

3600

PAMMEL CREEK ROAD

LA CROSSE, WISCONSIN

Land & Office
OPPORTUNITY

±203,000 SF OFFICE ON 41 ACRES



CBRE

property HIGHLIGHTS

- Great location near US Highway 14 and Highway 33. City is home to several universities and large corporations
- Zoning: C2 Commercial District
- Taxes: \$170,967.42 (2022 Both parcels)
- Parcel Number: 17-50307-50 (3600 Pammel Creek)
17-50309-40 (3500 Ward Ave)
- Price: Make an Offer



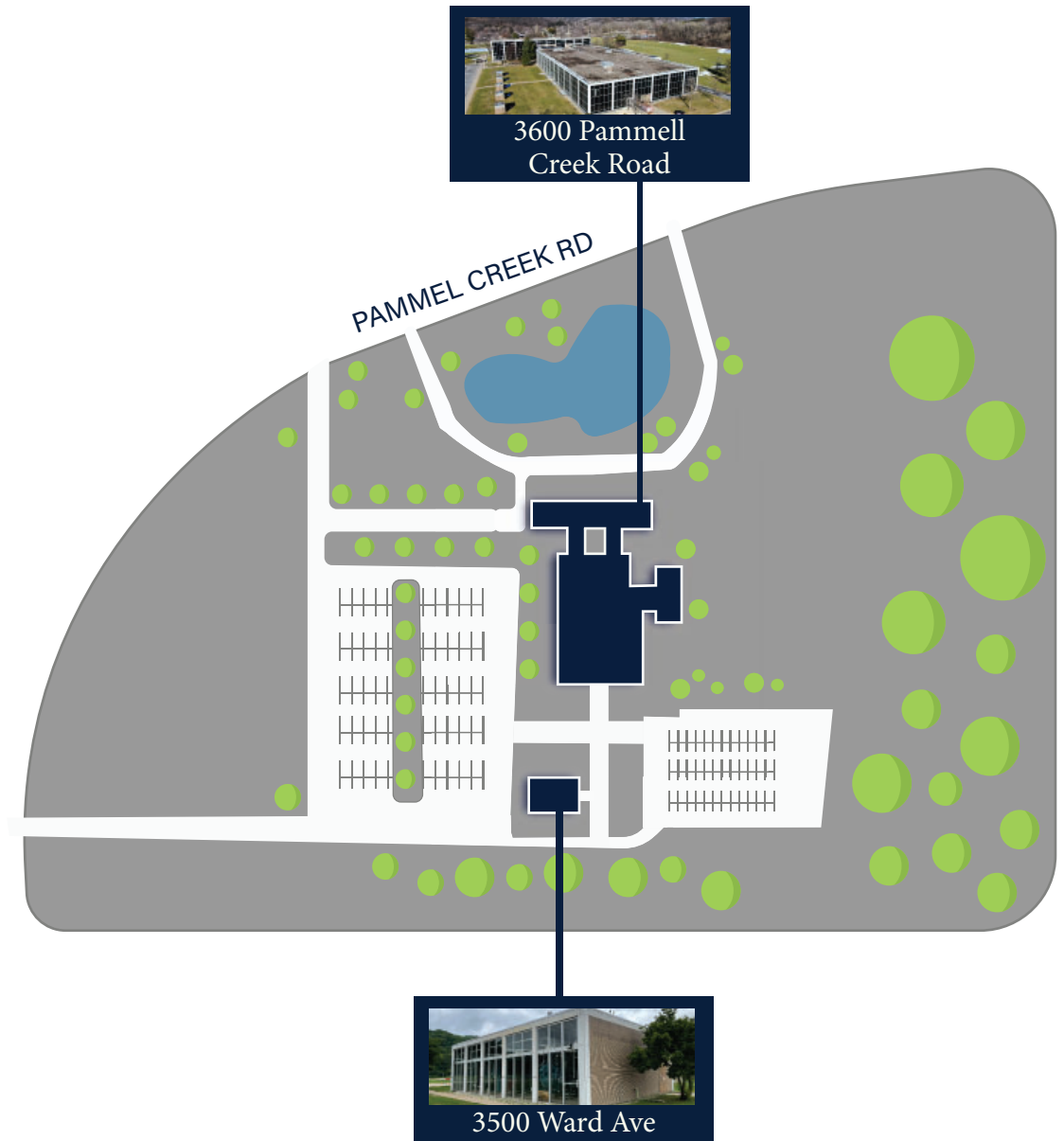
PROPERTY SIZE
41 acres / 2 parcels



SPACE AVAILABLE
203,178 SF (two buildings)



