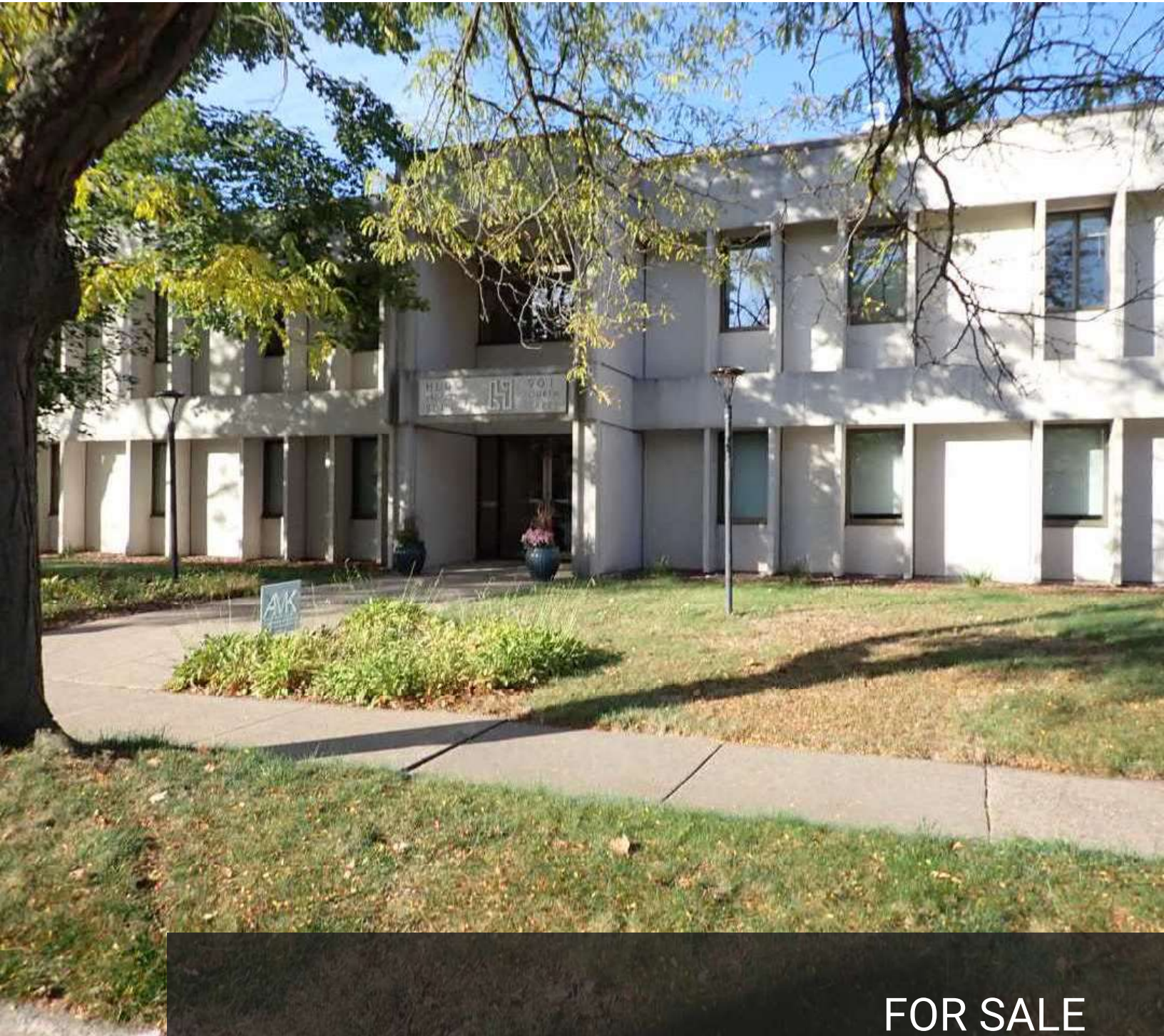


OFFICE FOR SALE

901 4TH ST, HUDSON

901 4TH ST, HUDSON, WI 54016



FOR SALE

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305

PRESENTED BY:

JEFF MEEHAN

O: (612) 991-6360

C: (612) 991-6360

jeff.meehan@kwcommercial.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

901 4TH ST



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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INVESTMENT OPPORTUNITY

