



Suite H

**1990023**      **Active**      **Business/Comm**      **Price: \$7,800**  
(if lease only = annual lease)

**215 Corporate Drive**      # H      **City**      Beaver Dam      F02  
**Beaver Dam WI 53916**      **County:**      Dodge

**Trade Name:**      **Units in Bldg: 8**

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**RE For Sale:** No      **Ann Rent/SqFt:** \$ 27.00  
**Bus for Sale:** No      **Bldg Gross SqFt:** 16,690      *List Agent*  
**Lease Only:** Yes      **Net Leasable SF:** 283  
**# of Stories:** 1      **Onsite Parking:** 50  
**Bldg Dim:** irreglr      **Parking Fee/Mo:** \$ 0  
**Year Built:** 2006      *Assessor*

[Schedule a Showing](#)      [Show](#)

Hwy 151 to East on County B to right on Corporate Dr. Then 1 block on left.

Unit:	Lease Type:	Lse Exp	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	1 to 5 yr	vacant		\$ 7800	\$ 27.56	\$	283
2				\$	\$	\$	
3				\$	\$	\$	

<b>Gross Op Inc:</b>	\$ 0	0	<b>Est Acres:</b>	2.2920	<i>Assessor</i>	<b>Land Assess:</b>	\$ 194,000
<b>Ann Op Exp:</b>	\$ 0		<b>Lot Dim:</b>			<b>Improvements:</b>	\$ 2,380,400
<b>Net Op Inc:</b>	\$ 0		<b>Street Front:</b>	318	<b># Loading Docks:</b> 0	<b>Total Assess:</b>	\$ 2,574,000 / 2024
<b>Zoning:</b>	Comm		<b>Ceiling Hgt Min:</b>	8	<b>Max:</b> 8	<b>Net Taxes:</b>	\$ 44,924 / 2024
<b>Parcel #:</b>	206-1214-2742-006		<b>Industrial Park:</b>			<b>Owner:</b>	

**Included** Central heat and cooling. Wireless internet. Parking. Lot mowing, landscaping and snow and ice control.

**Excluded**

<b>Type</b>	Office, Service	<b>Building Parking</b>	36-55 spaces, Onsite, Paved
<b>Location</b>	Business district, Near Major Highway, Near public transportatn	<b>Basement</b>	Slab/None
<b>Present Use</b>	Office, All vacant	<b>Seating Capacity</b>	1-10 persons
<b>Exterior</b>	Brick, Aluminum	<b>Licenses</b>	None
<b>Roofing</b>	Composition	<b>Sale Includes</b>	N/A
<b>Heating/Cooling</b>	Forced air, Central air	<b>Lease Type</b>	Annual, Multiple years, Renewal options
<b>Fuel</b>	Natural gas	<b>Tenant Pays</b>	Insurance, Janitorial
<b>Water/Waste</b>	Municipal water, Municipal sewer	<b>Miscellaneous</b>	Internet - Cable
<b>Features</b>	Public rest rooms, Shared Restrooms, Signage available, Private office(s)	<b>Occupancy</b>	Vacant

Modern 2 room office in climate controlled building fully accessible to Hwy 151, shopping and food service. Just a block to the YMCA, 2 blocks to Menards, Walmart, Noodles, Starbucks, Summit CU and many other restaurants. \$650/month includes heat, air conditioning and wireless internet.

Rental application required, followed by Letter of Intent. Listing agent to attend all showings. Vacant-short notice OK.

<b>ListAgt Mike Wissell</b>	53671-90	<b>CoList: Michelle DeLaTorre</b>	<b>Sold Price:</b>	<b>List Date:</b> 11/26/2024
Pref: 920-319-0114		Pref: 920-210-0424	<b>Concessions:</b>	<b>Expiration:</b> 9/30/2025
mike.wissell@gmail.com		Michelle@mikewissellrealestate.com	<b>DOM:</b> 1 <b>CDOM:</b> 1	<b>Electronic Consent:</b> Yes
Mike Wissell Real Estate LLC		Mike Wissell Real Estate LLC	<b>Accepted Offer:</b>	<b>Exclusive Agency:</b> Yes
Off: 920-319-0114		Off: 920-319-0114	<b>Closing Date:</b>	<b>Licensee Interest:</b> No
201 N Spring St		201 N Spring St	<b>Financing:</b>	<b>Limited Service:</b> No
Beaver Dam WI 53916-2115		Beaver Dam WI 53916-2115	<b>Sale Factors:</b>	<b>Multiple Rep:</b> Yes
<b>Sale Agent:</b>			<b>Competing Offers:</b>	<b>Named Exceptions:</b> No
			<b>CashOffer@Acceptance</b>	