OFFERING BROCHURE

THREE BUILDING
OFFICE CAMPUS
LACROSSE, WISCONSIN

CBRE

EXECUTIVE SUMMARY

Exceptional Investment or Redevelopment Opportunity

CBRE is pleased to present the opportunity to acquire one or all three office buildings known as Riverside Center. Located in the heart of downtown La Crosse the offering provides a mix of investment opportunities – from a fully-occupied single-tenant net lease to a potential conversion to multi-family or hotel.

The three-building campus features a combined total of approximately 266,000 square feet of professional office space, a coffee roaster cafe, an upscale restaurant and bar along with a separate banquet and meeting space.

Riverside Center's amenities and institutional quality of the building has attracted and retains long-term tenants, ensuring a steady cash flow and value appreciation.

We invite you to explore further Riverside Center.

Downtown LaCrosse on the Riverfront

Scheduled Rents of over $3,000,000

Three 6-Story Office Buildings

MODERN WORKSPACE:
Riverside Center offers Class A office space in three buildings with flexible floor plans and state-of-the-art systems, all while providing panoramic views of the Mississippi River.

PREMIUM AMENITITES
Tenants and visitors enjoy an amenity rich environment featuring a large fitness center with locker rooms, four levels of covered parking, a coffee roaster cafe, an upscale restaurant and bar along with a separate banquet and meeting space.

UNIQUE REPOSITIONING OPPORTUITY
Ownership can further increase value through continued lease-up or pivot and convert one of the buildings to residential apartments or a hotel use.

PROPERTY OVERVIEW

ADDRESSES	328 Front Street S. 332 Front Street S. 102 Jay Street
RENTABLE SF	270,000 SF +/-
YEAR BUILT	2007/2008/2010
STORIES	6 stories each
PARKING	362 Stalls (covered)
PRICE: RC I	$14,000,000
PRICE: RC II	$8,000,000
PRICE: RC III	$14,000,000

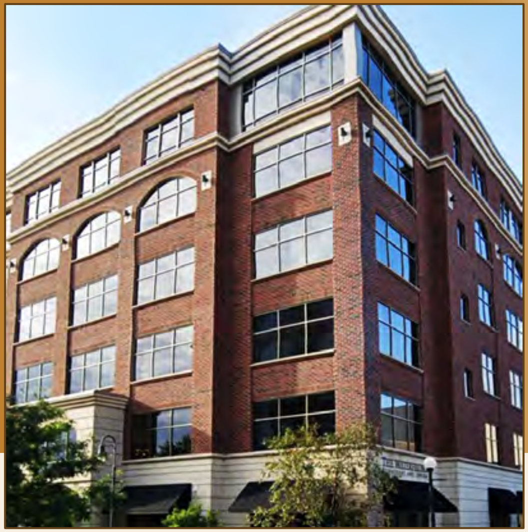
TO VIEW THE RENT ROLL AND FINANCIALS CLICK TO REGISTER

CLICK HERE

Located in the heart of historic downtown, the Riverside Center is a premier office and lifestyle complex located near hotels, convention center, restaurants and other conveniences..

PORTFOLIO SNAPSHOT

RIVERSIDE I



Building	Riverside I
Address	328 Front Street S La Crosse WI
Story/Size	Six Floors 87,541 sq ft per leases 99,093 sq ft per city
Occupancy	100%
NOI:	$1,498,457
Price:	$14,000,000
Key Tenants	Optum/United Healthcare Waterfront Restaurant

