

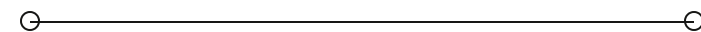


FOR LEASE

Office Space at Baldwin Marketplace

2570 GRACIE DRIVE

Baldwin, WI 54002



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
CAM/TAX (2025):	\$7.35/SF
NUMBER OF AVAILABLE SUITES:	1
AVAILABLE SF:	4,394 SF
LOT SIZE:	2.645 Acres
BUILDING SIZE:	11,520 SF
PROPERTY WEBSITE:	northco.com

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PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 2570 Gracie Drive, Baldwin, WI, 54002 ("Property"). This meticulously maintained property boasts modern amenities and versatile spaces designed to elevate your business operations. With a strategic location and ample parking, the Property offers unparalleled accessibility for both employees and clients. The well-appointed interiors provide a professional environment conducive to productivity and growth. Tenants will appreciate the convenience of nearby dining options and retail centers, as well as the tranquil surroundings. Join a thriving community of businesses and unlock the potential of this prime commercial space.

PROPERTY DETAILS

BUILDING NAME	Baldwin Marketplace
PROPERTY TYPE	Office/Retail
PROPERTY SUBTYPE	Retail
APN	106-2074-01-000
BUILDING SIZE	11,520 SF
LOT SIZE	2.645 Acres
BUILDING CLASS	B
YEAR BUILT	2007
YEAR LAST RENOVATED	2024
NUMBER OF FLOORS	1



- ±4,394 SF turnkey office space for lease
- Currently built out as office space which features a reception area, four private offices, cubicle area, conference room, conference hall kitchen, two restrooms, and storage
- NNN Lease; Tenant pays utilities
- Co-tenants: Rancho Loco (Mexican restaurant), Domino’s Pizza, Kiddy Country Day Care
- Great visibility from Highway I-94, which sees 38,000 VPD
- Ample parking available
- Located approximately 40 miles east of the Downtown Saint Paul in Western Wisconsin; in the Minneapolis-Saint Paul MSA

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FLOORPLAN WITH MEASUREMENTS

2570 Gracie Dr- Unit 105-107

Front office reception: 20'1"×35'3"

Office one: 11'9"×14'4"

Conference room: 18'8"×12'1"

Office two: 14'4"×13'2"

Office three: 14'3"×13'2"

Office four: 14'3"×13'2"

Kitchen: 16'6"×10'0"

Main cubicle area: 39'5"×55'0"

Women's restroom: 10'7"×13'5"

Men's restroom: 10'7"×13'4"

Utility room and storage:
10'7"×10'1"

Main conference hall: 40'1"×34'8"

Total: 4,394 SF



*Please note, the room sizes are for reference only and should not be used for exact measurements.

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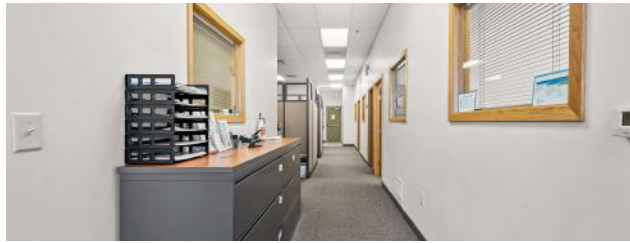
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ADDITIONAL PHOTOS



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ADJACENT PLANNED UNIT DEVELOPMENT



