

The Offices at Belle Square

Class A Office and Amenities
232 3rd Street N, LaCrosse, WI

For Lease



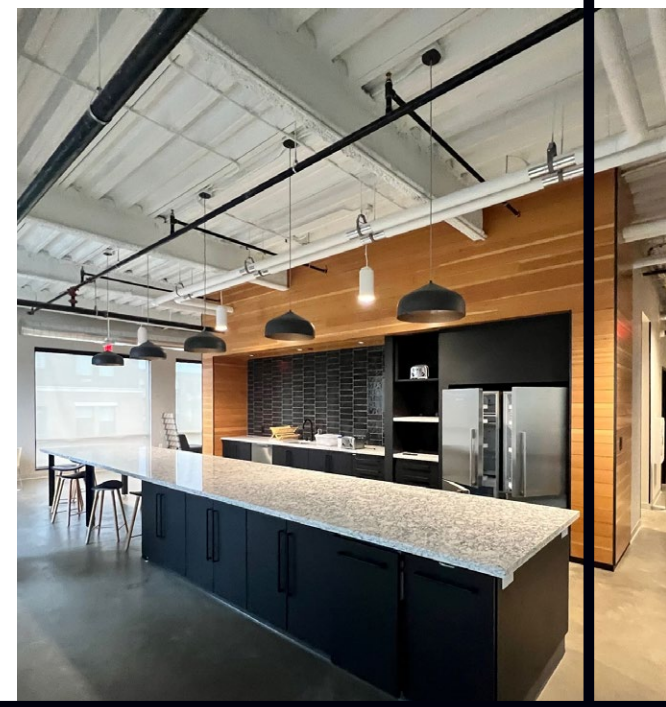
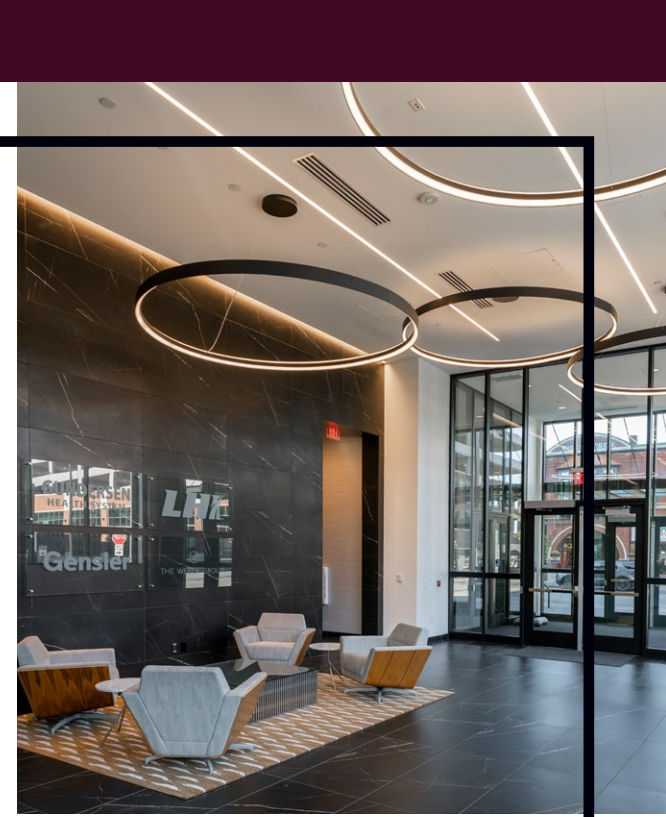
CBRE

INTRODUCTION TO

The Offices at Belle Square

THE OFFICES AT BELLE SQUARE IS A HIGHLY-AMENITIZED MIXED-USE PROJECT WITH A DYNAMIC MIX OF RETAIL, RESIDENTIAL AND OFFICE.

Located in downtown La Crosse, Belle Square has 120,432 square feet of creative Class A office, on-site retail, and 93 upscale residences built around green spaces. Built in 2017 and maintained in best-in-class condition, Belle Square combines beautiful space with a focus on sustainability, creativity, and quality finishes.



THE OFFICES AT Belle Square

Premier Class A Office Space

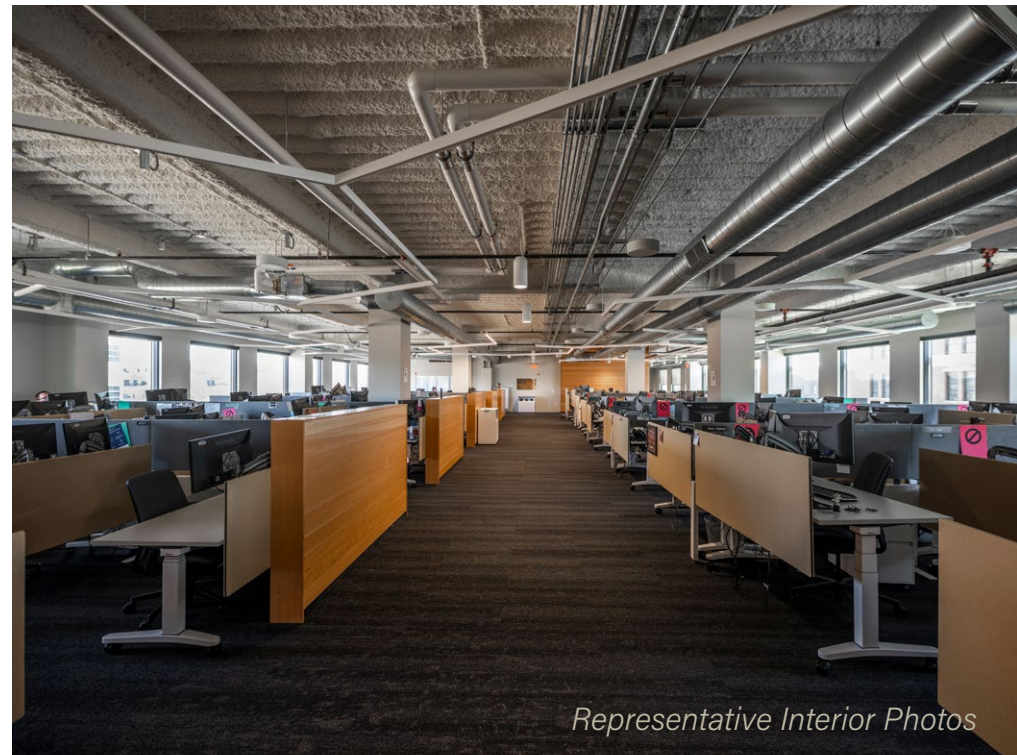
The Offices at Belle Square is the premier Class A office building located at 232 3rd Street N, La Crosse, Wisconsin. Built and finished to the highest standard, The Offices at Belle Square offers modern, state-of-the-art features and amenities, including sustainable construction, efficient building systems, floor-to-ceiling glass, shared conference rooms and training spaces, an onsite fitness center, onsite deli/butcher shop, onsite management, and onsite surface and underground parking.

