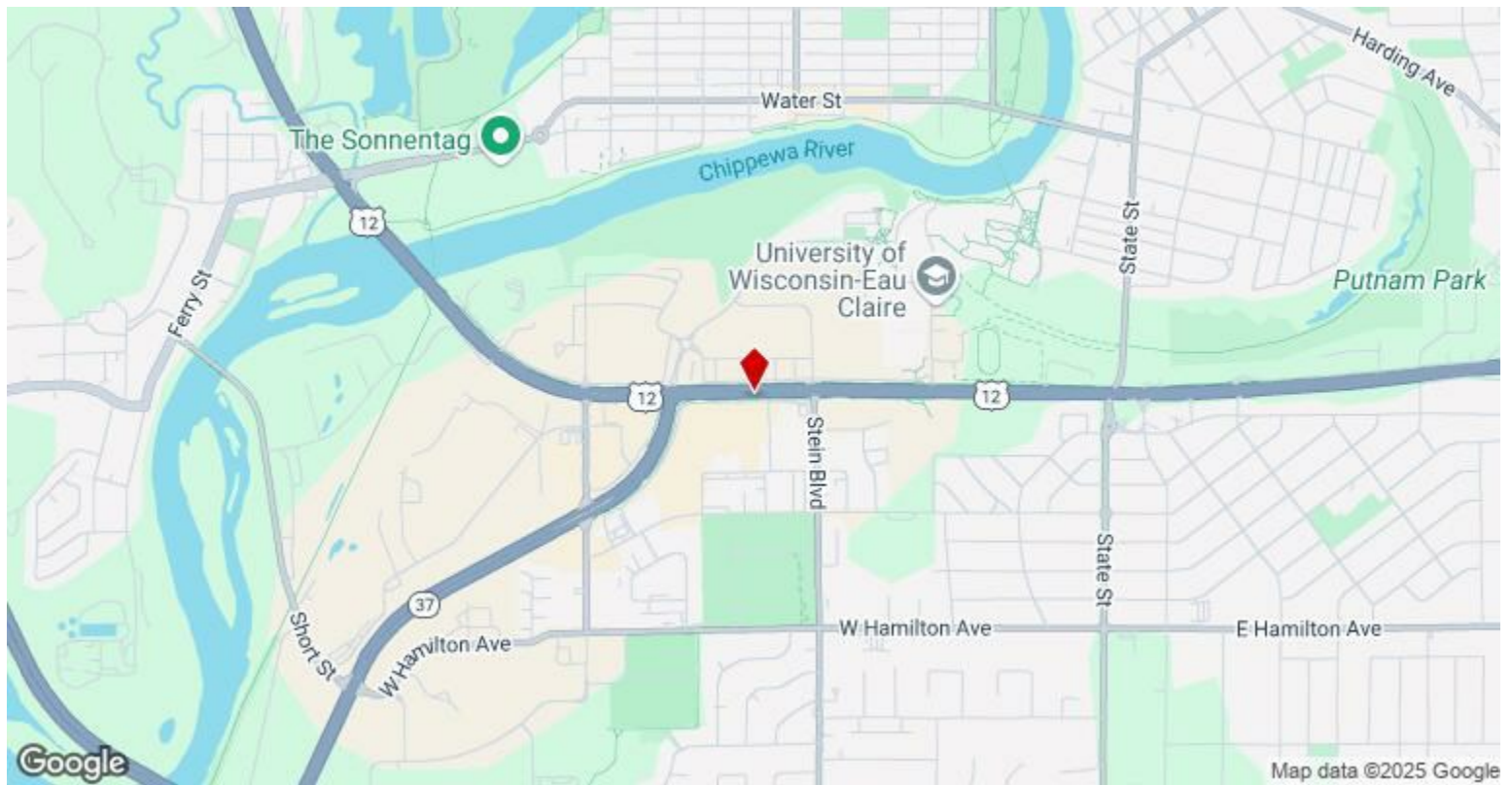
Rare opportunity to lease a 14,000+ square foot Climate Controlled Warehouse (Storage) building located in the heart of a new and expanding retail and multi housing area!100% climate controlled!10 wide and high commercial Truck loading Dock with power operating door!10 wide and high commercial Truck loading Dock with power operating door!9' wide and high ground level loading dock with overhead door!Traffic counts exceed 26,000+- VPD!New and expanding Residential Housing within walking distance!Brick Veneer Exterior!Open space with a ceiling height (To the lowest interior sprinkler system piping) of over 11 feet!Gross Lease!! Fully Sprinkled!

1st Floor Ste 905

2

Space Available	3,388 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	[object Object]
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

100% climate controlled!10 wide and high commercial Truck loading Dock with power operating door!9' wide and high ground level loading dock with overhead door!Traffic counts exceed 26,000+- VPD!New and expanding Residential Housing within walking distance!Brick Veneer Exterior!Open space with a ceiling height (To the lowest interior sprinkler system piping) of over 11 feet!Gross Lease!Fire Sprinklered Space!



905 W Clairemont Ave, Eau Claire, WI 54701

1st Floor Suite 905

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Suite 905 - 3,388+- SF

Fully Sprinkled (Wet) Prime Climate Controlled Warehouse/Flex Space!

Within walking distance from the University of Wisconsin-Eau Claire (Upper Campus) and the Chippewa Valley Technical College!

26,000+- VPD!!

Several new large apartment complexes have opened and/or are under construction!

NewClass Retail expanding immediately adjacent

Property Photos



Property Photos