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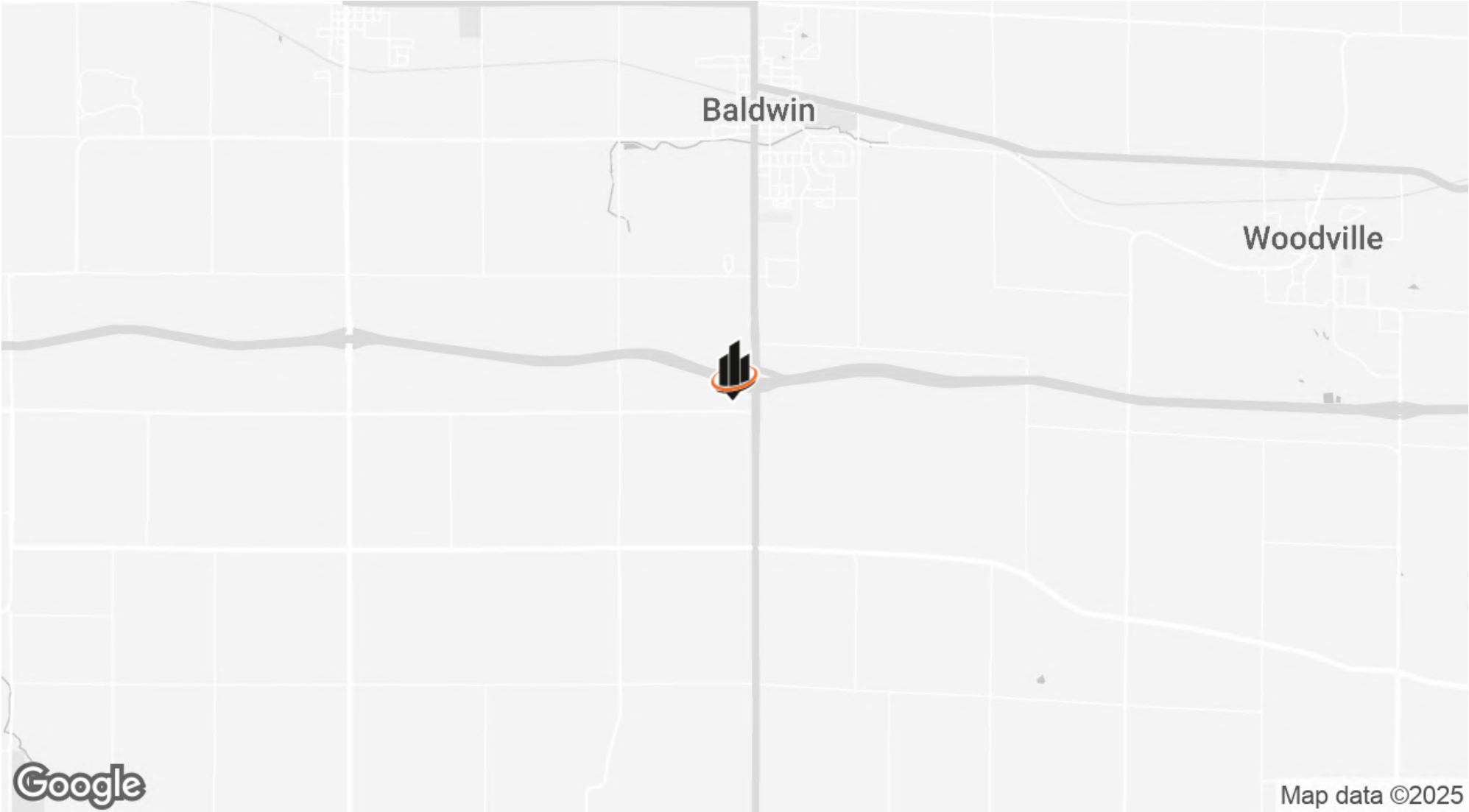
REGIONAL MAP