Located in the heart of downtown, The Offices at Belle Square's location offers convenience and easy accessibility. Spaces can be furnished for immediate plug-and-play occupancy, and floorplans feature an ideal mix of open workspace, gathering areas, and private conference rooms and offices.

Office Building Size	120,432
Available SF	Approximately 150 - 58,755 SF
Asking Rent	\$15.50-17.50/SF, NNN
Parking	3 stalls / 1,000 RSF Ratio Onsite Public Ramps/Lots Nearby for Additional Parking
Built	2017



Representative Interior Photos



Representative Interior Photos



THE OFFICES AT Belle Square

Stacking Plan

Floor 6 Office / Gunderson

Floor 5 Office / 6,000 - 19,585 SF

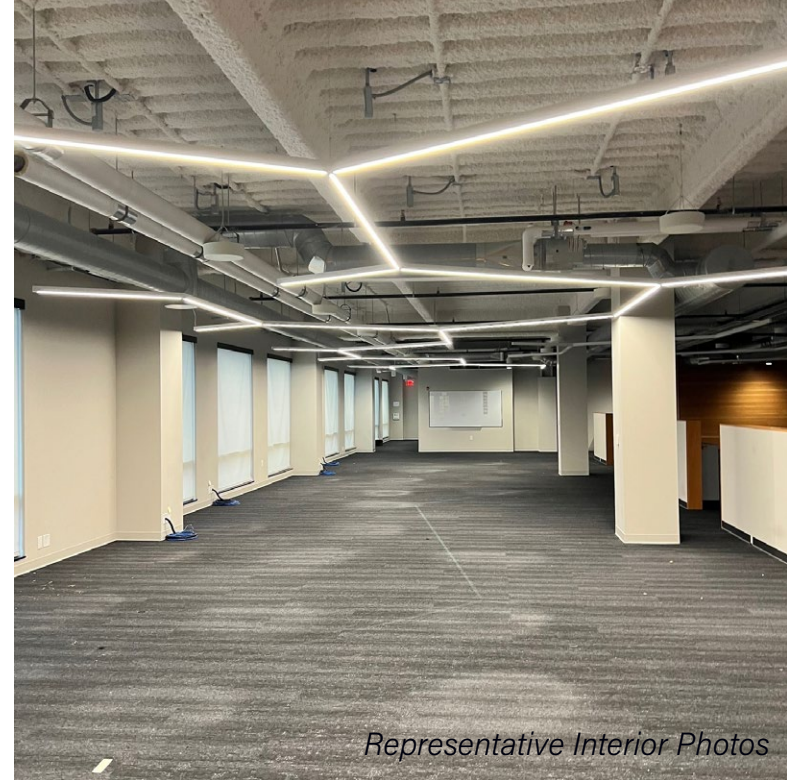
Floor 4 Office / 6,000 - 19,585 SF

Floor 3 Office / 150 - 19,585 SF

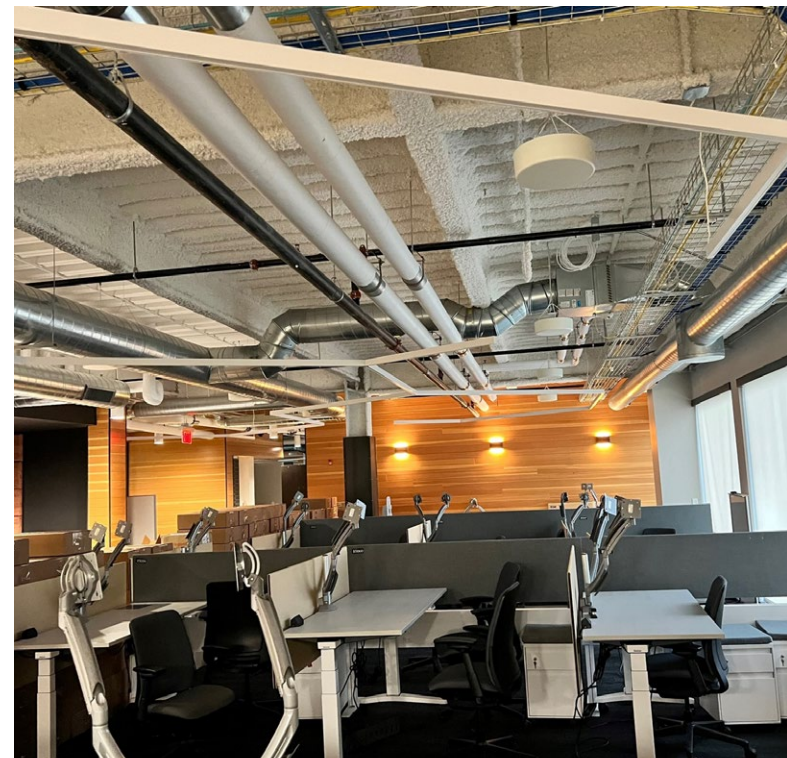
Floor 2 Office / Gensler,
Weber Holdings

