



## 1990 Godfrey Dr

1990 Godfrey Dr, Waupaca, WI 54981



**Donovan Lane**

Milwaukee Office Rental LLC  
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(715) 490-0499



# 1990 Godfrey Dr

\$12.00 /SF/YR

We are pleased to offer this professional/medical executive office for sale or lease at 1990 Godfrey Drive, a ±15,000 square foot office building located on a 5.0 acre site in Waupaca, Wisconsin.

The property was designed with all the qualities consistent with a trophy, suburban, professional office building. The facility has been meticulously maintained in both base building systems and appearance since its original development in 2006.

The building is currently utilized as a medical, professional and executive class multi-tenant office facility and contains attractive amenities including common areas for executive conference rooms, project...

- Professional Medical Office building
- Spacious Reception Area
- Conferencing Facility
- Executive and Partitioned Offices
- Balcony
- 5 Acre Lot adjacent to Waupaca River and Trails



Rental Rate:	\$12.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	10,605 SF
Year Built:	2005
Walk Score ®:	6 (Car-Dependent)
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$0.67 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

### 1st Floor Ste 103

1

Space Available	2,478 SF
Rental Rate	\$12.00 /SF/YR
Date Available	February 28, 2025
Service Type	Plus All Utilities
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

### 1st Floor Ste 110

2

Space Available	2,418 SF
Rental Rate	\$12.00 /SF/YR
Date Available	July 01, 2025
Service Type	Plus All Utilities
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

### 1st Floor Ste 118 Whse

3

Space Available	1,491 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

### 1st Floor Ste 121

4

Space Available	1,591 SF
Rental Rate	\$12.00 /SF/YR
Date Available	December 01, 2027
Service Type	Plus All Utilities
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

### 1st Floor Ste 133

5

Space Available	648 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

### 1st Floor Ste 208 LL

6

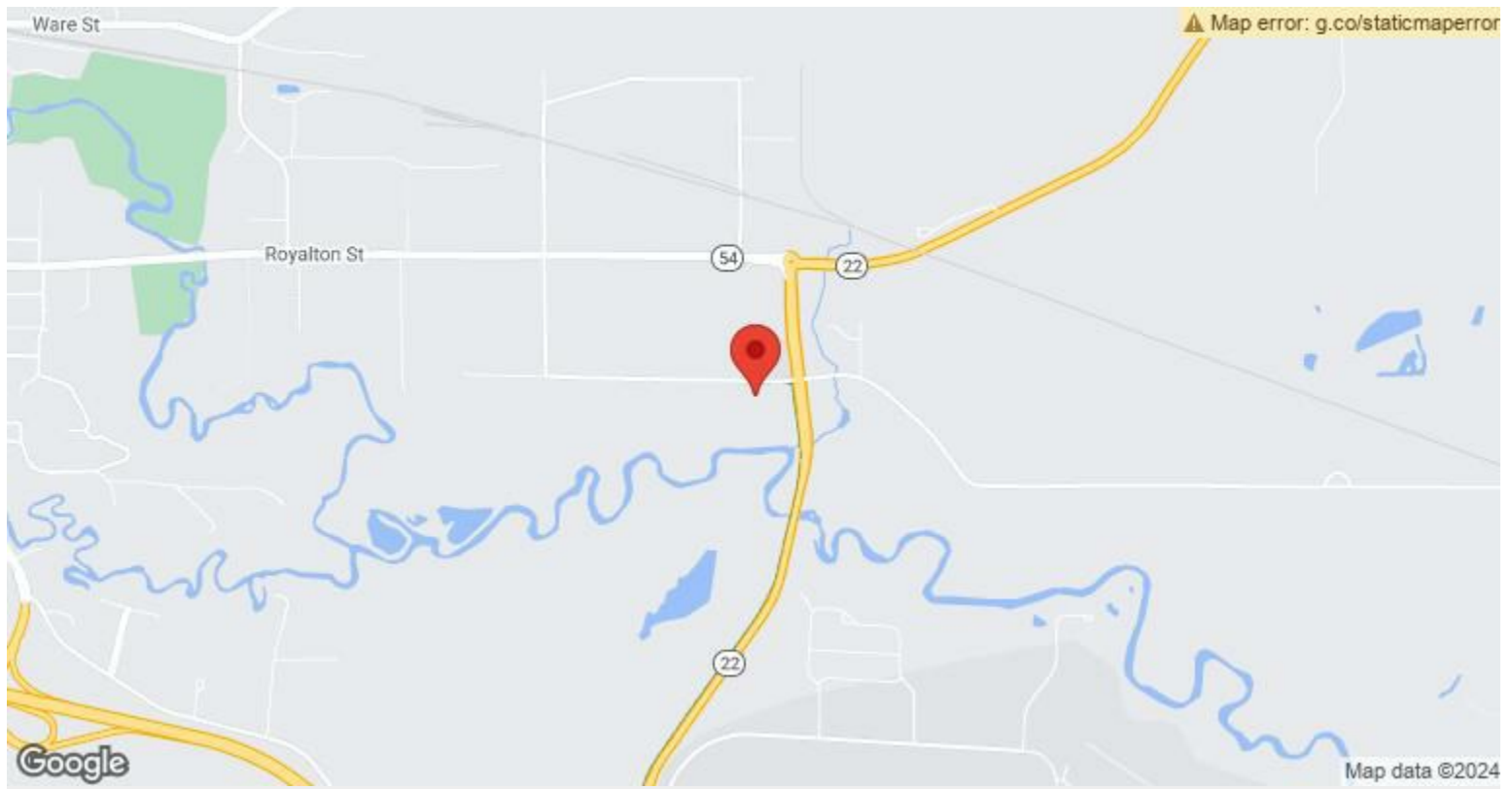
Space Available	1,979 SF
Rental Rate	\$12.00 /SF/YR
Date Available	July 01, 2025
Service Type	Plus All Utilities
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Forefront Dermatology	-	
Koch Chiropractic & Wellness Center	-	
Media 360 LLC	-	
Shield Wall Media LLC	-	