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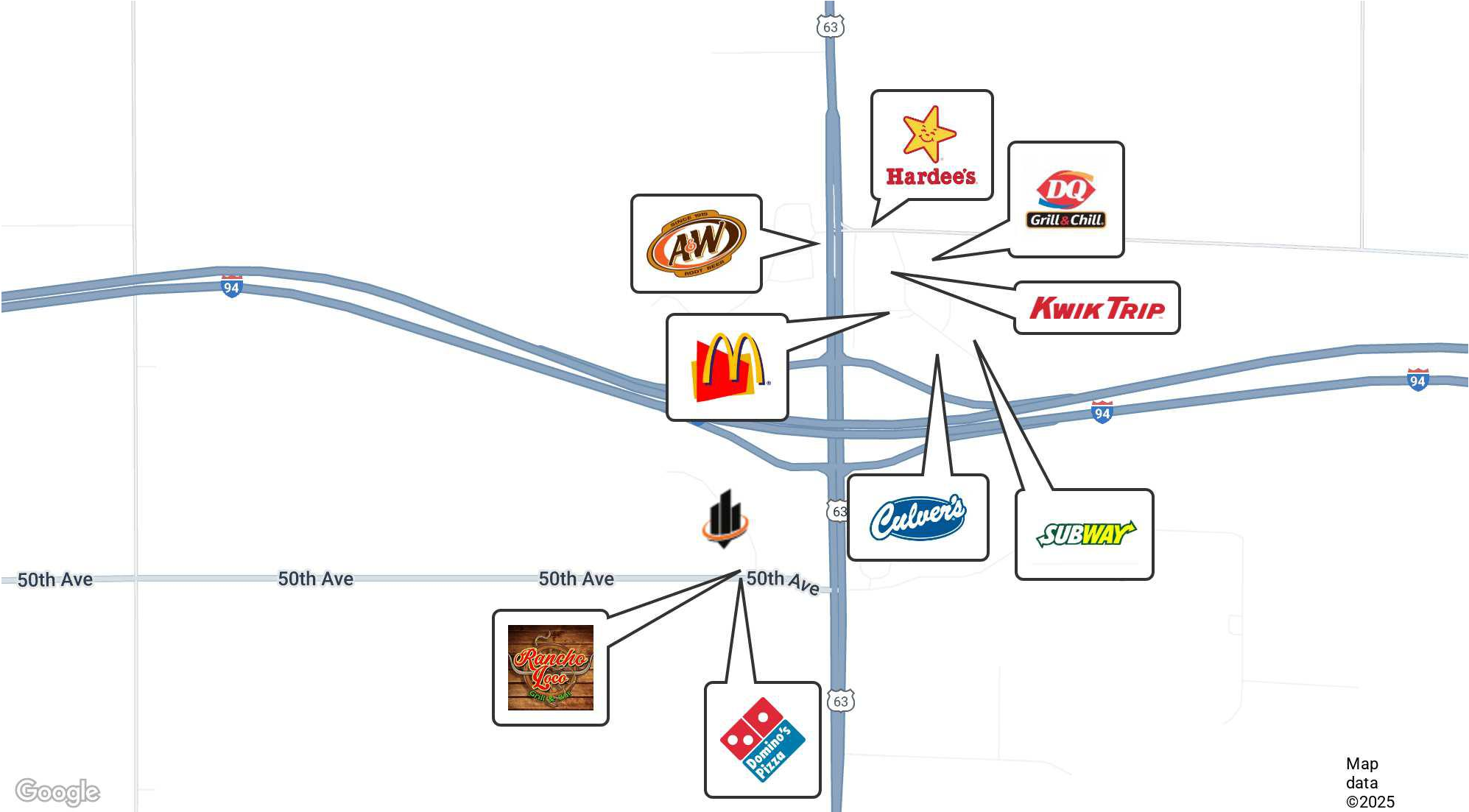
LOCATION MAP



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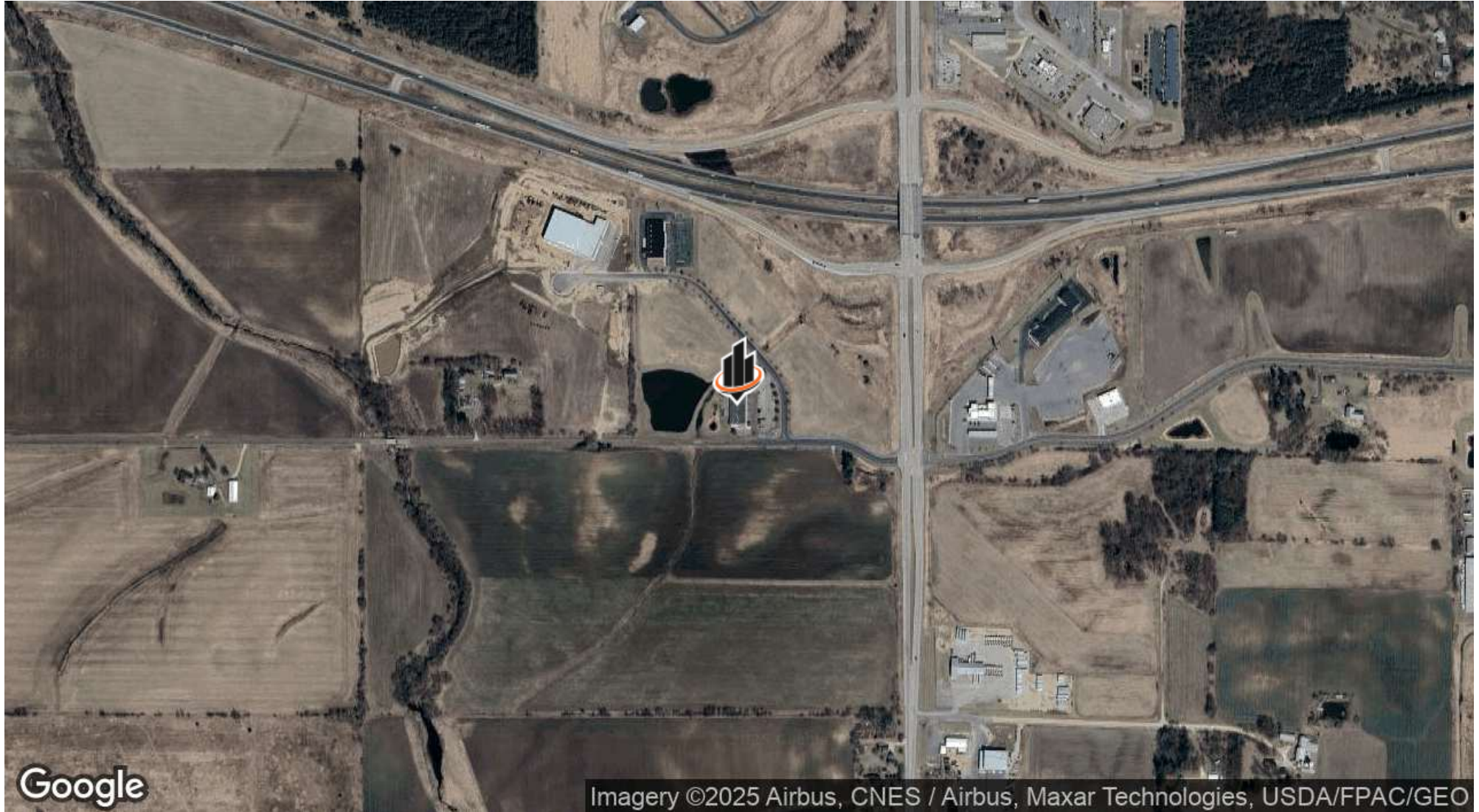
RETAILER MAP