Floor 1 Retail / Mayo Clinic,
Riverside Corp Wellness,
Schuby's Neighborhood Butcher

Common area green roof patio
available on 2nd floor.



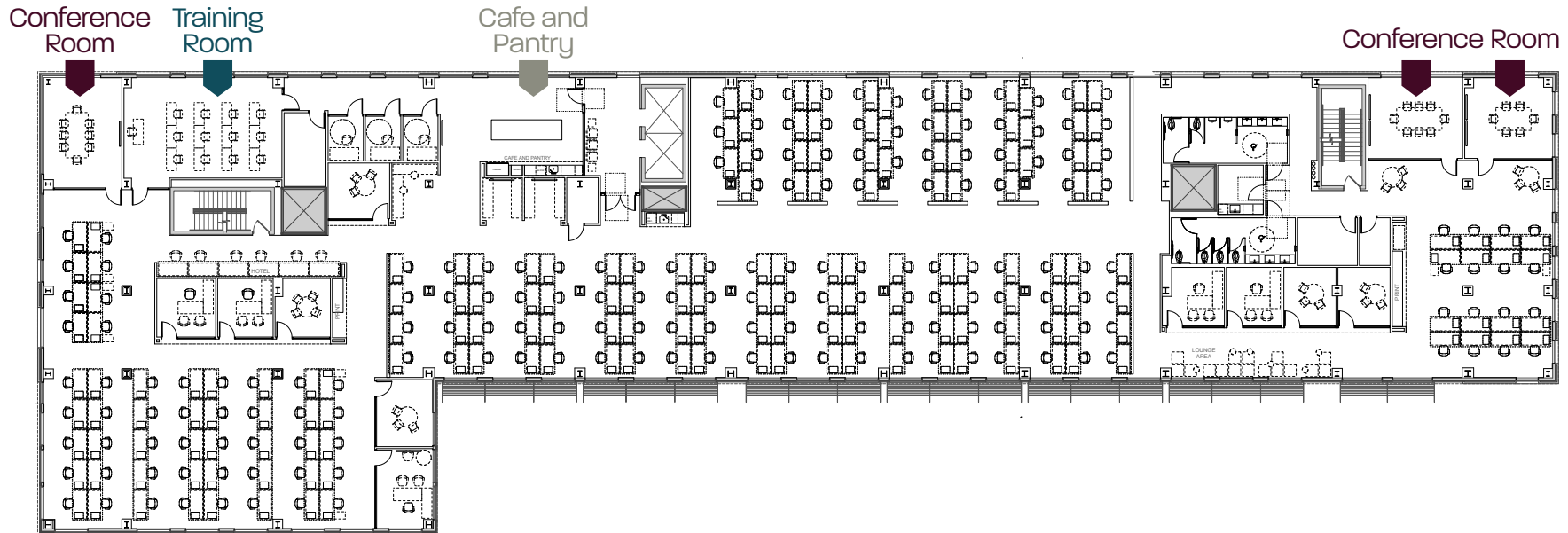
Representative Interior Photos



THE OFFICES AT Belle Square

THIRD FLOOR WITH FURNITURE

Up to 19,585 SF



3 Conference Rooms

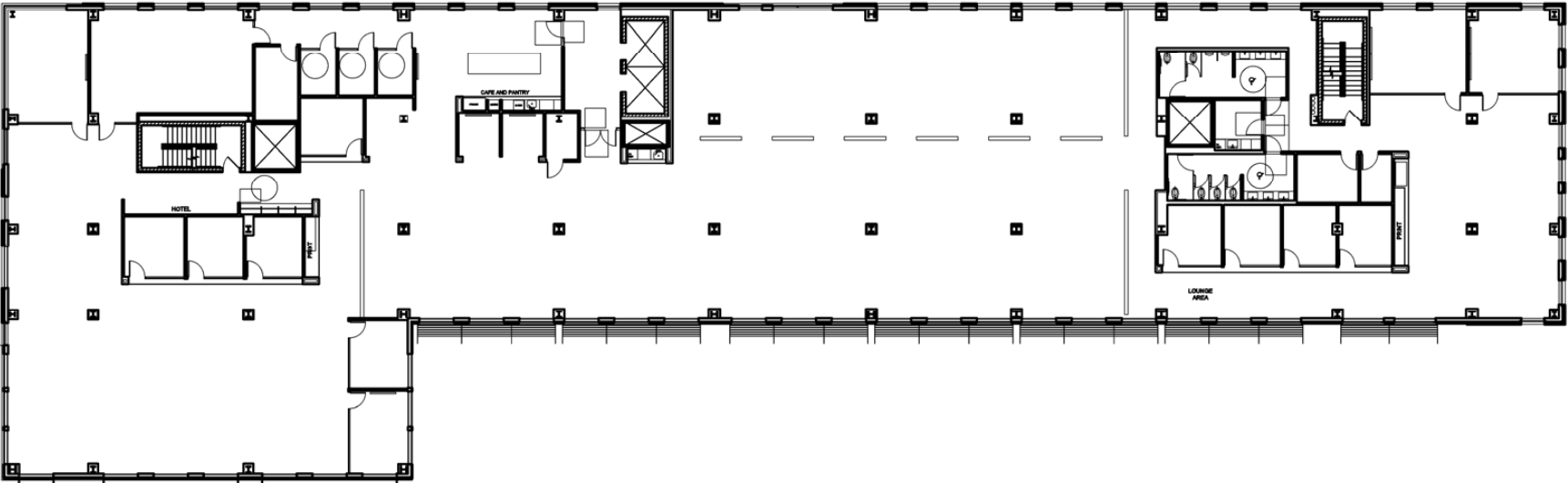
1 Training Room