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The building is currently utilized as a medical, professional and executive class multi-tenant office facility and contains attractive amenities including common areas for executive conference rooms, project rooms, training facilities, a full kitchen, restrooms on each floor with five acres adjacent to the Waupaca river.

If lease space requirements dictate, the owner is amenable to creating space adjustments within the building.

### Property Facts

- Spacious Reception Area
- Conferencing Facility
- Natural Light
- Executive and Partitioned Offices
- Outdoor Seating
- Balcony
- Two Story Class B Building
- Multi-tenant Zoned

### Parking

- 48 Parking Spaces, 3.31 per 1,000 SF
- Additional parking on Godfrey Drive

### Security

- All executive offices are individually secured
- Electronic keycards for building access

# Property Photos



Building Photo



Lobby

# Property Photos



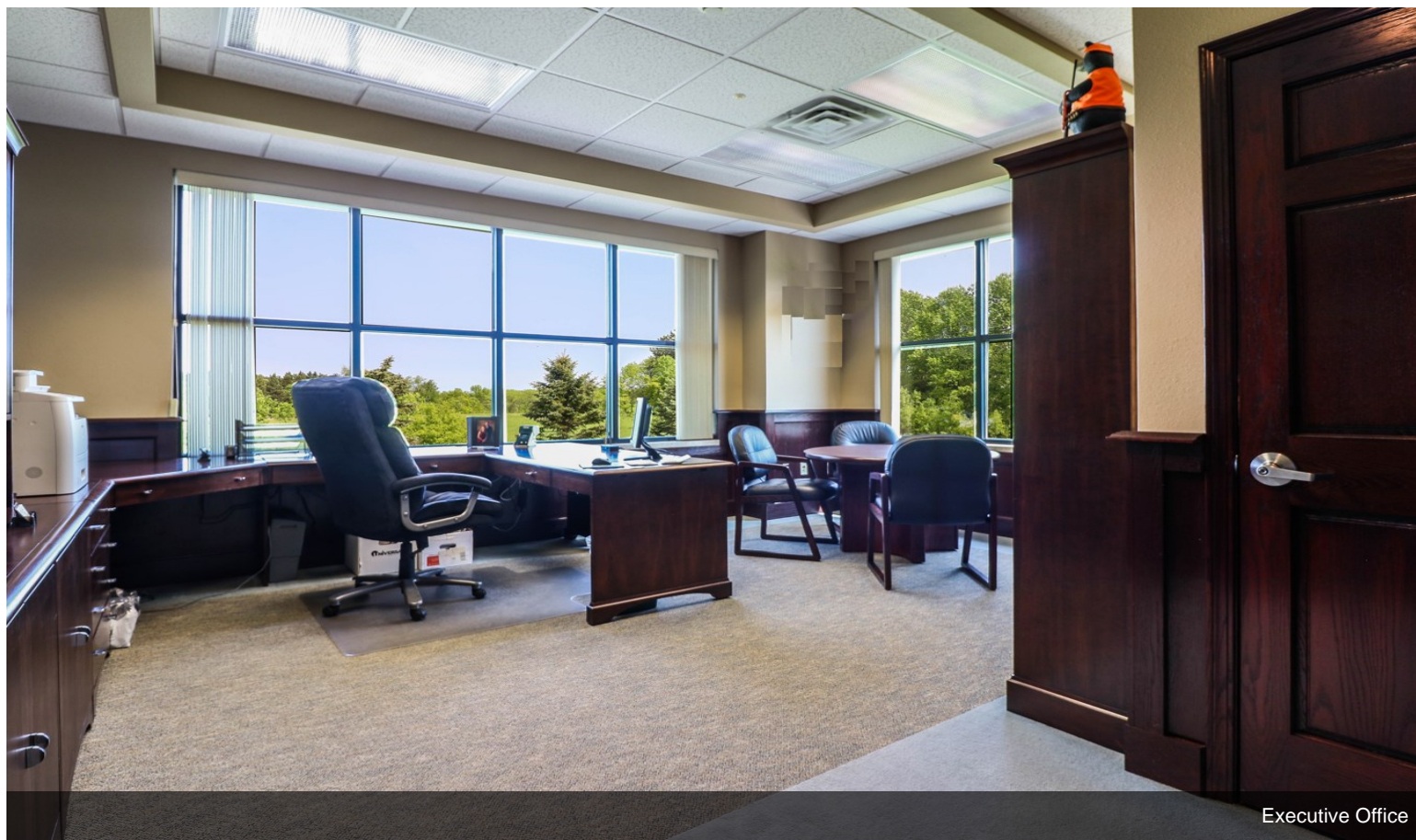
Lobby



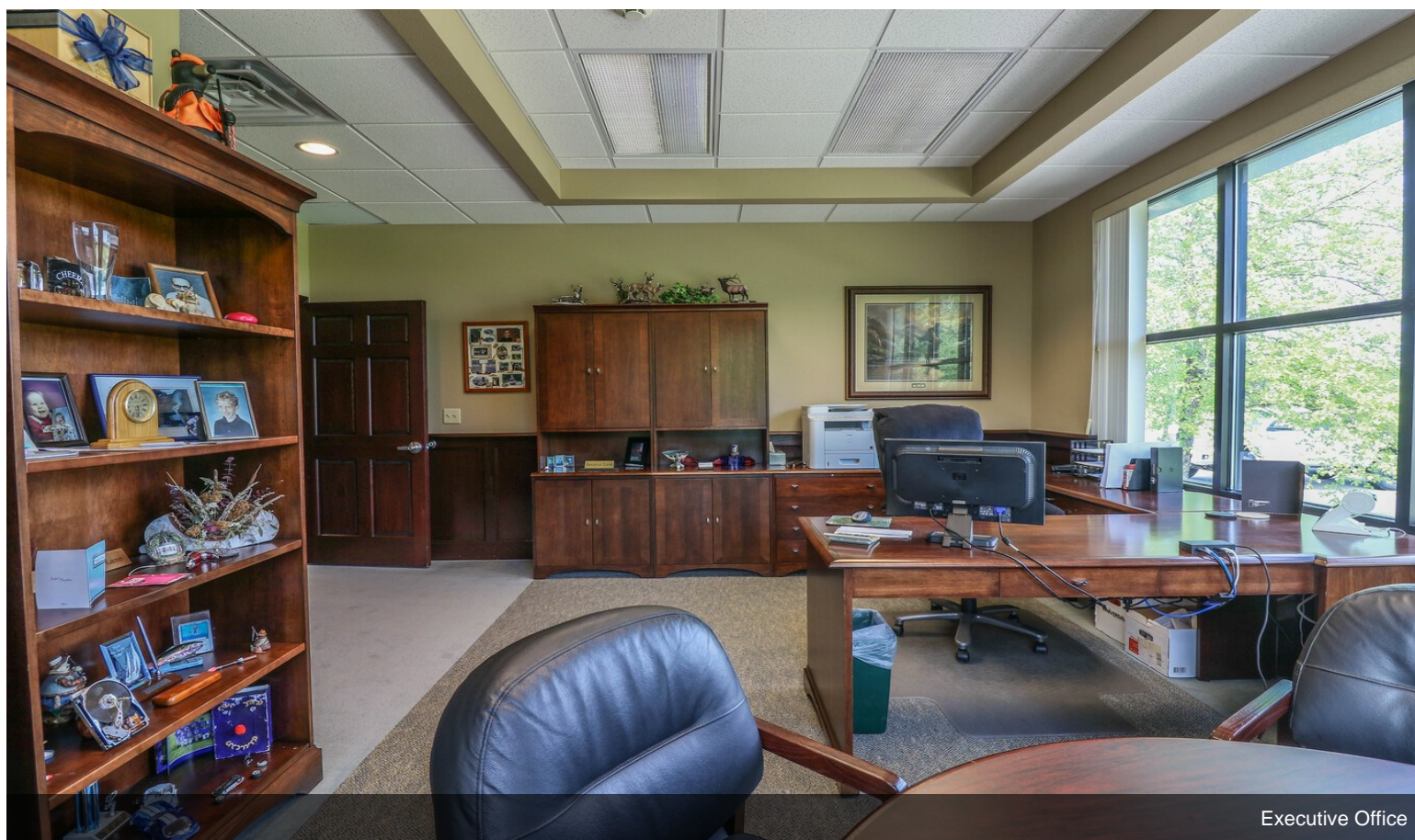
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# Property Photos