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AERIAL MAP



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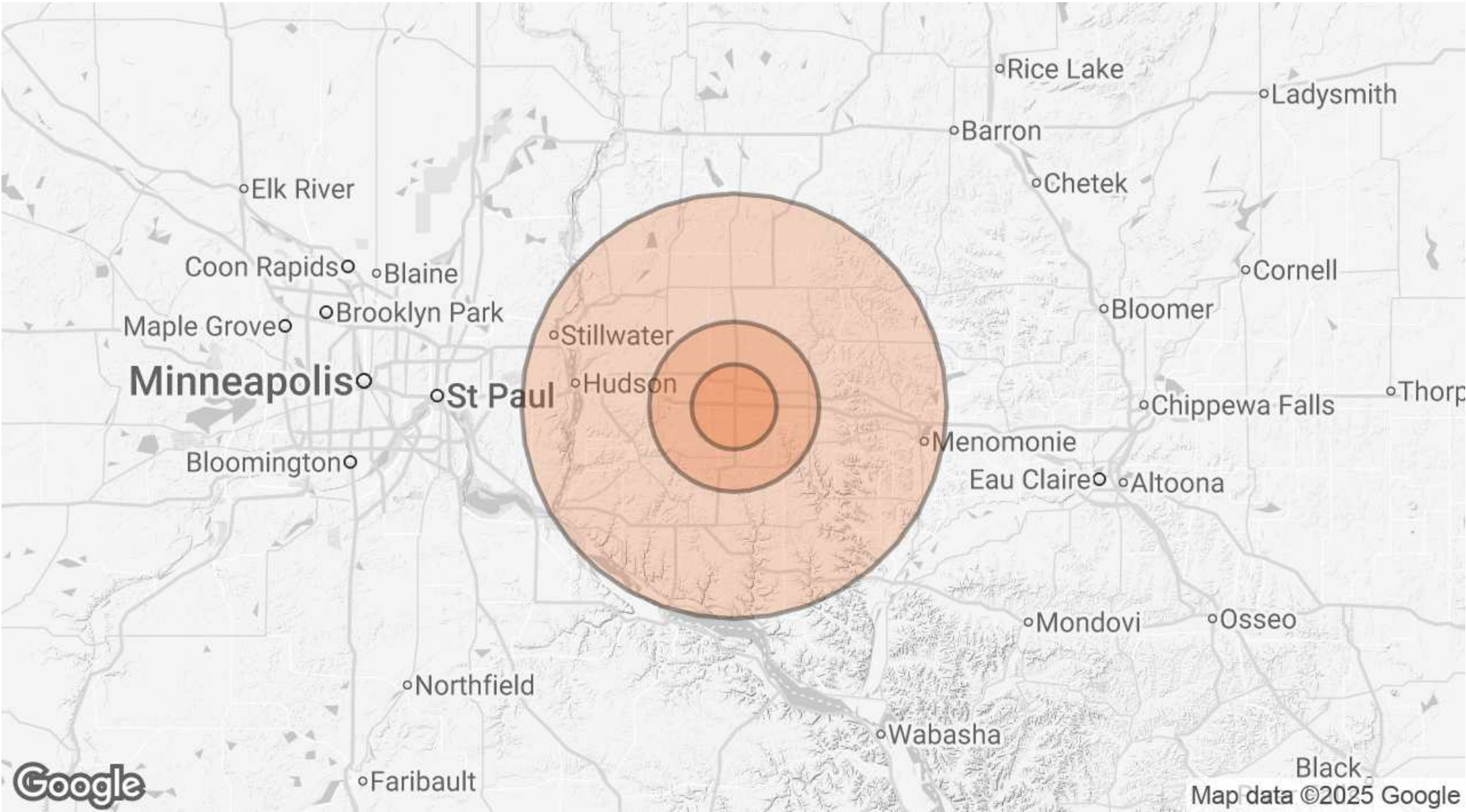
PARCEL MAP