THE OFFICES AT Belle Square

THIRD FLOOR

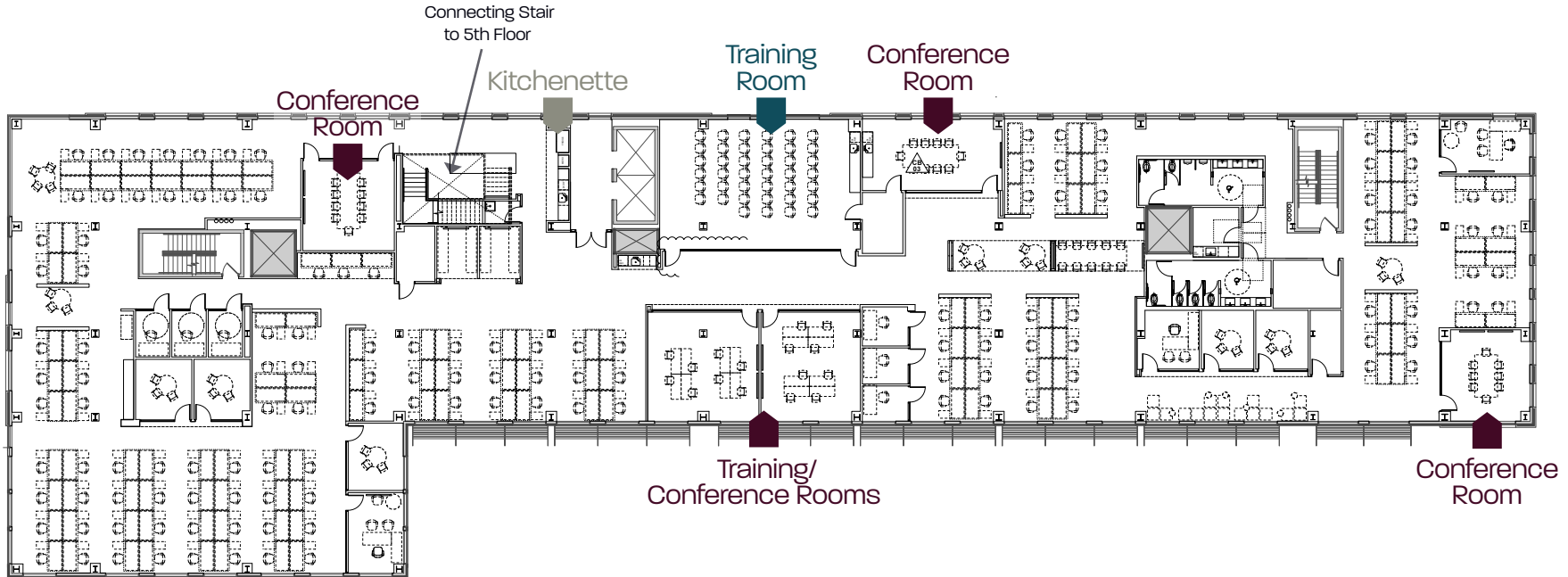
BLANK FLOOR PLAN

Up to 19,585 SF



FOURTH FLOOR WITH FURNITURE

Up to 19,585 SF



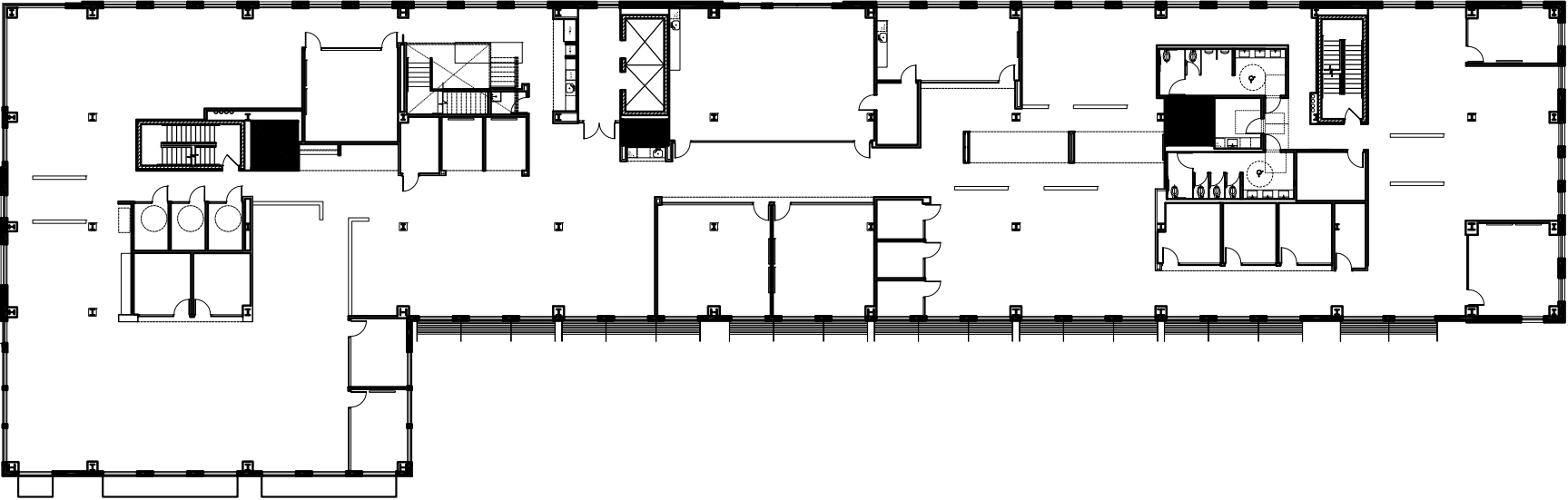
3 Conference Rooms

1 Training Room

THE OFFICES AT Belle Square

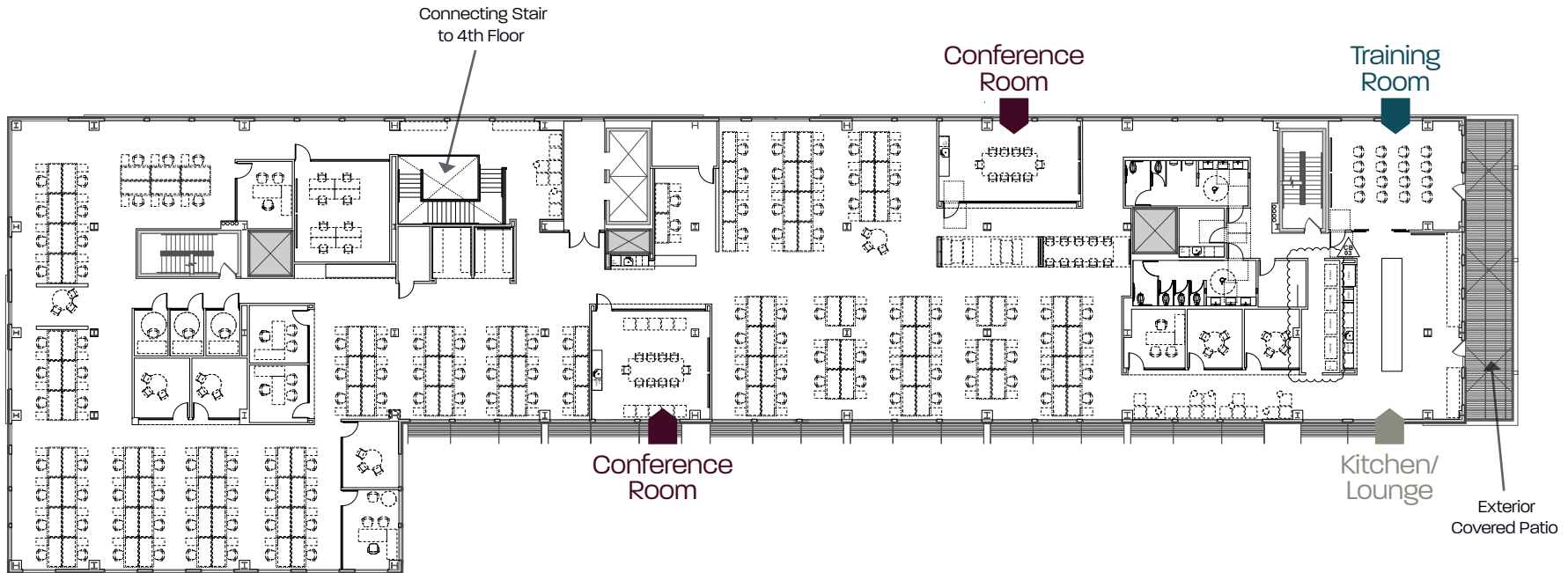
FOURTH FLOOR BLANK FLOOR PLAN

Up to 19,585 SF