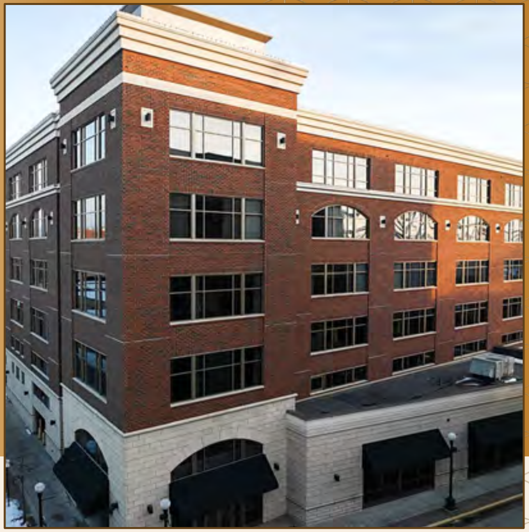
Optum/United Healthcare is the sole office tenant. Single Tenant Net Lease (STNL) . The Waterfront Restaurant & Tavern occupies 10,775 SF

RIVERSIDE II

Building	Riverside II
Address	332 Front Street S, La Crosse WI
Story/Size	Six Floors 86,227 sq ft per city 106,655 sq ft per city
Occupancy	63%
Eff Gross	$1,162,826
Price	$8,000,000
Key Tenants	SAP, Army Corp of Engineers Dairyland Power, Optum Data Center, Oh Oh Coffee

Riverside II is a multi-tenant building and has the large fitness center. This amenity could be leased to a gym operator for additional NOI.

RIVERSIDE III



Building	Riverside III
Address	102 Jay Street LaCrosse WI
Story/Size	Office: 91,500 sq ft per city Parking: 88,755 sq ft per city
Occupancy	100% Leased*
NOI	$1,380,938
Price	$14,000,000
Key Tenants	Optum Veterans Clinic, Master lease with UHG

Four levels of parking and three floors of office space – master leased by UHG until summer of 2028.

NOTE: RS3 IS MASTER LEASED TO UNITED HEALTHCARE/OPTUM, BUT PHYSICALLY VACANT. LEASE RUNS UNTIL 6/30/2028. UHG IS OPEN TO A LEASE BUYOUT.

PROPERTY HIGHLIGHTS

A PREMIER COLLECTION OF OFFICE BUILDINGS AT AN ATTRACTIVE BASIS

Each building features a 2-story lobby, marble columns and high-end finishes. The buildings combine contemporary design with classic elements, creating an inviting atmosphere. Riverside Center presents investors with the opportunity to acquire a Class A asset at a deep discount to replacement cost.

