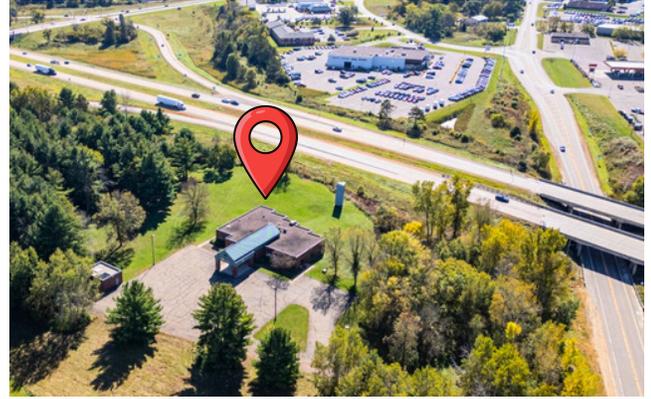




# FOR SALE



**\$1,250,000**

2110 US-12, Menomonie, WI 54751

Discover a prime commercial office building fronting Hwy 94 and Hwy 12, offering 10,347 sq. ft. with 10-foot ceilings. This versatile space includes 11 offices, 6 bathrooms, 3 labs, and 2 large conference rooms. Originally designed for medical use, but adaptable for various commercial purposes. The property features a spacious reception area, an irrigation system for lush landscaping, an extra building with a generator, and high-speed fiber internet. Ideal for businesses seeking a professional and well-equipped environment.

## PROPERTY HIGHLIGHTS

- High visibility location fronting I-94 and State Hwy 12.
- Property amenities include irrigation system for landscaping, extra outbuilding with generator, and high-speed fiber internet access.
- Prime commercial office building with 10,347 ± SF of functional space.
- Versatile interior originally designed for medical use, easily adaptable for various commercial or professional purposes.
- Includes a spacious reception area and large common spaces.
- Full basement included, adding usable space below grade.

## TEAM TRILLIUM

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