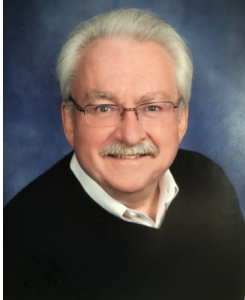


# Space For Lease

Charles Feather 715.308.6600



**Feather Real Estate Group**

Commercial Sales and Leasing

3011 S Main Street, Suite 4  
Rice Lake, WI 54868

Phone: 715.719.0880  
Mobile: 715.308.6600

charles@featherrealestategroup.com  
www.FeatherRealEstateGroup.com



**Suite 4 / 1,633 SF**  
**Suite 8 / 2,000 SF**

**2300-2304 South Main Street, Rice Lake, WI 54868**



Move your business to this great Rice Lake location. Join Subway, Fantastic Sam's, Edward Jones, Papa Murphy's, Shopko Optical, ATT, Lakeview Medical and more in this well designed Main Street strip center.

Base rent To Be Negotiated  
Plus CAM \$5.50 SF/YR

Tenants share common area expenses estimated for real estate taxes, insurance, snow removal, lawn care and exterior maintenance at \$5.50 SF/YR. There is a 2.5% increase of base rent annually and tenants pay their own utilities.



- **1,633 & 2,000 Single Level Suite**
- **Conveniently located right on Main Street with 11,100 VPD**
- **Plenty of Employee and Customer Parking**
- **Minimum of three year lease**
- **Move in ready**
- **Well known plaza with great drive by visibility**
- **Across from Pizza Hut, Farm & Fleet Auto Zone and many other retailers**