



## **Suite 101 Royal Oaks Business Center**

4410 Golf Ter, Eau Claire, WI 54701



**Guy Rossato**

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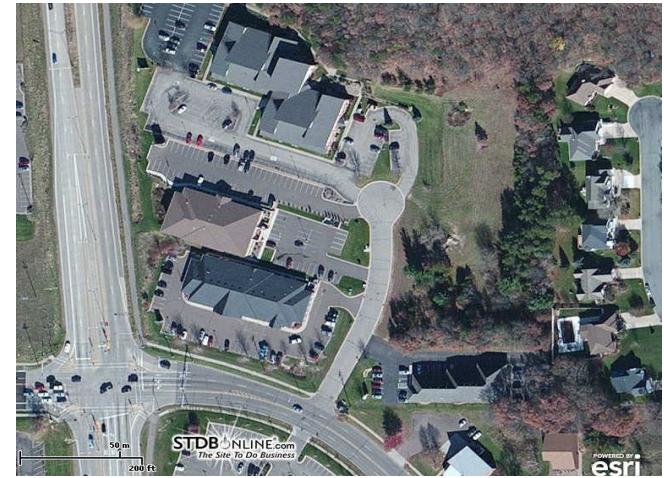
# Suite 101 Royal Oaks Business Center

Upon Request

1,365 Square Feet New Carpet and Paint with a 5 Year Lease Gross lease includes, Electricity, Heat, Sewer & Water, Snow Plowing, Building Insurance and all other Common Area Maintenance expenses. (CAM's) Unit is located immediately to the right when entering from the lower level Great parking that is somewhat obscure which might be an advantage.

Exterior Pylon sign space is available (By Tenant) The space has a nice waiting area to the right after entering with 3 nice size offices and a second entrance that can easily be converted into another office. This space is part of the Executive Suite. You also have access to the Executive Suite, shared Conference Room & Break Room. (Highlighted as shown...)

- Over 30,000 VPD on State Hwy 93 and Golf Road
- Exterior Pylon Signage!
- This space is part of the Executive Suite. You also have access to the Executive Suite, shared Conference Room & Break Room.



Rental Rate: Upon Request

Property Type: Office

Building Class: B

Rentable Building Area: 23,899 SF

Year Built: 2006

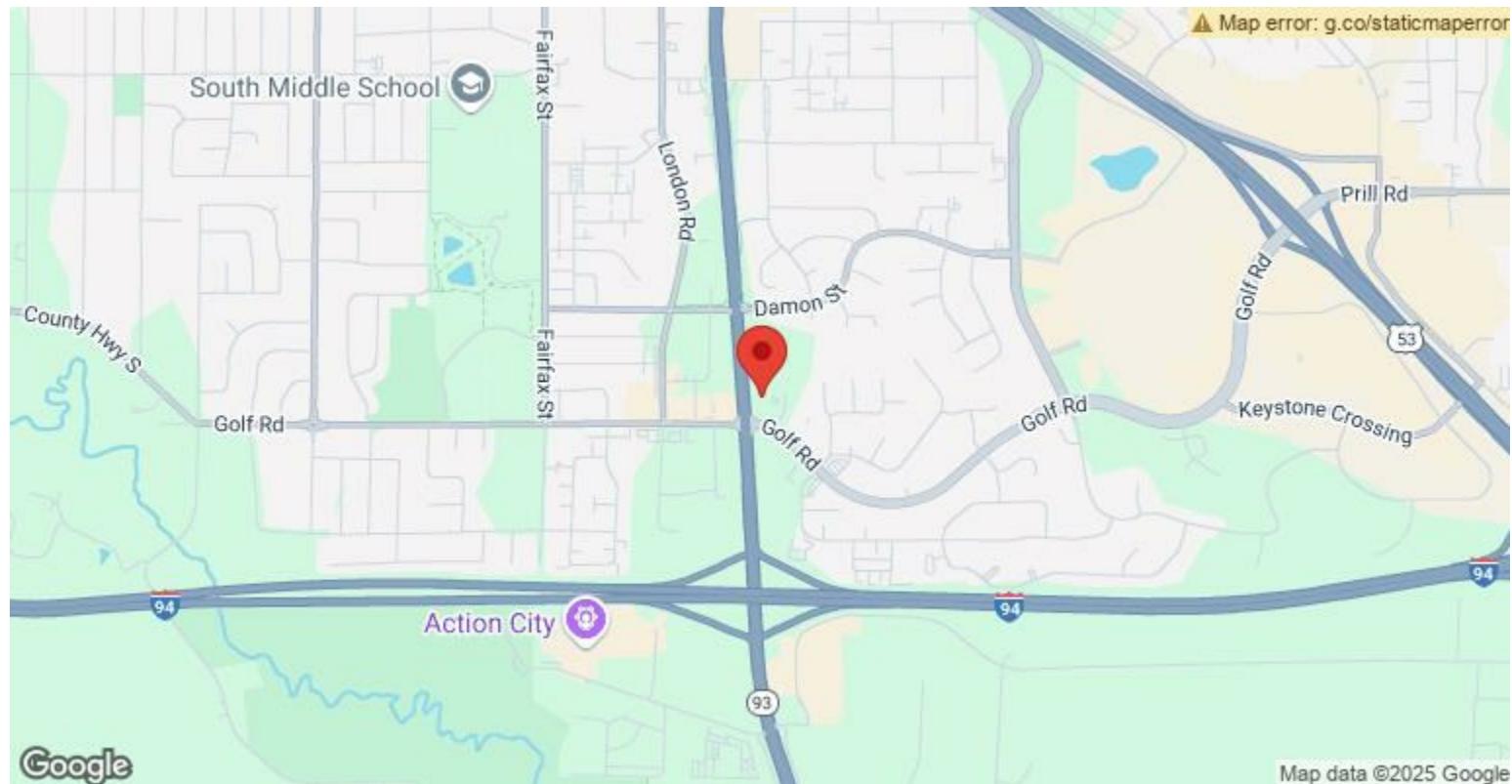
Walk Score ®: 40 (Car-Dependent)