FIFTH FLOOR WITH FURNITURE

Up to 19,585 SF



2 Conference Rooms

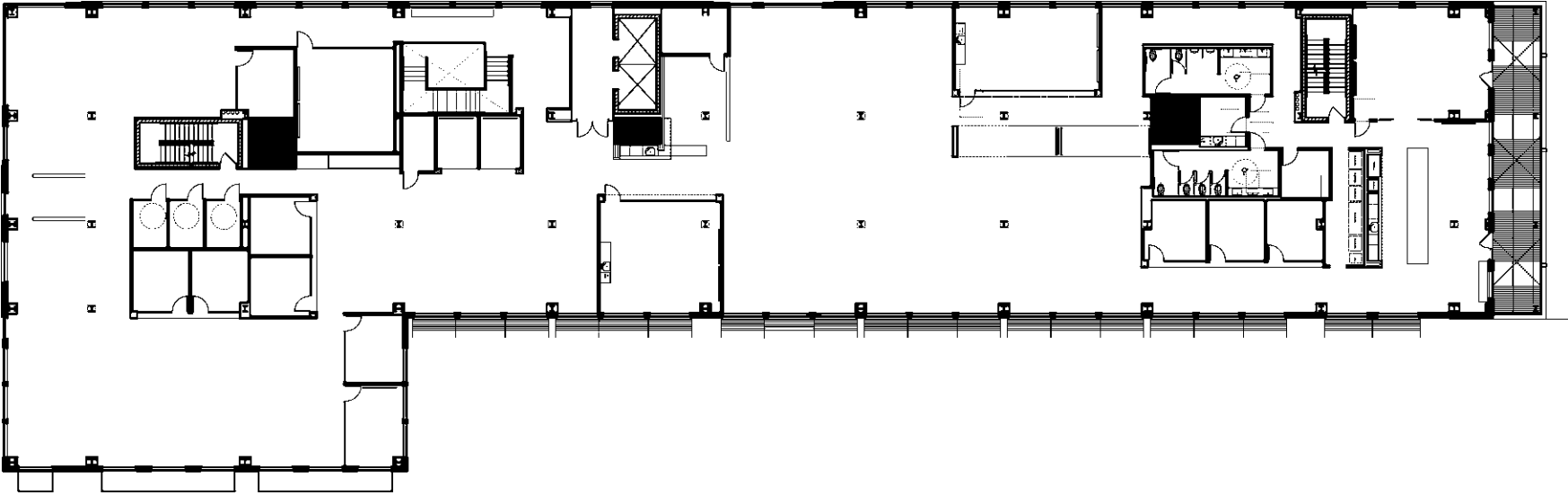
1 Training Room

THE OFFICES AT Belle Square

FIFTH FLOOR

BLANK FLOOR PLAN

Up to 19,585 SF





La Crosse, Wisconsin Highlights



La Crosse is the Business, Education, and Medical hub for Western Wisconsin, with strong employment opportunities and stable workforce.