901 4TH ST



OFFERING SUMMARY

PRICE:	\$2,599,000
PRICE PER SF	\$86.63/ SF
BUILDING SF:	approximately 30,000
OCCUPANCY:	90 + %
FLOORS:	3
LOT SIZE:	Half of City Block - 1.11 AC
PARCEL NUMBERS	236-1369-00-000 236-1370-00-000 236-1366-00-000
PROPERTY TAXES	\$29,323 Payable 2025
YEAR BUILT:	1965
ZONING:	Office
PARKING:	40 + spaces

- Originally built as the St. Croix County Courthouse in 1965
- Concrete construction, including roof deck
- Interior roof access
- New 60 ml adhered EPDM roof in 2024
- Mechanicals:
 - -Newer boilers with 2X the power needed
 - -New AC in 2025
 - -Hot deck/cold deck air handler
 - -9 HVAC zones
 - -Enthalpy energy management utilizes free cooling
- Lighting: most lights converted over to LED, some T8 lights remain
- Approximately 50% of the windows have been replaced
- 6 public restrooms & 4 private restrooms
- Terrazzo floors in common areas
- Kitchenette on 2nd floor
- Secure tenant mailboxes
- Electric charging station for EV automobiles
- Fiber Optic – “lit building”, each Tenant has a free static IP address
- Parking lot with approximately 40 spaces, plus street parking
- Just 3 block walk down to the waterfront walkway
- Upgraded security cameras
- Building security system

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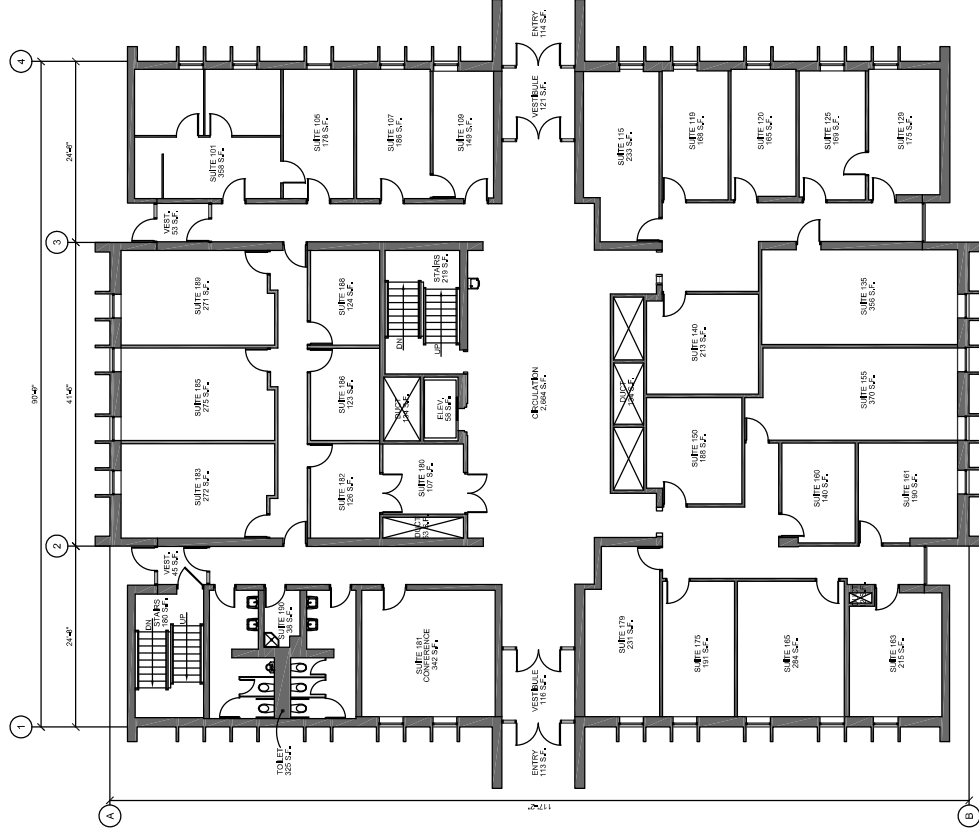
EXISTING FLOOR PLAN FOR
901 4th Street
Hudson, MN

