

PROFESSIONAL BUILDING FOR SALE OR LEASE

644 Brakke Drive Town Of Hudson, WI 54016

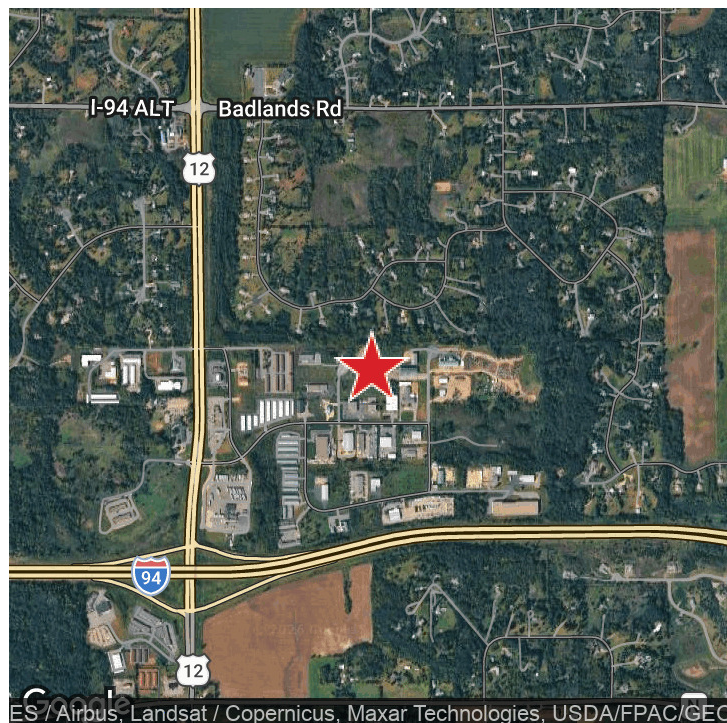


FOR MORE INFORMATION CONTACT:

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Executive Summary



ES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

SALE PRICE **\$2,150,000**

OFFERING SUMMARY

Lease Rate:	\$14.00 Base Rent
Lot Size:	Approx 1.144 Acres
Building Size:	12,526 SF
Year Built:	2004
Zoning:	G2- Commercial
PID:	020.1075.10. 725
Construction:	Concrete block frame/exterior with flat built-up membrane roof
Utilities:	Well + Septic Gas + Electric
Lease Rate:	Base Rent Plus CAM

PROPERTY HIGHLIGHTS

- Executive quality office space available, perfect for owner occupier
- Flexible space designs- Multiple private offices
- Wired for camera security
- Elevator
- Both levels offer two sets of common bathrooms
- Large open meeting room/ Main level
- Conveniently located off of I-94 at Exit 4
- Ample parking- 49 estimated spaces
- Fully landscaped
- Low maintenance exterior
- Exterior tenant signage available
- 1115 sq ft Detached 2 bay garage
- Forced air furnaces + central air conditioning
- Upstairs is fully occupied by a tenant. The entire main level (or portions) is available for lease

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Additional Photos



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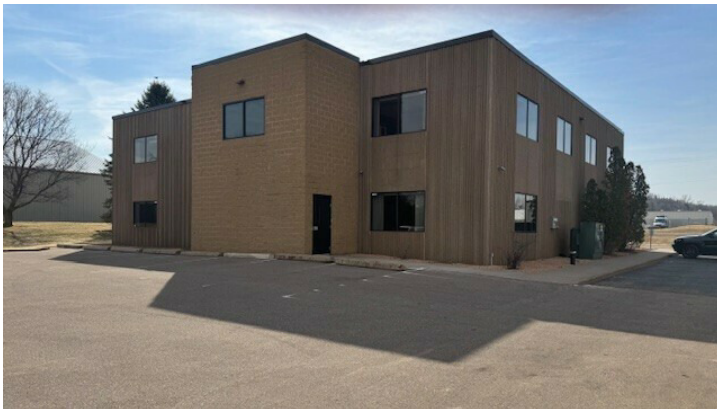
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Additional Photos