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DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	10,406	21,655	208,887
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	40	40	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	4,040	8,248	80,498
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$100,172	\$112,456	\$123,214
AVERAGE HOUSE VALUE	\$279,536	\$329,374	\$391,284

Demographics data derived from AlphaMap

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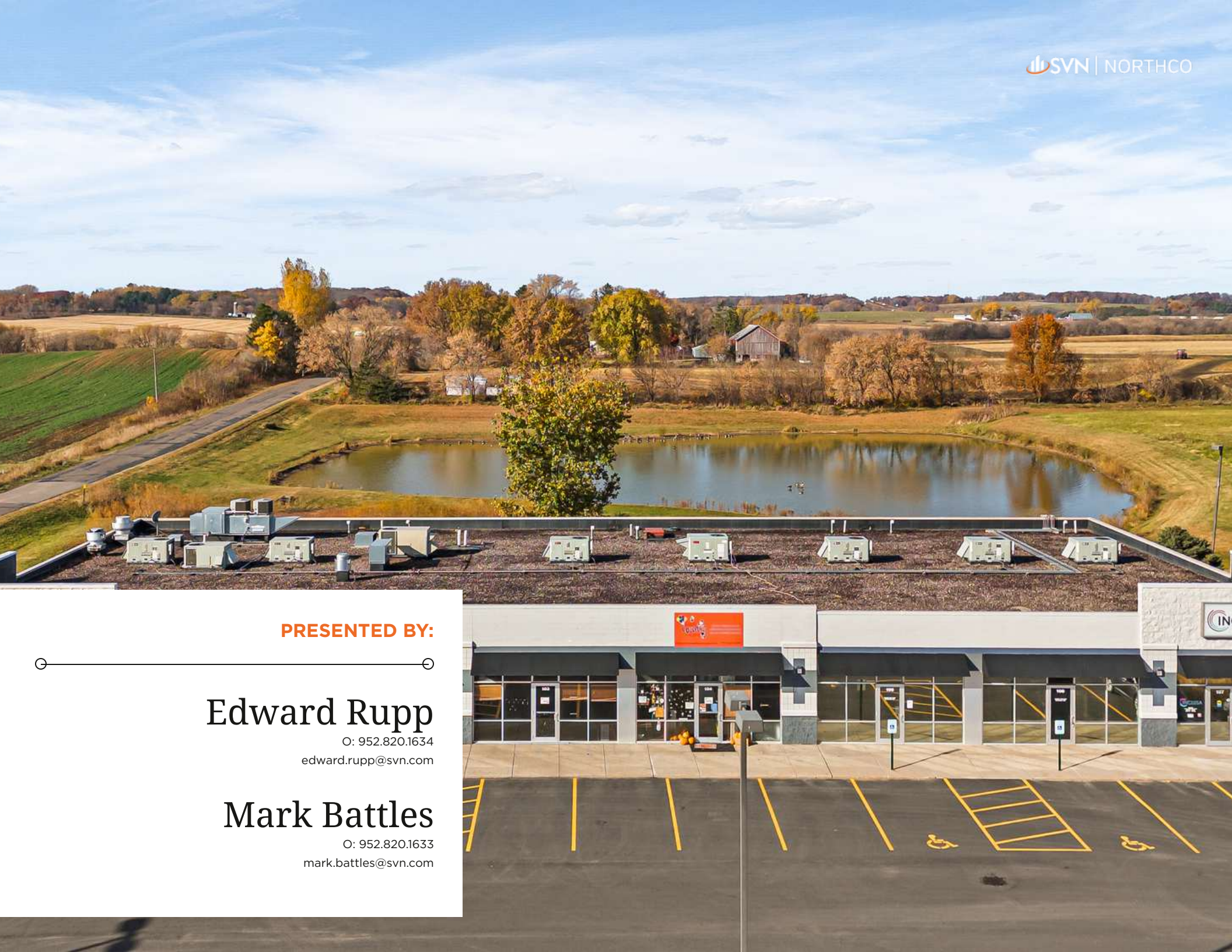
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