EXISTING
FLOOR PLAN LOWER
& MAIN FLOORS

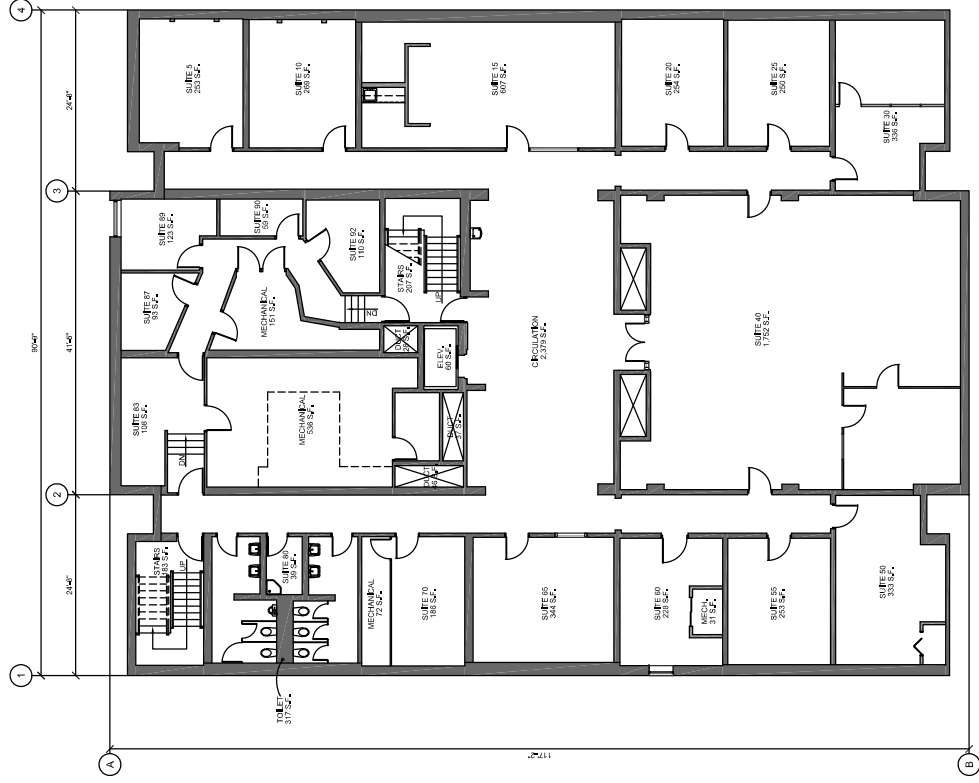
DATE
07/06/23

A1

PROJECT NO.
23015



1 EXISTING FLOOR PLAN
(MAIN FLOOR)



The Hudson Professional Building - 901 4th St., Hudson, WI

Formerly the St. Croix County Courthouse, this landmark building—constructed in 1965—is now a modernized, professional office facility with outstanding structural integrity and key upgrades throughout.

Strategically located in downtown Hudson, just minutes from the Twin Cities metro area, the building offers convenience, character, and a full suite of amenities for today's office tenants.

Property Features:

- **Concrete construction throughout**, including roof deck
- **New 60 ml EPDM adhered roof installed in 2024** with interior roof access
- **Mechanical Systems:**
 - Newer high-capacity boilers (2X required power)
 - New air conditioning system installed 2025
 - Hot deck/cold deck air handler system
 - 9 HVAC zones
 - Enthalpy energy management system for efficient “free cooling”
- **Lighting:** Predominantly upgraded to LED, some T8 fixtures remain
- **Connectivity:** Fiber optic with static IP for each tenant – true “lit building”
- **Security:** Upgraded NRV cameras and Bosch Access System
- **Windows:** Approximately 50% replaced
- **Amenities:**
 - 6 public restrooms & 4 private restrooms
 - Kitchenette on the 2nd floor
 - Secure tenant mailboxes
 - Terrazzo floors in common areas
 - Electric vehicle charging station
- **Parking:** 40 on-site spaces plus available street parking
- **Location Perks:** Just 3 blocks to the scenic waterfront and walkway

The Hudson Professional Building provides timeless construction, thoughtful upgrades, and an unbeatable location in the heart of Hudson.

Value Proposition for Tenants

- Affordable rent
- Free secured US mailbox
- Free High-speed internet – fiber optic lit building
- Conference room
- Kitchenette
- Free parking
- Building security
- 3 blocks to St. Croix waterway walking path
- Property consistently has a waiting list of prospective tenants