3 Car Stall Garage



Rear of Building



Exterior Lighted Monument Sign

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1st Floor



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2nd Floor



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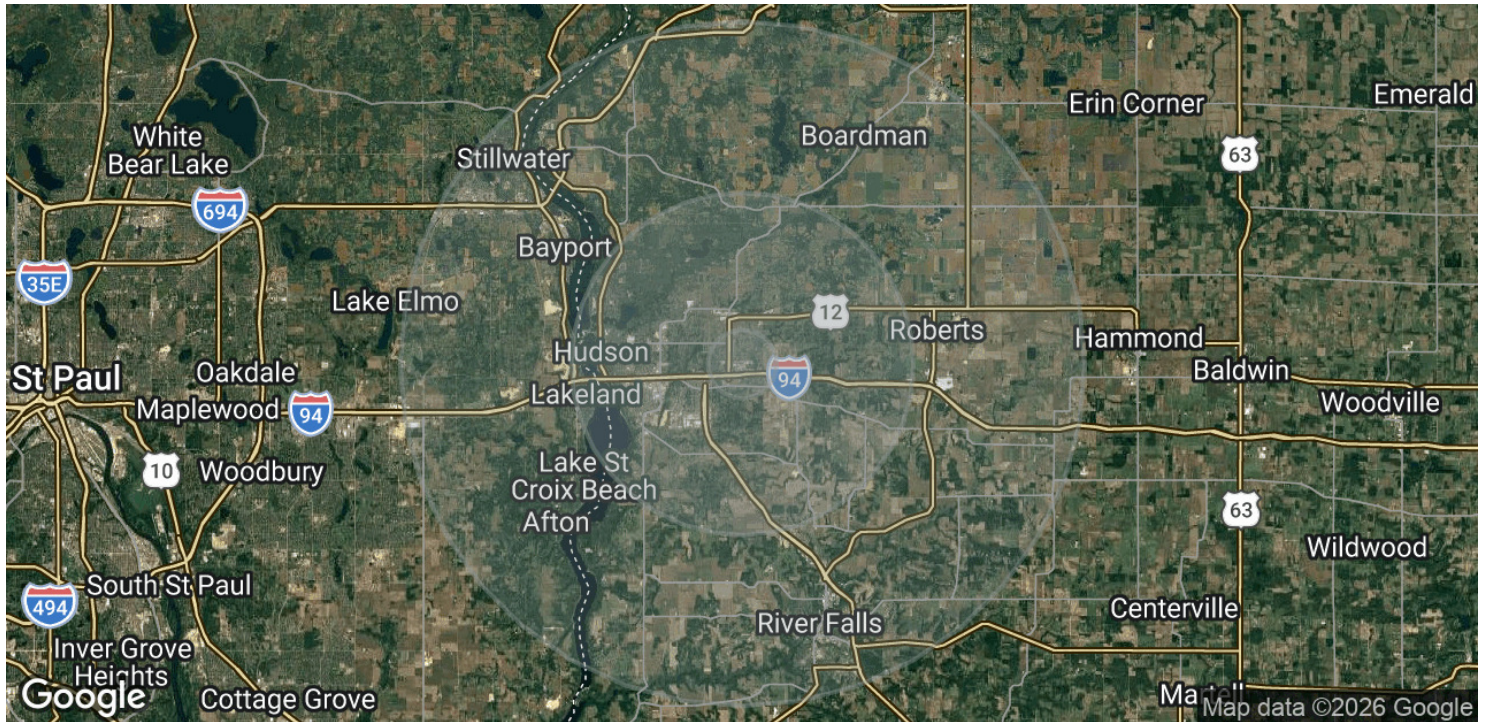
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	950	31,802	101,606
Average Age	42.9	42.0	41.8
Average Age (Male)	41.1	39.4	40.7
Average Age (Female)	44.4	43.5	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	334	12,669	38,771
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$192,514	\$142,894	\$138,965
Average House Value	\$527,998	\$459,438	\$444,530

2023 American Community Survey (ACS)

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