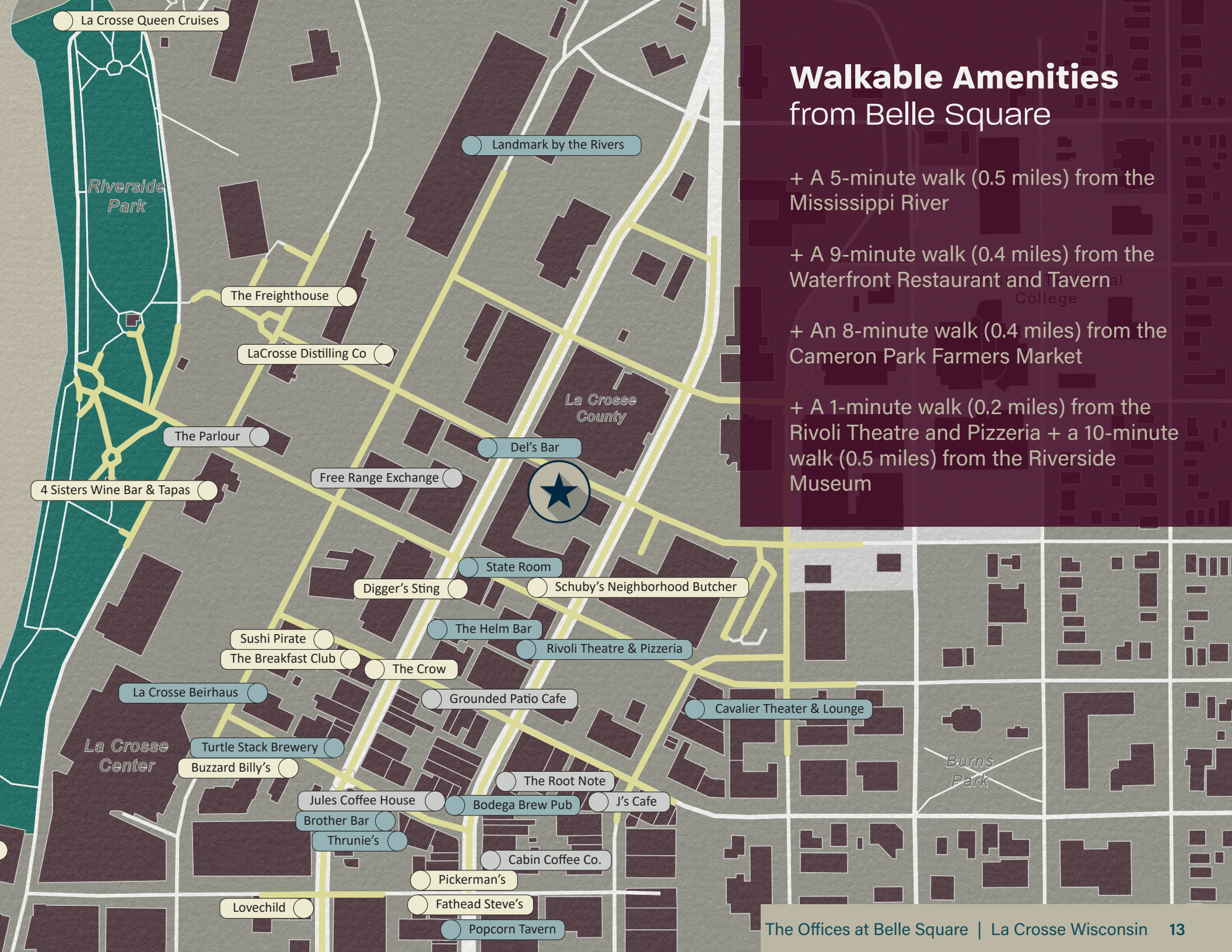
La Crosse offers a fantastic quality of life, with numerous restaurants, breweries and distilleries, boutique hotels, and outdoor activities.



University of Wisconsin-La Crosse is ranked the #2 Public University in Wisconsin, with approximately 10,000 SF undergraduate students, along with other private colleges and technical schools.



