



RIVER VALLEY CENTER

Office Suites Available: 121 - 10,400 SF
For Lease

625 Whitetail Blvd.
River Falls, WI

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CBRE

Property Overview

Private office and open cubicle spaces available in a two-story Class I Office Building in Whitetail Business Park. Conveniently located along I-35, this building offers high visibility. Signage available on the building and on ground monument.

Highlights:

- Single room suites from 121 SF
- Conference rooms
- Open workspaces
- Kitchen
- Break room
- Elevator
- Large shared lobby
- Outdoor gathering spaces
- Balconies
- Large parking lot
- Walking paths
- Bike trail
- Located in professional business park

Entrance Photos



Lobby



Street Sign



Property Features

& Specs

121 - 10,400 SF

Suites.

20,891 SF

Total building.

2005

Built.

2021

Renovated.

Negotiable

Rates.

Commercial

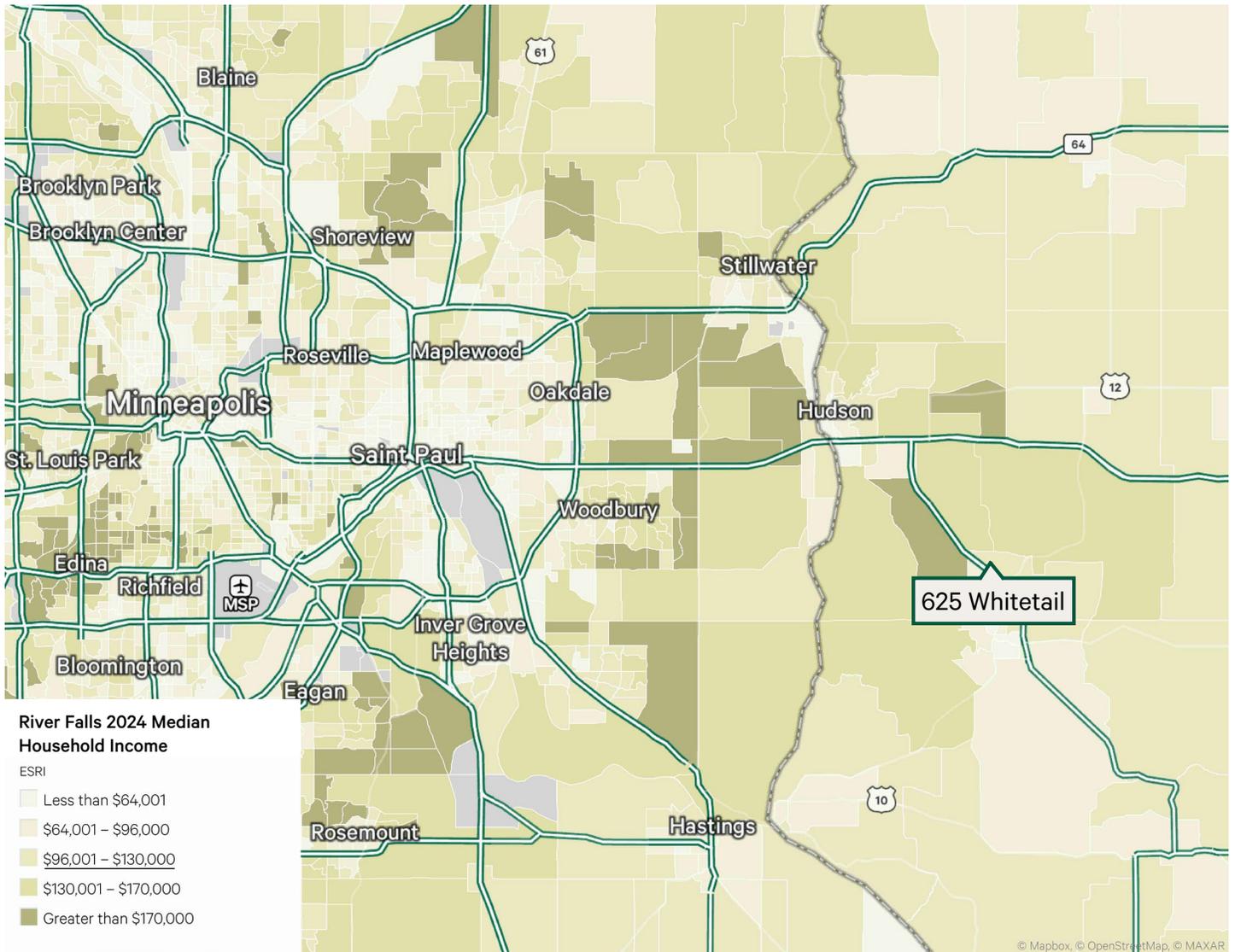
Zoning.