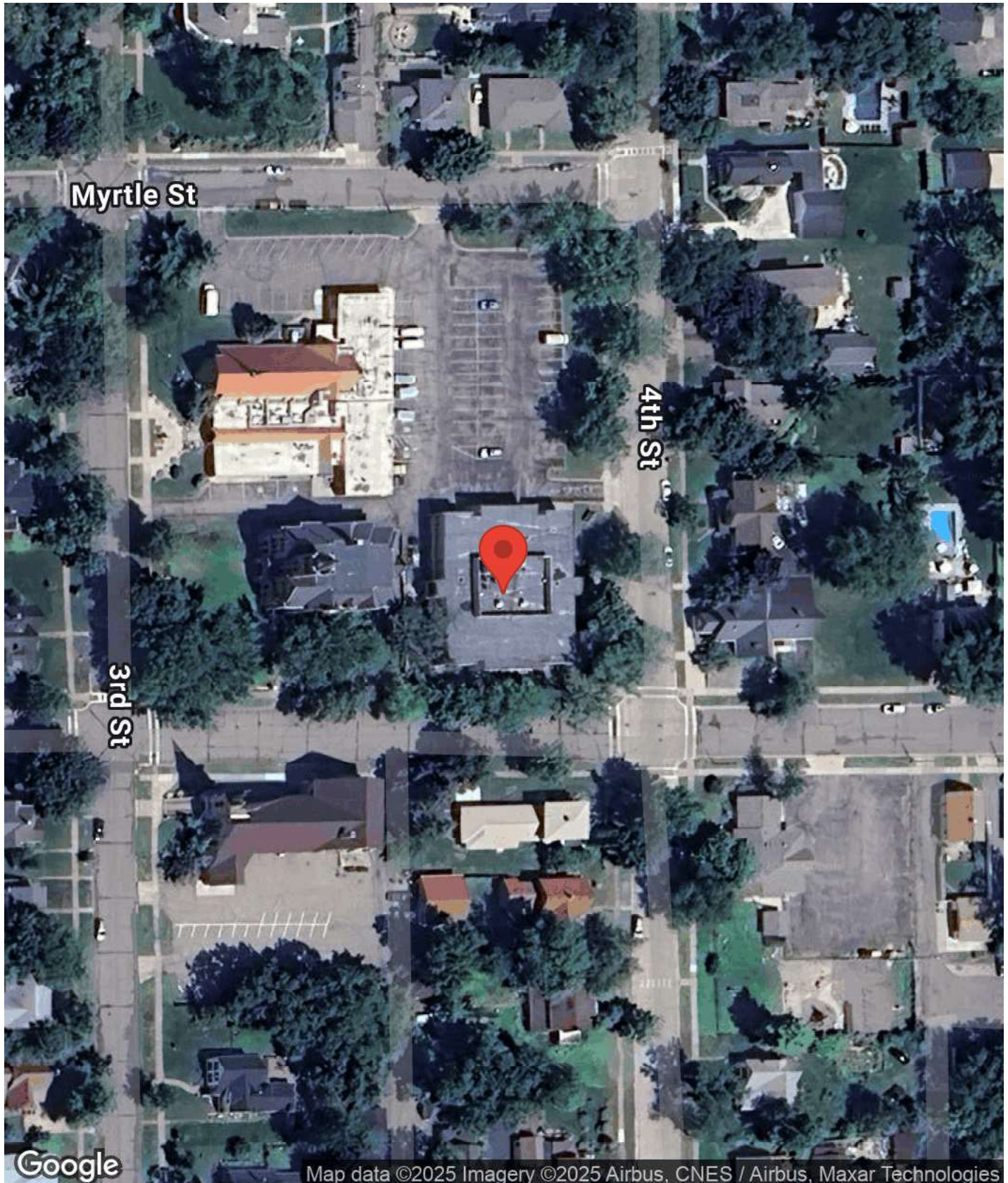
901 4TH STREET

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AERIAL MAP

901 4TH STREET

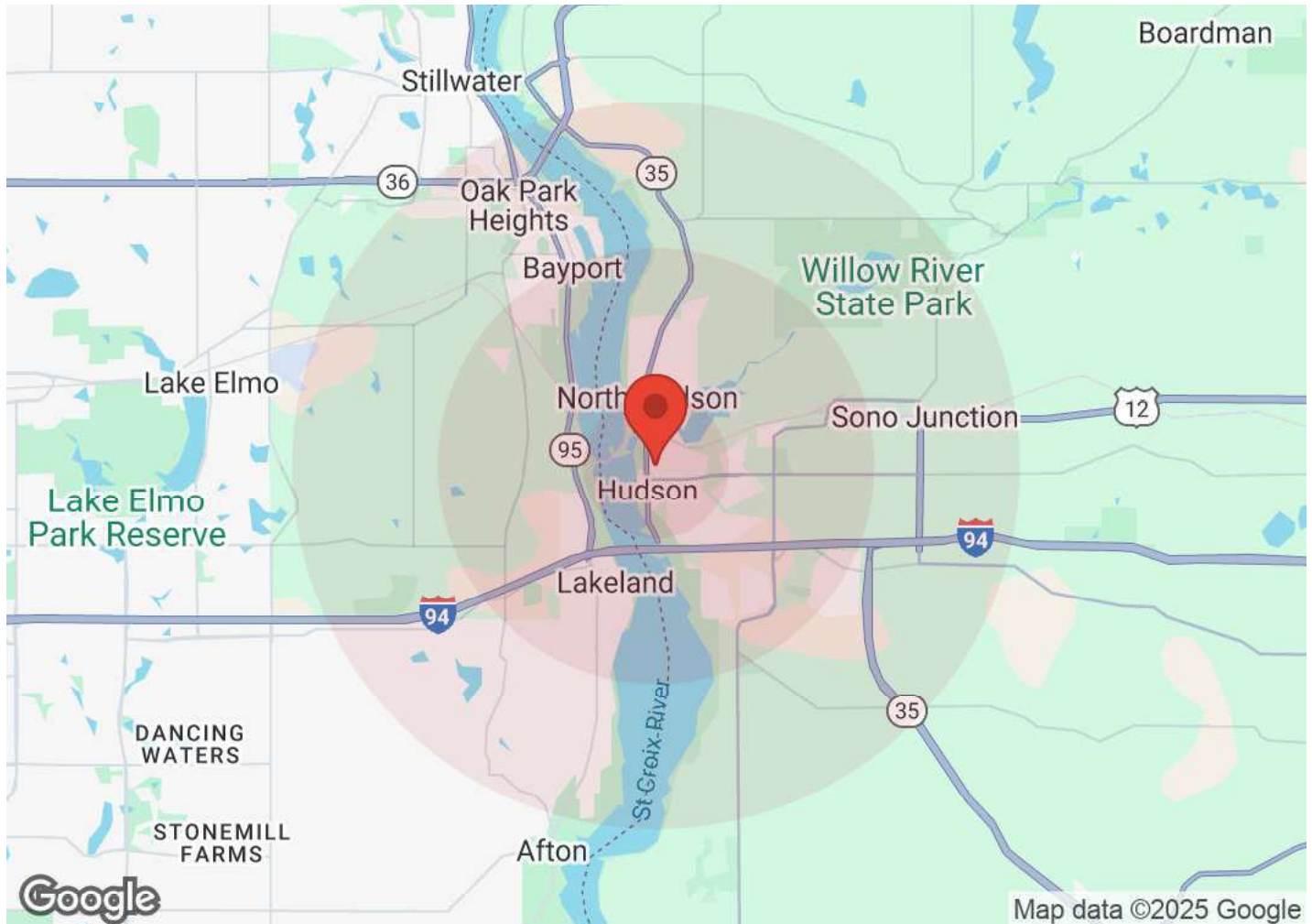


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DEMOGRAPHICS

901 4TH STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,587	13,097	23,357	Median	\$89,253	\$111,636	\$114,955
Female	2,638	13,437	22,014	< \$15,000	271	566	818
Total Population	5,226	26,535	45,371	\$15,000-\$24,999	33	244	418
				\$25,000-\$34,999	113	549	845
				\$35,000-\$49,999	242	862	1,266
				\$50,000-\$74,999	320	1,458	2,163
				\$75,000-\$99,999	310	1,127	1,972
				\$100,000-\$149,999	429	2,763	4,294
				\$150,000-\$199,999	305	1,411	2,175
				> \$200,000	288	2,028	3,835
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	855	4,576	7,523	Total Units	2,421	11,574	18,854
Ages 15-24	683	3,266	5,502	Occupied	2,309	11,008	17,786
Ages 25-54	2,056	9,633	16,755	Owner Occupied	1,557	7,982	13,433
Ages 55-64	709	3,753	6,591	Renter Occupied	752	3,026	4,353
Ages 65+	923	5,307	8,999	Vacant	112	566	1,069
Race	1 Mile	3 Miles	5 Miles				
White	4,793	23,961	39,750				
Black	59	324	1,425				
Am In/AK Nat	8	40	159				
Hawaiian	3	11	14				
Hispanic	187	1,043	1,701				
Asian	64	568	1,216				
Multi-Racial	109	571	1,071				
Other	4	19	36				

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
42

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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