ASSESSED VALUE:
\$8.7M (2022, Both parcels)



aerial
OVERVIEW

PAMMELL CREEK ROAD

UW-La Crosse

2.5 MILES

La Crosse Downtown

3 MILES

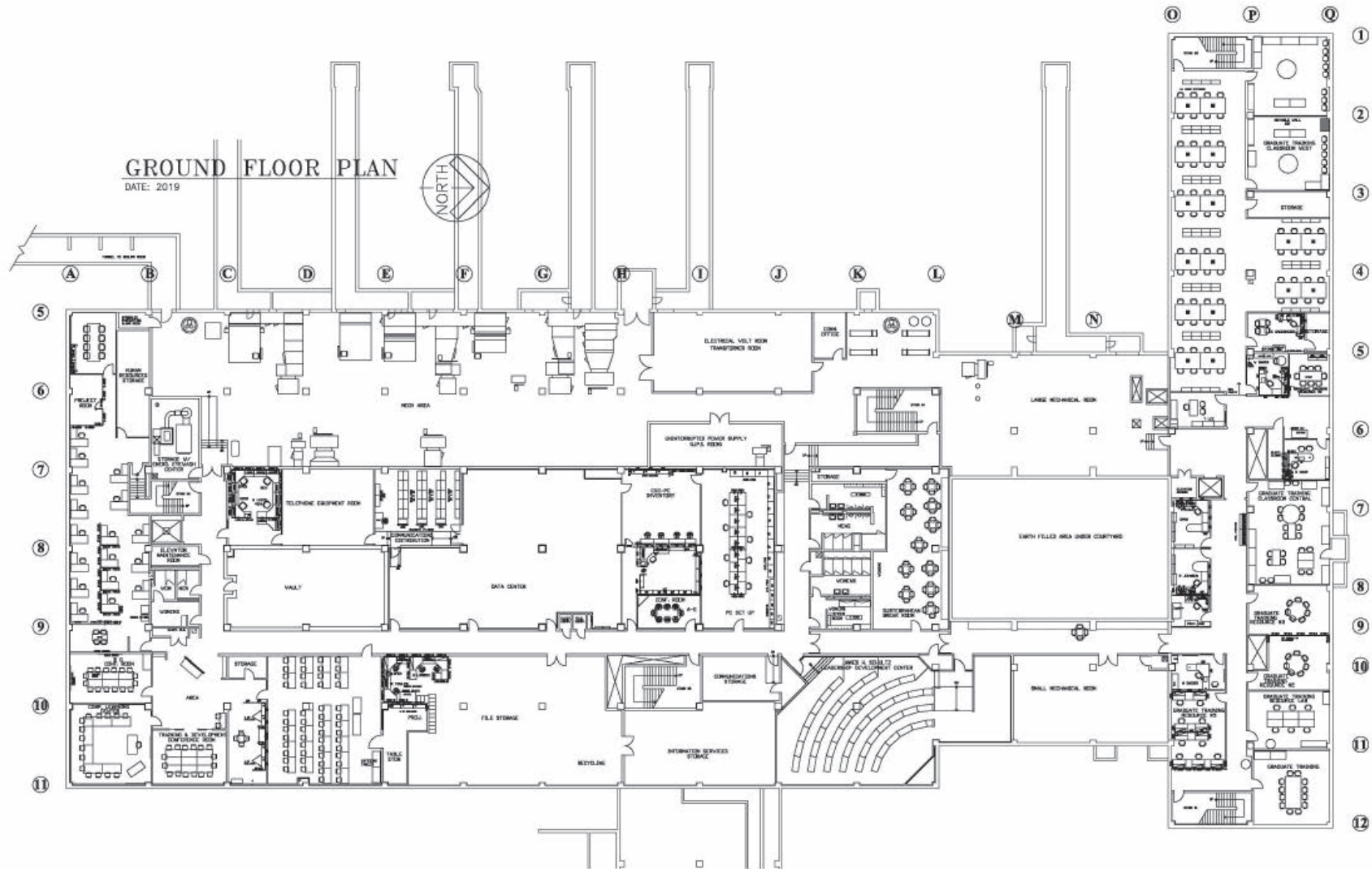
La Crosse Regional Airport

6 MILES



floor PLAN

GROUND FLOOR

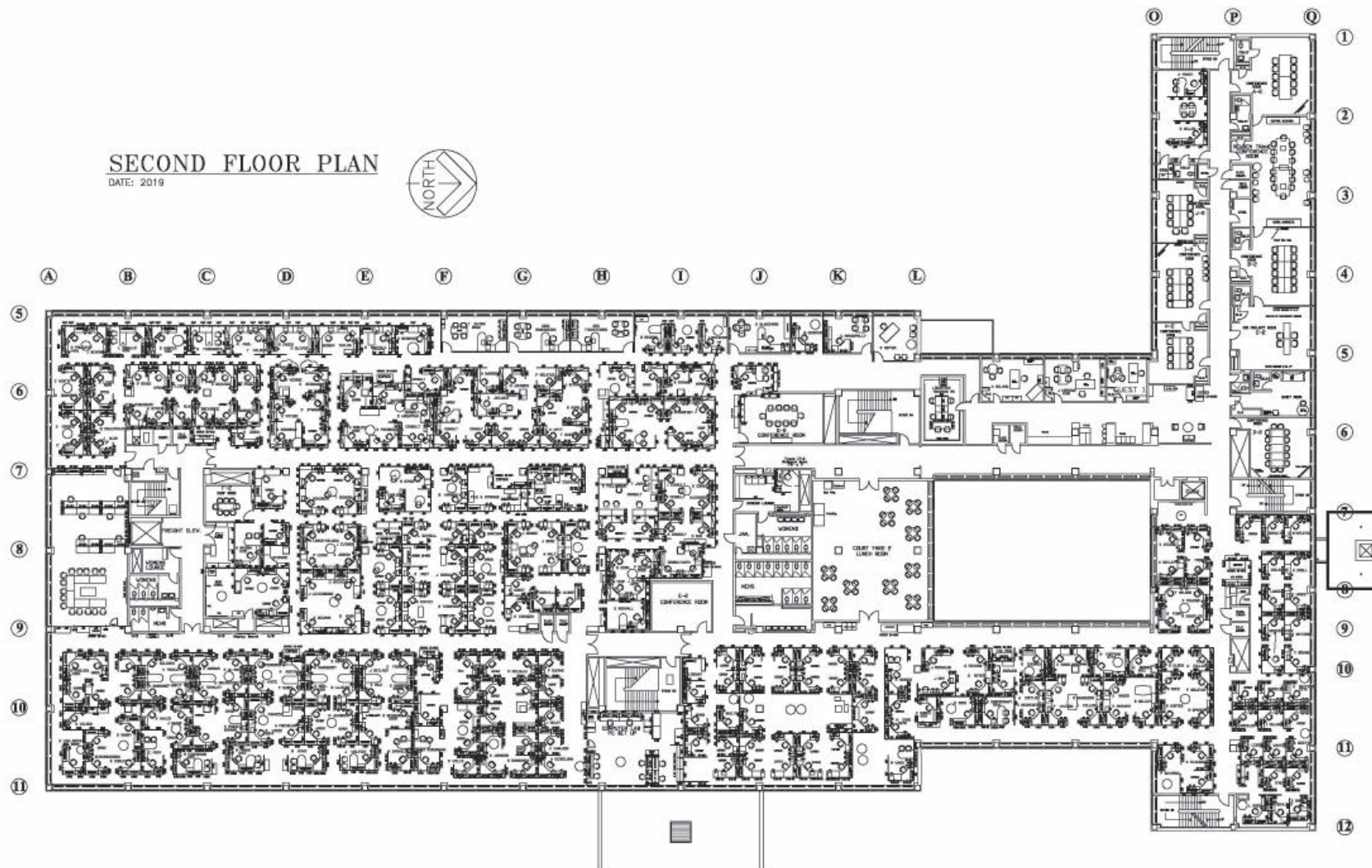


floor
PLAN
FIRST FLOOR



floor
PLAN
SECOND FLOOR

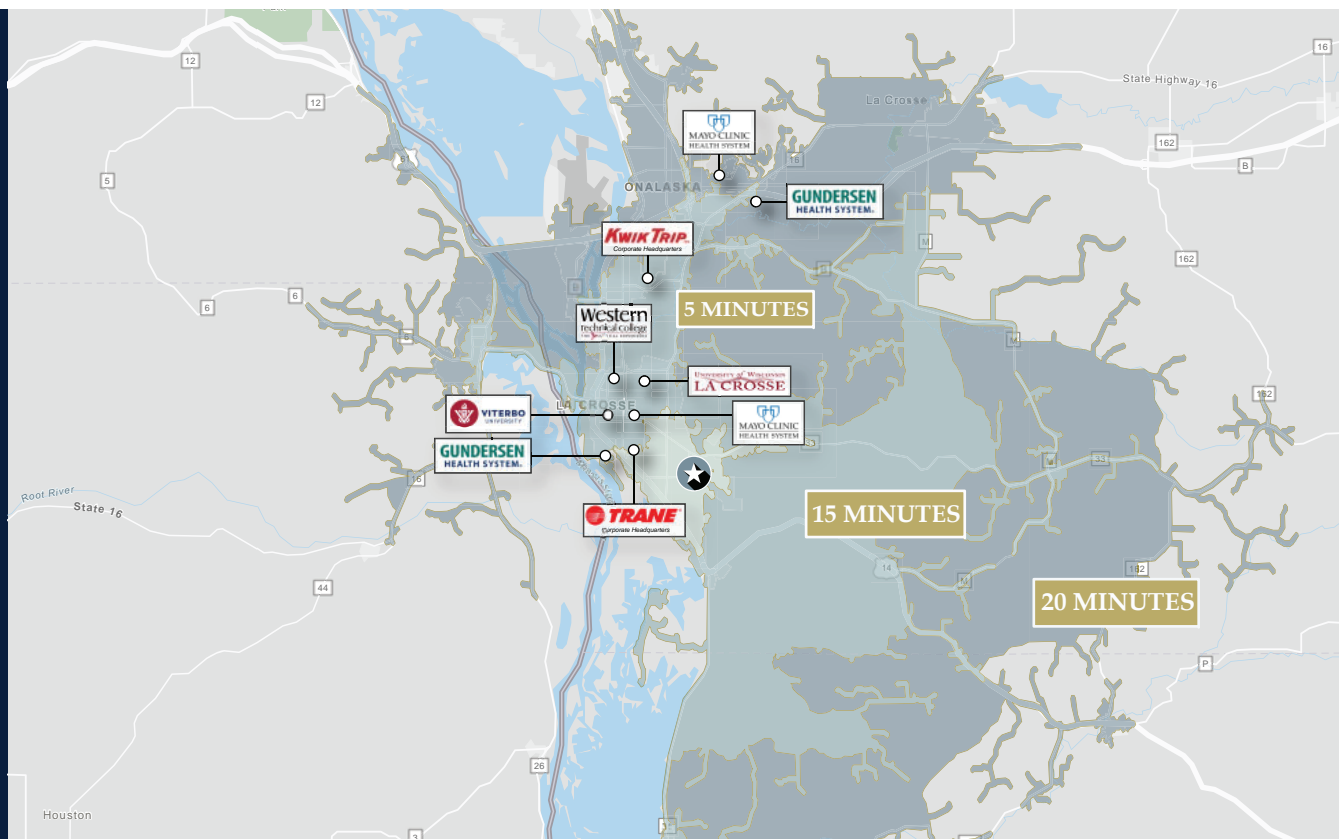
SECOND FLOOR PLAN
DATE: 2019



DEMOGRAPHICS



The La Crosse office market has remained stable in recent years with a steady demand for space. With over 3.3M square feet of inventory, the market has shown rental rates continuing to rise with vacancy rates below 5%. Many factors contribute to these strong numbers including its extremely diverse job market, low cost of living, transportation hub and overall quality of life.



TRAFFIC COUNTS

Annual Average Daily Traffic	
Pammel Creek Road	2,000
State Road 33	10,000
US Hwy 14	18,800

AREA PROFILE

	5 MINUTES	15 MINUTES	20 MINUTES
2022 Population	10,791	58,278	93,682
Daytime Population	13,332	72,986	108,536
Average HH Income	\$78,258	\$72,595	\$80,356

OFFICE AND LAND OPPORTUNITY

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