La Crosse is located in the Driftless Region, which provides stunning views, hiking, biking, golf, boating, fishing, as well as the ever-popular Oktoberfest celebration each year that draws up to 150,000 visitors to downtown La Crosse.



La Crosse Queen Cruises

Riverside Park

Landmark by the Rivers

The Freighthouse

LaCrosse Distilling Co

The Parlour

4 Sisters Wine Bar & Tapas

Free Range Exchange

Del's Bar

La Crosse County

State Room

Digger's Sting

Schuby's Neighborhood Butcher

The Helm Bar

Rivoli Theatre & Pizzeria

Sushi Pirate

The Breakfast Club

The Crow

La Crosse Beirhaus

Grounded Patio Cafe

Cavalier Theater & Lounge

La Crosse Center

Turtle Stack Brewery

Buzzard Billy's

The Root Note

Jules Coffee House

Bodega Brew Pub

J's Cafe

Brother Bar

Thrunie's

Cabin Coffee Co.

Pickerman's

Lovechild

Fathead Steve's

Popcorn Tavern

Burns Park

Walkable Amenities from Belle Square

+ A 5-minute walk (0.5 miles) from the Mississippi River

+ A 9-minute walk (0.4 miles) from the Waterfront Restaurant and Tavern at La Crosse College

+ An 8-minute walk (0.4 miles) from the Cameron Park Farmers Market

+ A 1-minute walk (0.2 miles) from the Rivoli Theatre and Pizzeria + a 10-minute walk (0.5 miles) from the Riverside Museum

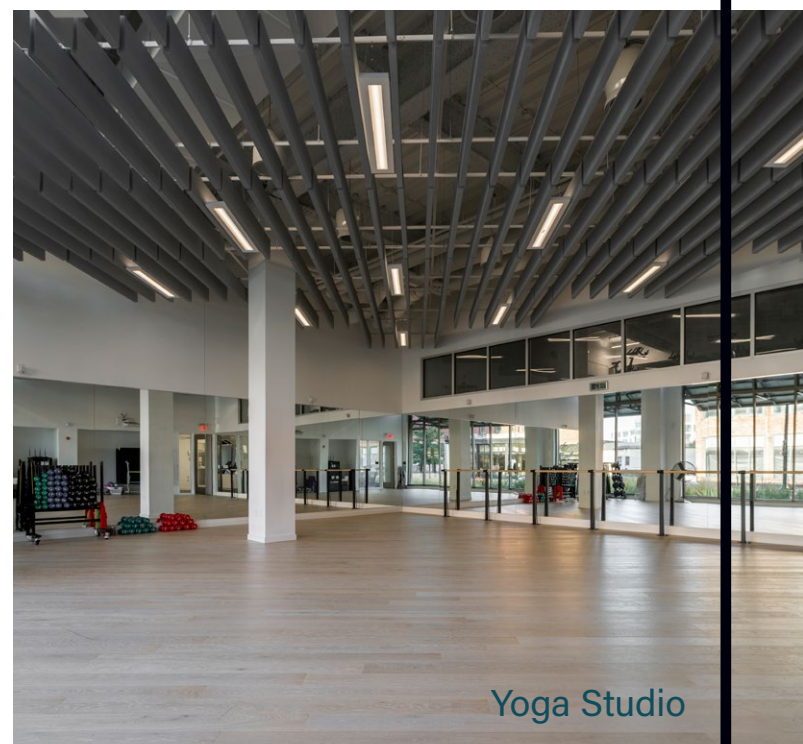


Riverside Corporate Wellness is an onsite premier fitness center located within The Offices at Belle Square. For a nominal monthly fee, the fitness center offers cardio and strength training equipment, as well as yoga and cycling classes.

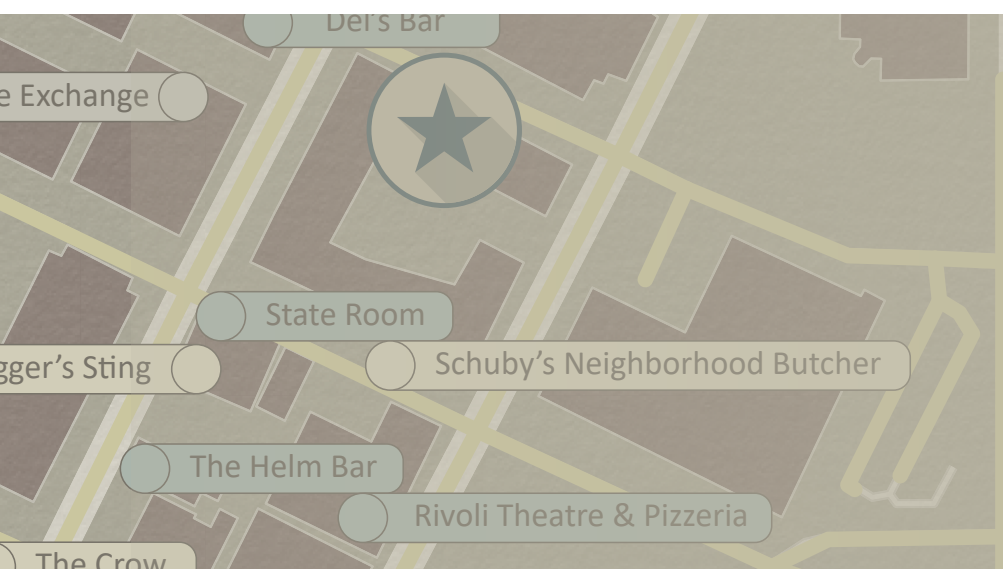
Fitness Center



Cycle Studio



Yoga Studio



Schuby's Neighborhood Butcher is a wonderful onsite amenity that combines a full service butcher shop with a delicious menu of sandwiches, prepared foods, beer, and wine. Schuby's also provides private event space and catering within The Offices at Belle Square.

