Riverside Center

332 Front Street | La Crosse, WI

Brian Wolff Vice President O +608 441 7572 C +608 513 9653





Full Floor Available For Lease

Riverside Center is located in downtown La Crosse along the "Riverwalk" and is the city's premier office complex. Great opportunity to occupy up to a full floor of Class-A office space with views of the water.

The size of the floor is 16,500 sq ft but may be divided. Enjoy the cost saving benefits of it already being built-out. Open floor plan with private offices and conference rooms on the interior. Data jacks and wiring lead back to your temperature-controlled IT room complete with racks. If a turn-key office environment is needed. – this is the space. High-quality office system furniture available and in-place. Enjoy the savings!





4th

Floor Available

\$14.50

Rental Rate + Prorata Share of Op Ex

16,500

Square feet per floor | May Divide



4th Floor







Several On-site Amenities

A robust list of amenities and conveniences are on located right on this three-building campus.

- Large Fitness Center with locker rooms/showers
- Spectacular waterfront views of the river
- Coffee Shop Café located on the first floor
- Waterfront Restaurant and Bar onsite
- Climate controlled data center for 5th & 6th floors
- Covered parking ramp

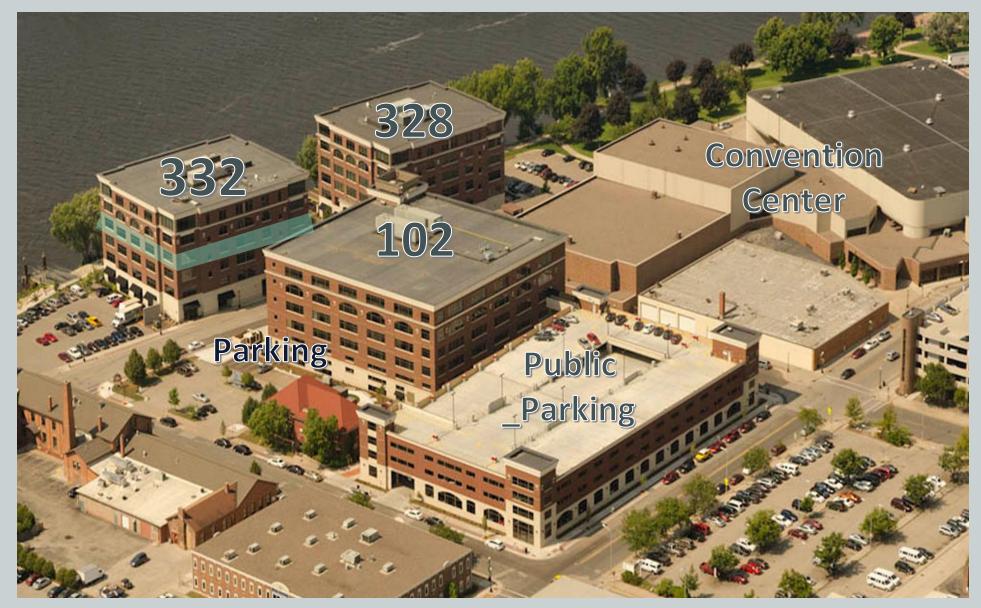






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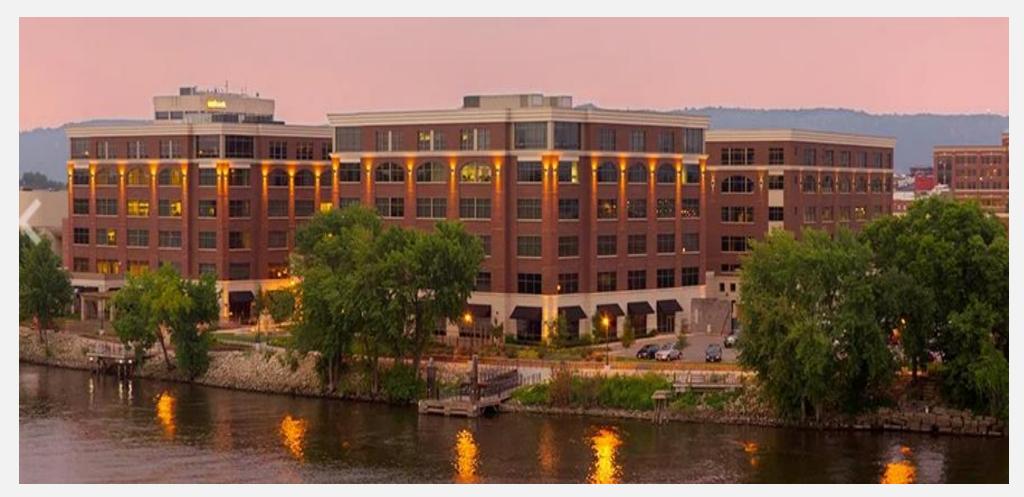


Downtown La Crosse



- Several restaurants within walking distance
- Located along the Riverwalk
- Large downtown daytime working population





Contact Us

Brian Wolff Vice President +608 441 7572 - O +608 513 9653 - C CBRE Madison 10 E. Doty Street, Suite 410 Madison, WI 53703 +608 663 5445

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties
- The duty to safeguard trust funds and other property the broker holds.
- a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452135 of the Wisconsin Statutes and is The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals. Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or for Information only. It is a plain language summary of a broker's duties to a customer under section 452.133(1) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).

transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you 2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the

CONFIDENTIAL INFORMATION:

(Insert information you authorize to broker to disclose such as financial qualification information.) NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers:

the Wisconsin Department of Corrections on the Internet at http://

offender.doc.state.wl.us/public/ or by phone at (608)240-5830.

http://offender.doc.state.wi.us/public/ or by phone

registry and persons registered with the registry by contacting

Notice: You may obtain information about the sex offender

Sex Offender Registry

Definition of Material Adverse Facts

reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (le) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly a competent licensee as being of such significate to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement A "material adverse fact" is defined in Wis. Stat. 452.01 (5g)nas an adverse fact that a party indicates is of such significance, or that is generally recognized by party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction CBRE