CENTRAL BUSINESS DISTRICT

With views of the Misissppi River

COVERED PARKING

OVER 300 Covered Parking Stalls

LARGE DAYTIME POPULATION

Several thousand workers downtown

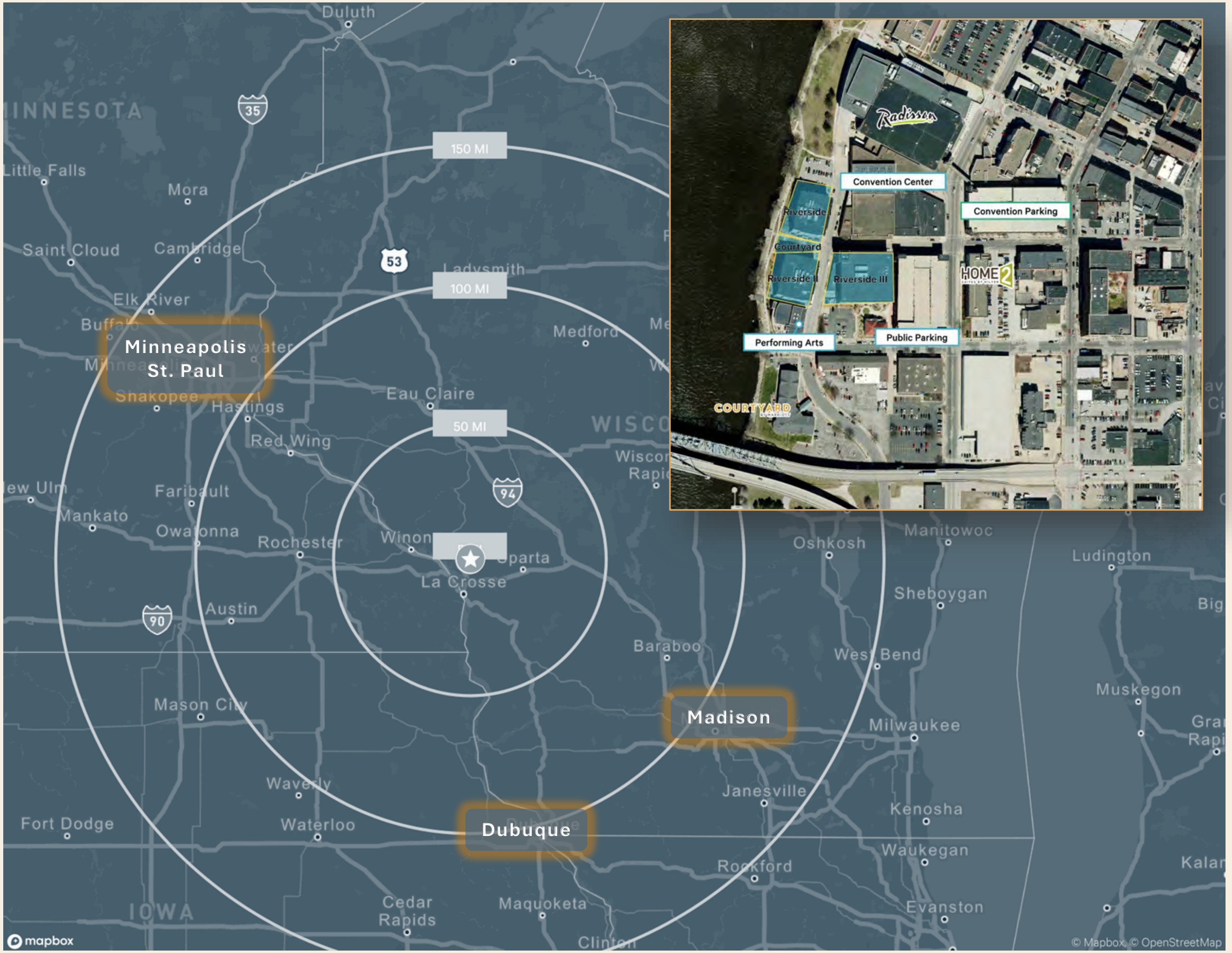
RIVERSIDE FITNESS

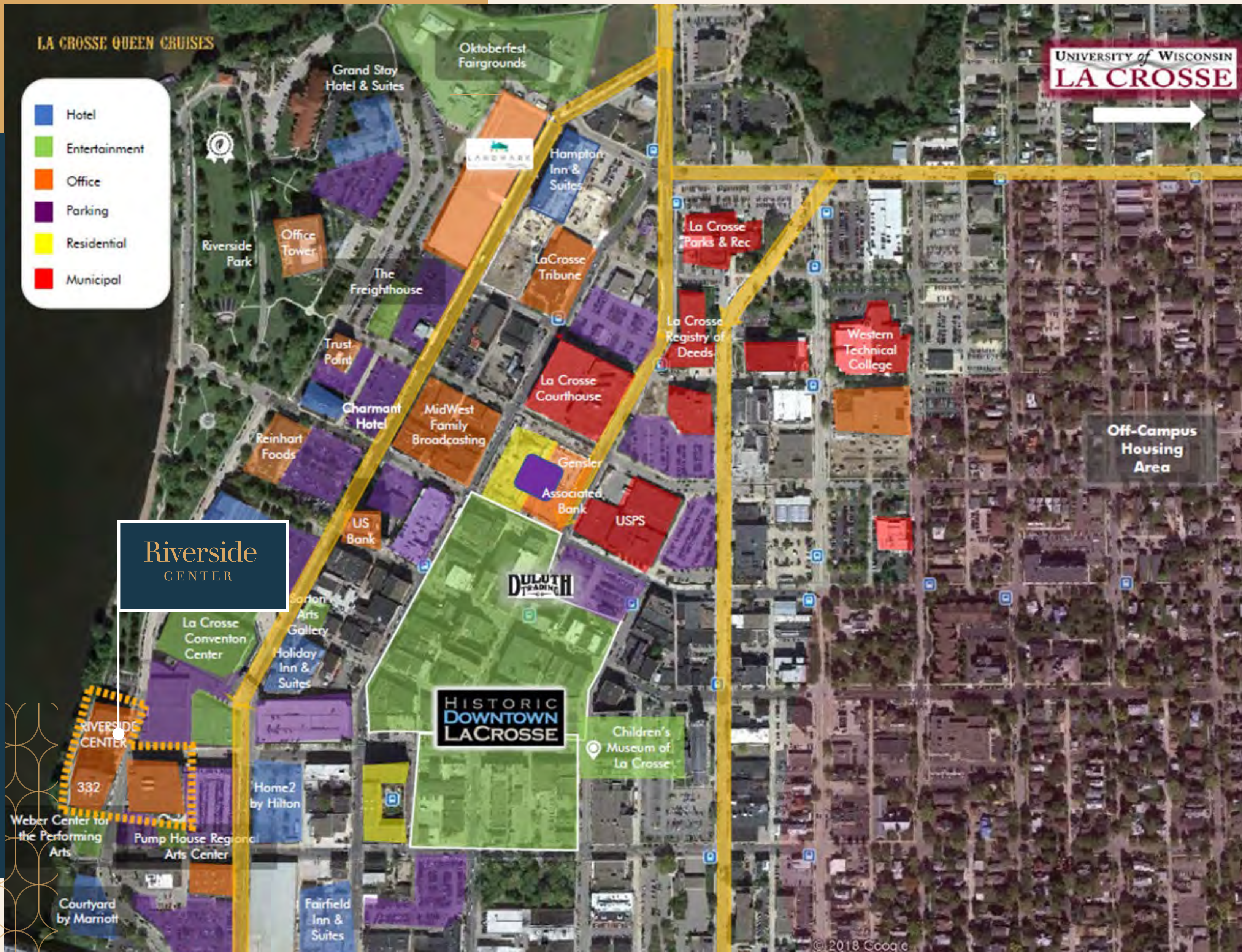
Large 8,500 sqft healtclub;.

RIVERSIDE PARK WALKING AND BIKING

Sidewalk along the river

LOCATION MAP | LA CROSSE, WISCONSIN




LA CROSSE QUEEN CRUISES
Hotel
Entertainment
Office
Parking
Residential
Municipal
Oktoberfest Fairgrounds
Grand Stay Hotel & Suites
UNIVERSITY of WISCONSIN LA CROSSE
Hampton Inn & Suites
Riverside Park
Office Tower
The Freighthouse
LaCrosse Tribune
La Crosse Parks & Rec
La Crosse Registry of Deeds
Western Technical College
Trust Point
La Crosse Courthouse
Charmant Hotel
MidWest Family Broadcasting
Reinhart Foods
Gensler
Associated Bank
USPS
Off-Campus Housing Area
US Bank
Riverside CENTER
Satori Arts Gallery
La Crosse Convention Center
Holiday Inn & Suites
DULUTH TRADING CO
HISTORIC DOWNTOWN LACROSSE
Children's Museum of La Crosse
RIVERSIDE CENTER
332
Home2 by Hilton
Weber Center for the Performing Arts
Pump House Regional Arts Center
Courtyard by Marriott
Fairfield Inn & Suites
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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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The Riverside Center doesn't just occupy space in La Crosse; it elevates the entire downtown experience, serving as a sophisticated anchor for professionals who value both historical charm and a modern luxury office setting.

We look forward to helping you accomplish your goals.

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CBRE