La Crosse, Wisconsin



PERCHED ON THE UPPER MISSISSIPPI RIVER ALONG WISCONSIN'S WESTERN BORDER

The city of La Crosse, Wisconsin, is at the heart of a trade zone stretching from western Wisconsin into upper Iowa and eastern Minnesota. The city is ideal for business and industry, with immediate reach to more than 400,000 people within 50 miles. Surrounding areas within 200 miles of La Crosse include Milwaukee and Madison, Wisconsin; Minneapolis/St. Paul and Duluth, Minnesota; Des Moines, Iowa; and Chicago, Illinois, collectively home to nearly 4 million people.

La Crosse is home to several institutions of higher education, including the University of Wisconsin – La Crosse, Viterbo University and Western Technical College, providing a highly trained workforce to companies throughout the region. Two nationally renowned health care facilities, Gundersen Health System and Mayo Clinic Health System, and an array of recreational opportunities contribute to the outstanding quality of life experienced in La Crosse.

THE OFFICES AT Belle Square

Area Demographics

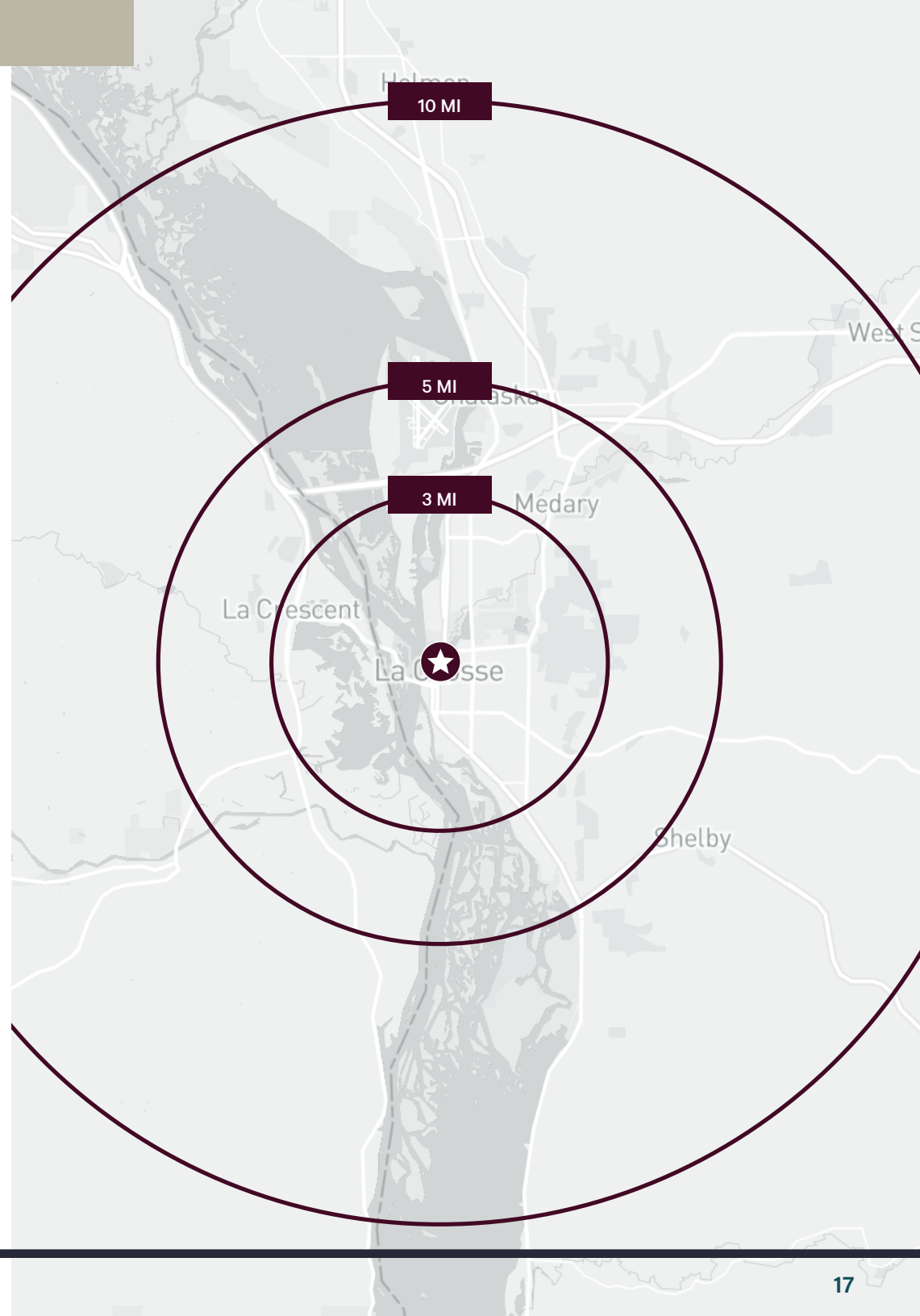
Population

48,658	71,588	109,800
3 Miles	5 Miles	10 Miles

Household Income

\$69,433	\$76,001	\$86,935
3 Miles	5 Miles	10 Miles

	3 Miles	5 Miles	10 Miles
Daytime Population	62,629	89,421	120,978
Businesses	2,204	3,132	4,135
Employees	42,703	60,203	71,881
Households	20,799	31,422	46,874





The Offices at Belle Square

La Crosse, Wisconsin

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