Executive Office



Executive Office

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo

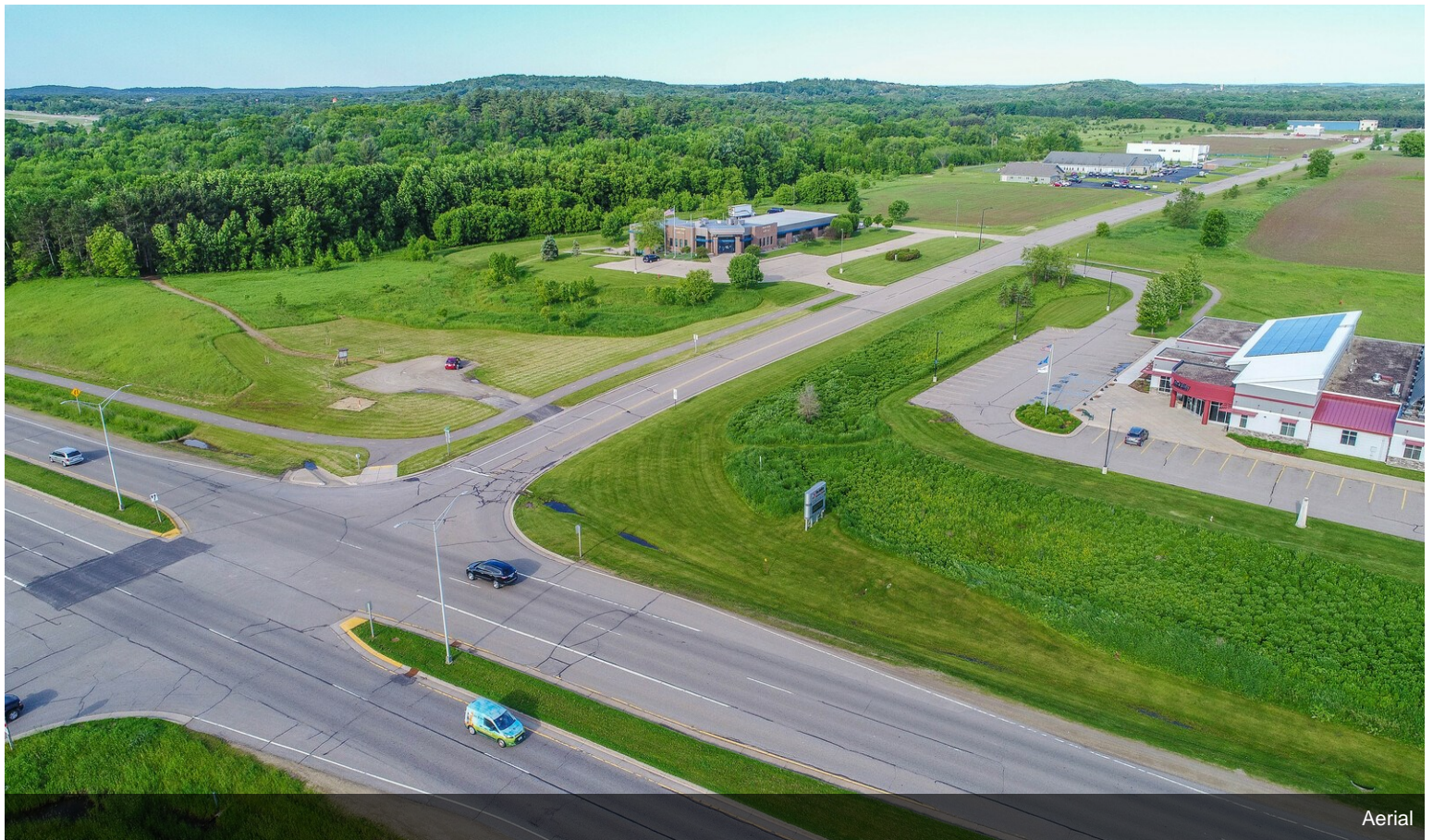


Building Photo

# Property Photos



Interior Photo



Aerial

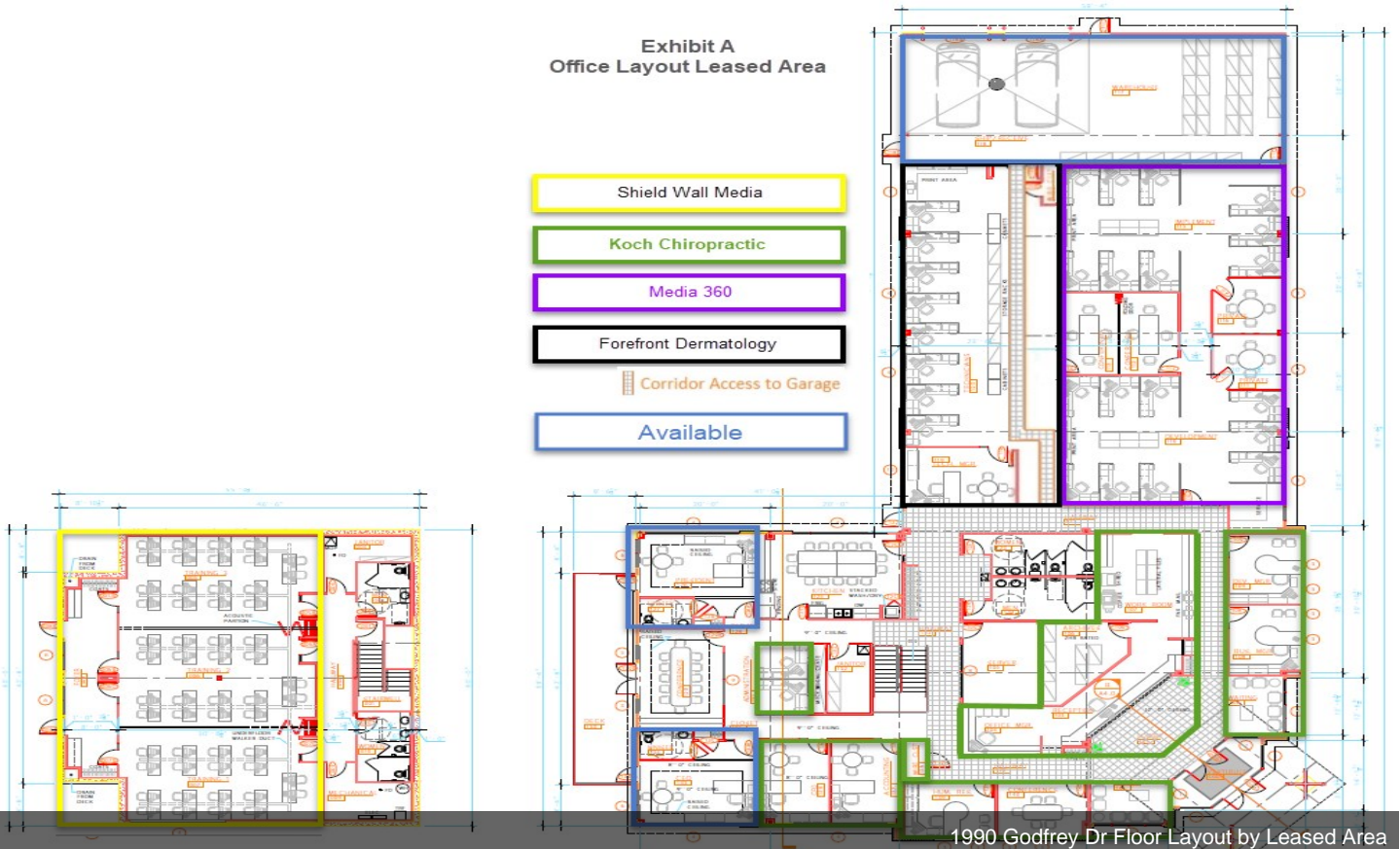
# Property Photos



Building Photo

## Exhibit A Office Layout Leased Area

- Shield Wall Media
  - Koch Chiropractic
  - Media 360
  - Forefront Dermatology
  - Available
- Corridor Access to Garage



1990 Godfrey Dr Floor Layout by Leased Area