Rental Rate Mo: Upon Request

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## 1st Floor Ste 101

Space Available	1,365 SF
Rental Rate	Upon Request
Date Available	February 01, 2025
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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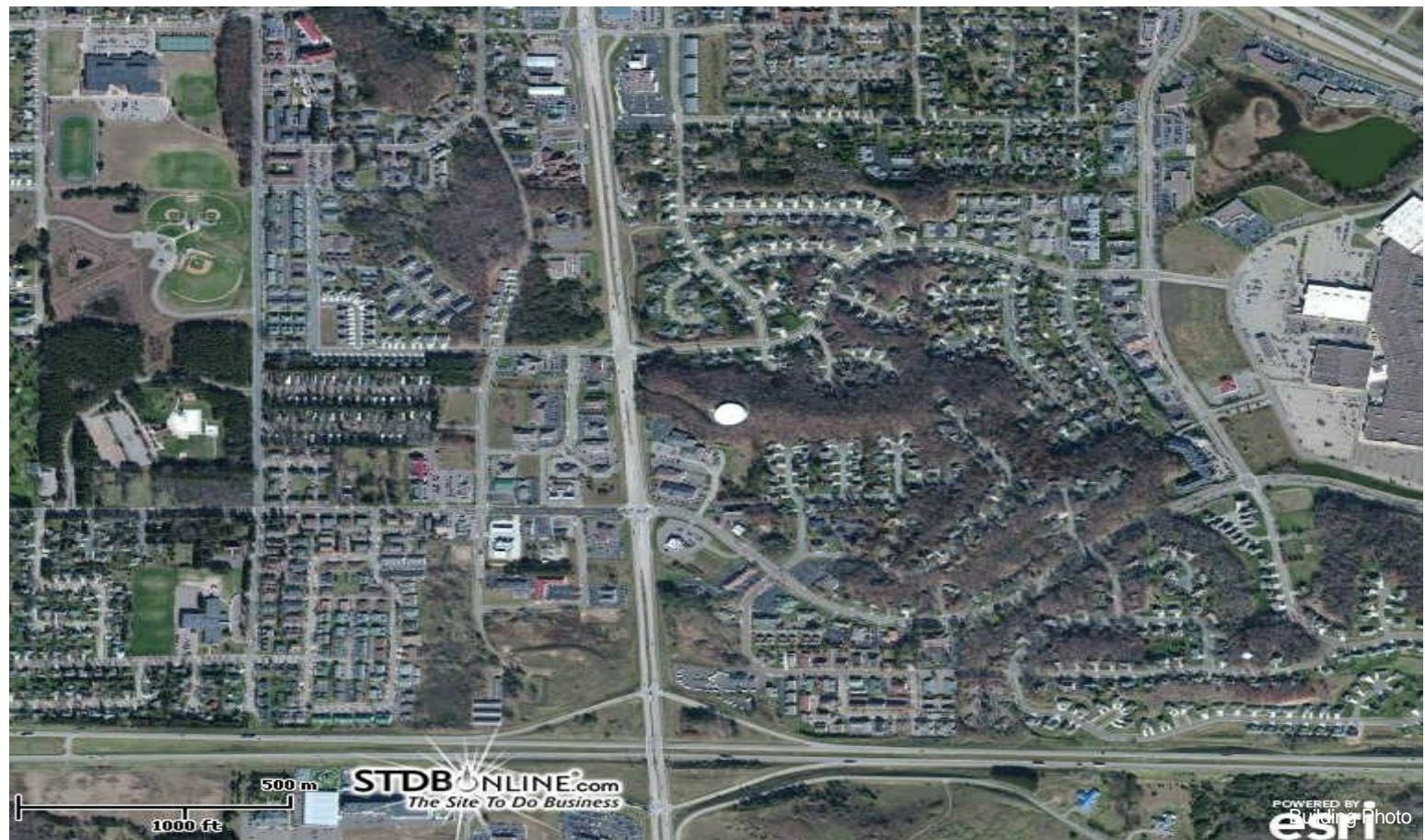
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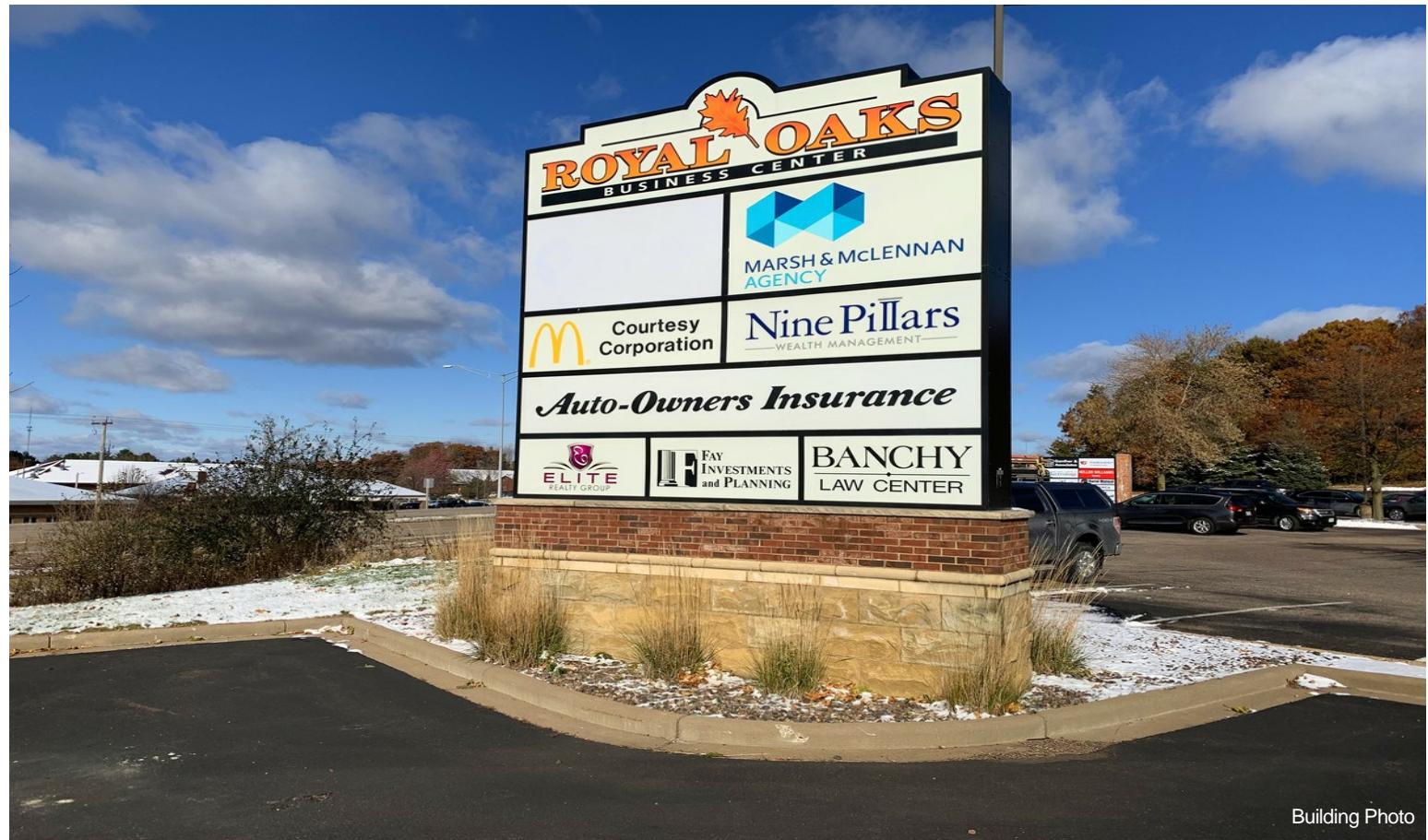
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## Property Photos



## Property Photos



Building Photo