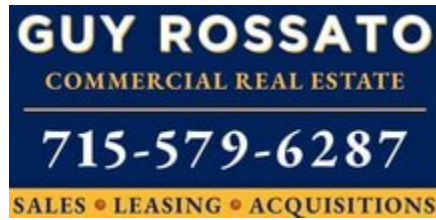




Altoona Business Center

3700-3744 Spooner Ave, Altoona, WI 54720



Guy Rossato

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



Altoona Business Center

Upon Request

Anchored by Eddie's Speakeasy at Bonds Social Club!!

Exterior updated to current construction trends. Easy ingress and egress!

Ample parking!!

Masonry construction!!!

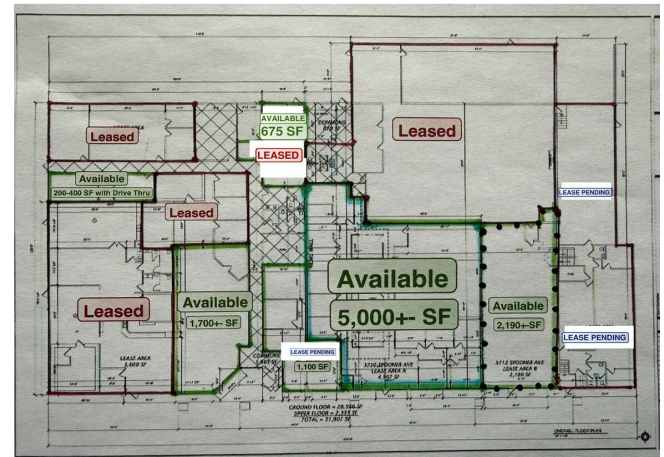
Flexible space options!!!!

Individual space mailbox !!!!!

Great traffic counts!!!!!!

Busy corridor from Eau Claire to Altoona!!!!!! Coffee Shop Drive Thru Available!!!!!!!!!!...

- With a new exterior look and great traffic counts (4,300 on Spooner avenue and over 20,00 vehicles per day within 1 block)



Rental Rate: Upon Request

Min. Divisible: 200 SF

Property Type: Retail

Gross Leasable Area: 30,000 SF

Year Built: 1960

Walk Score ©: 50 (Fairly friendly)

Transit Score ©: 30 (Somewhat friendly)

Rental Rate Mo: Upon Request

1st Floor (Center)

Space Available	5,000 SF
Rental Rate	Upon Request
Date Available	June 01, 2026
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

Multiple Offices Conference Room
Direct Access Building
Signage at entrance

1

1st Floor Ste 1 (East End Cap)

Space Available	Lease Pending 5,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

2

1st Floor Ste 2

Space Available	1,700 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

3

1st Floor Ste 3

Space Available	Lease Pending 1,100 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

4

1st Floor Ste 4

5

Space Available	2,190 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 5

6

Space Available	Leased Remaining Space in this area is 675 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

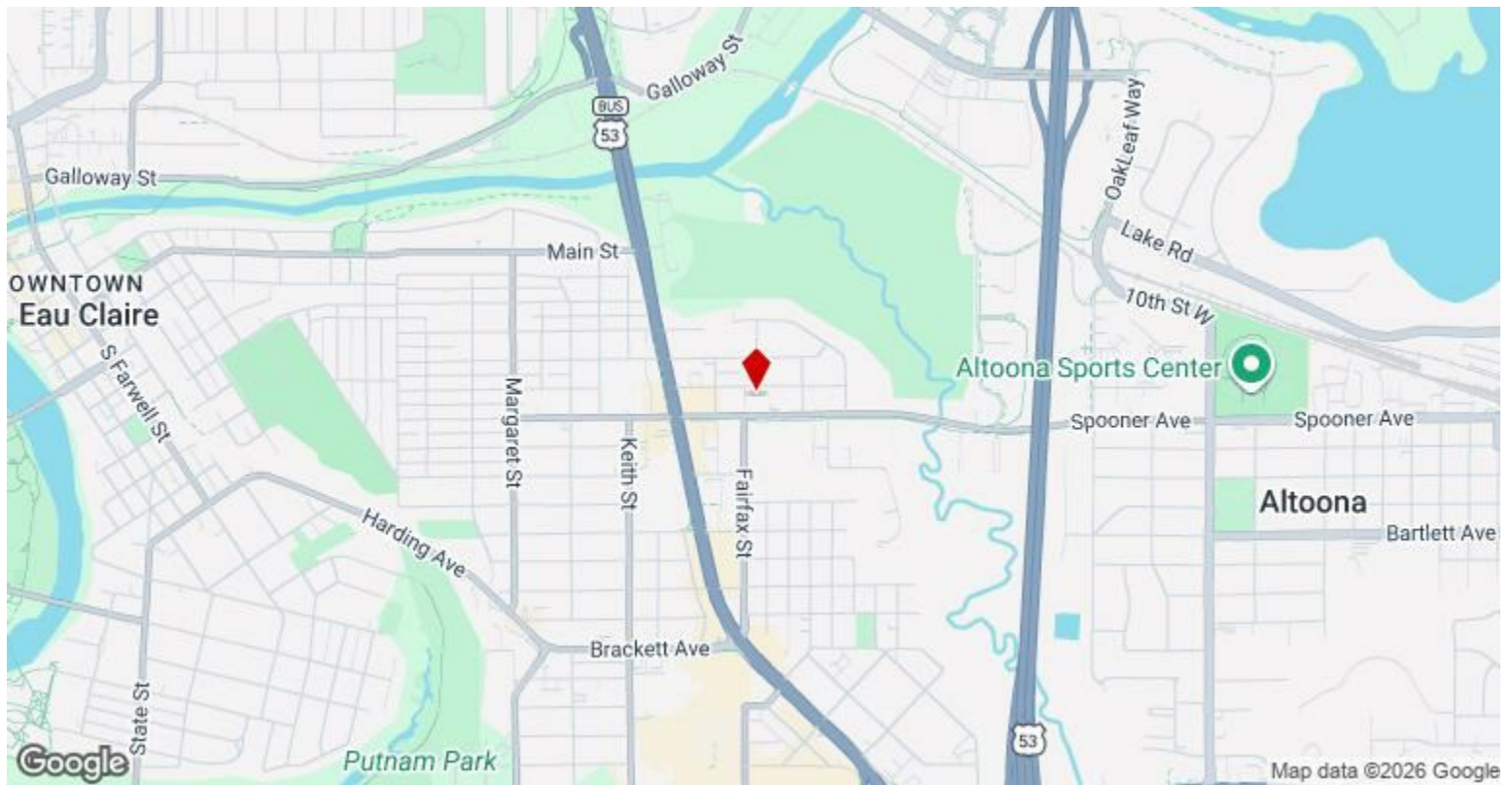
1st Floor Ste 6+7

7

Space Available	200 - 400 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Music Therapy Co LLC	-	



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