Now

Available.

\$7.00 PSF

Est. Operating
Expenses.



Demographic Overview

Location & Drive Time

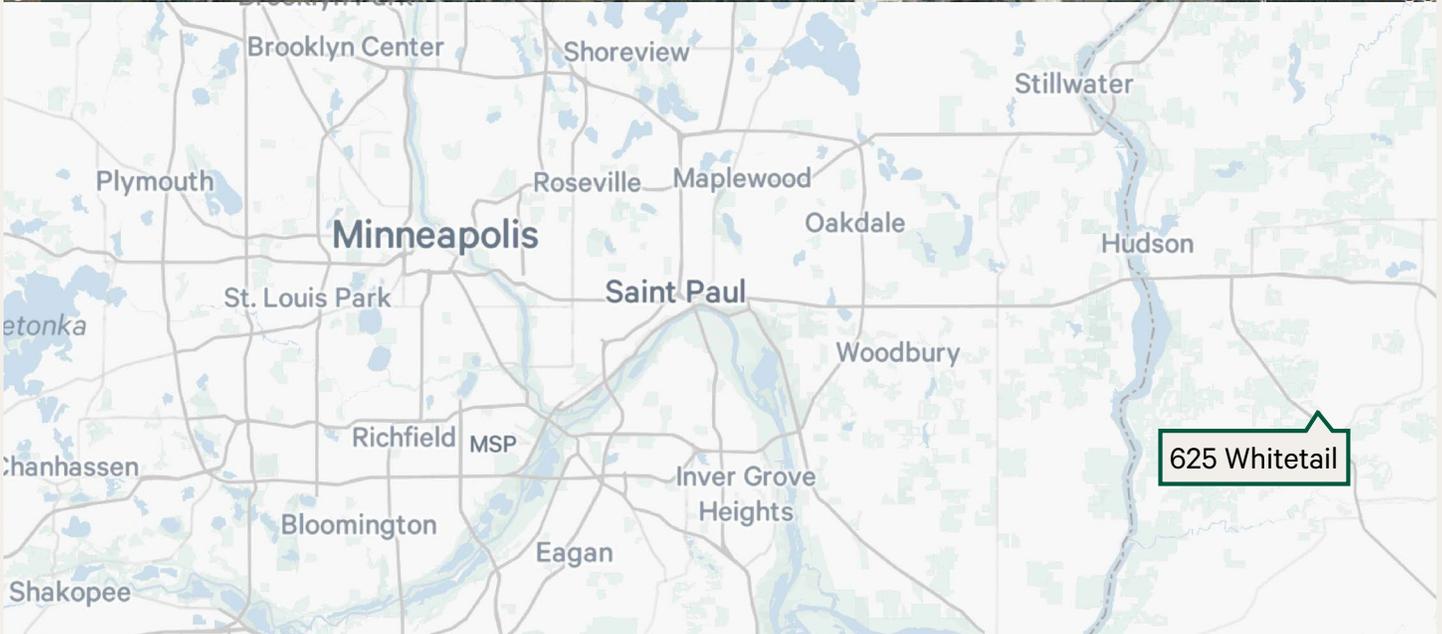
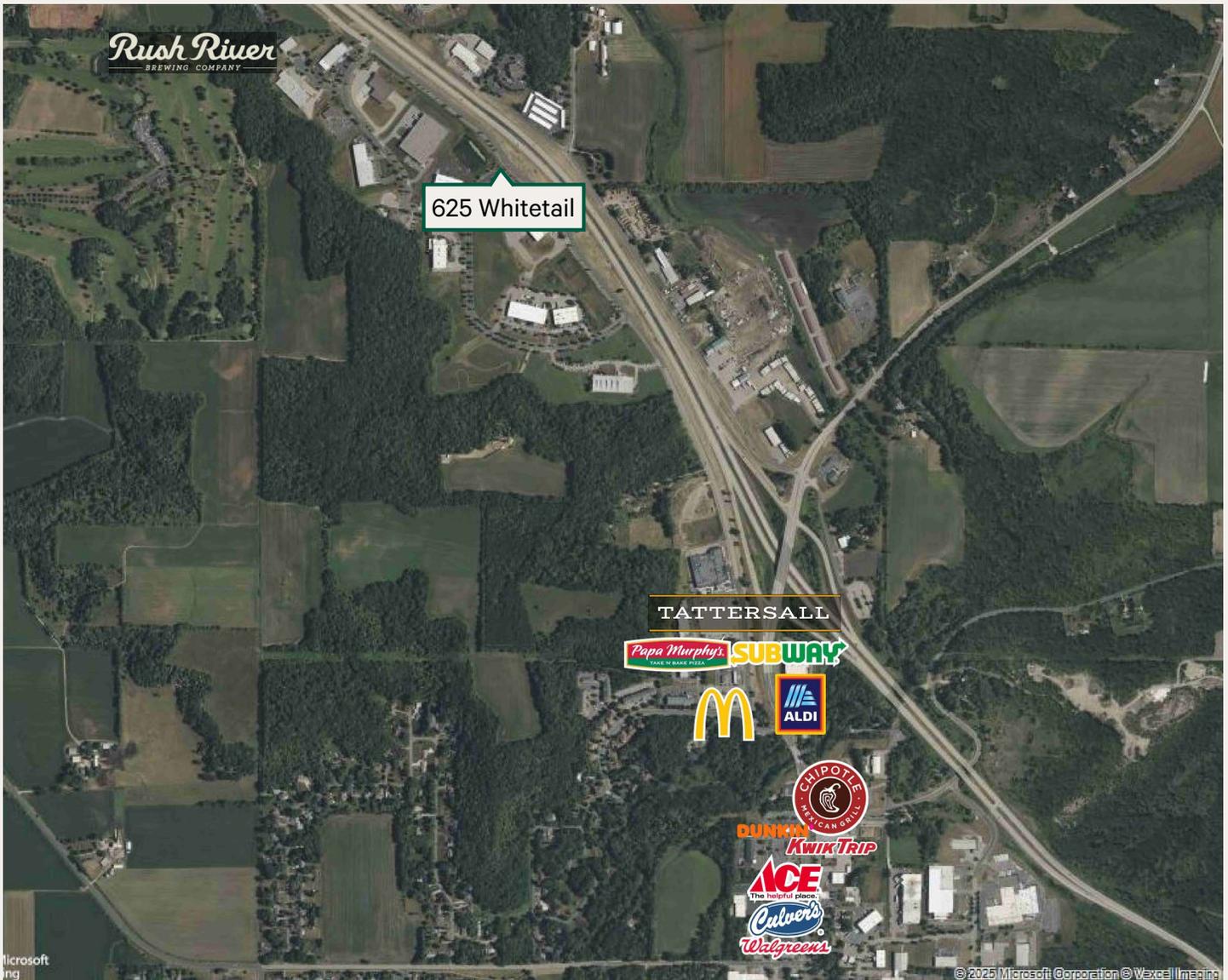
HWY 35 (Radio Road)	2 min
Hudson, WI	8 min
I-94	9 min
I-694	21 min
St. Paul	27 min
MSP Airport	43 min
Downtown Minneapolis	43 min

River Falls, WI

Total Population 2020	16,182
Total Households 2023	5,877
Employment Rate 2023	69.3%
Median Household Income 2023	\$78,078
Median Age 2023	27.9
Bachelor's Degree or Higher 2023	44.1%
Median Gross Rent	\$1,050
Homeownership Rate	58.7%

Source: U.S. Census Bureau (2023)

Location & Amenities







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