

Space For Lease



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Move your business to this great new commercial office building.

Join Edward Jones in this beautiful new build office building located next to Associated Bank on Pioneer Avenue.

Minimum of 5 year lease generous tenant improvement allowance.

Lease Rates are NNN



1,381, 2,516 to 3,897 SF Available

2810 Pioneer Avenue, Rice Lake, WI 54868

Great opportunity to locate your professional business with Edward Jones in Rice Lake. Construction to start in 2024.-2025.

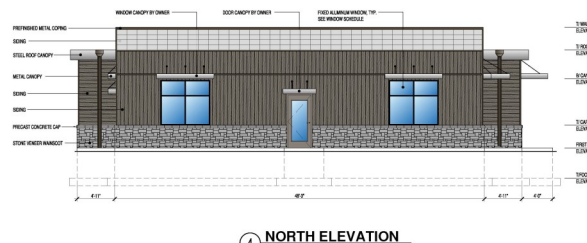
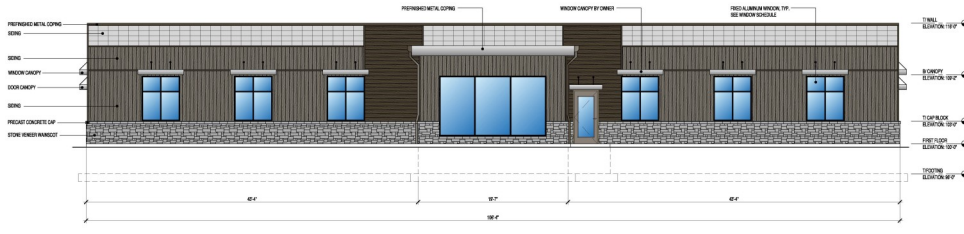
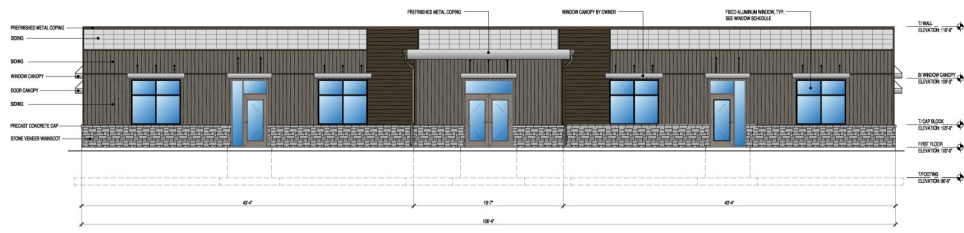
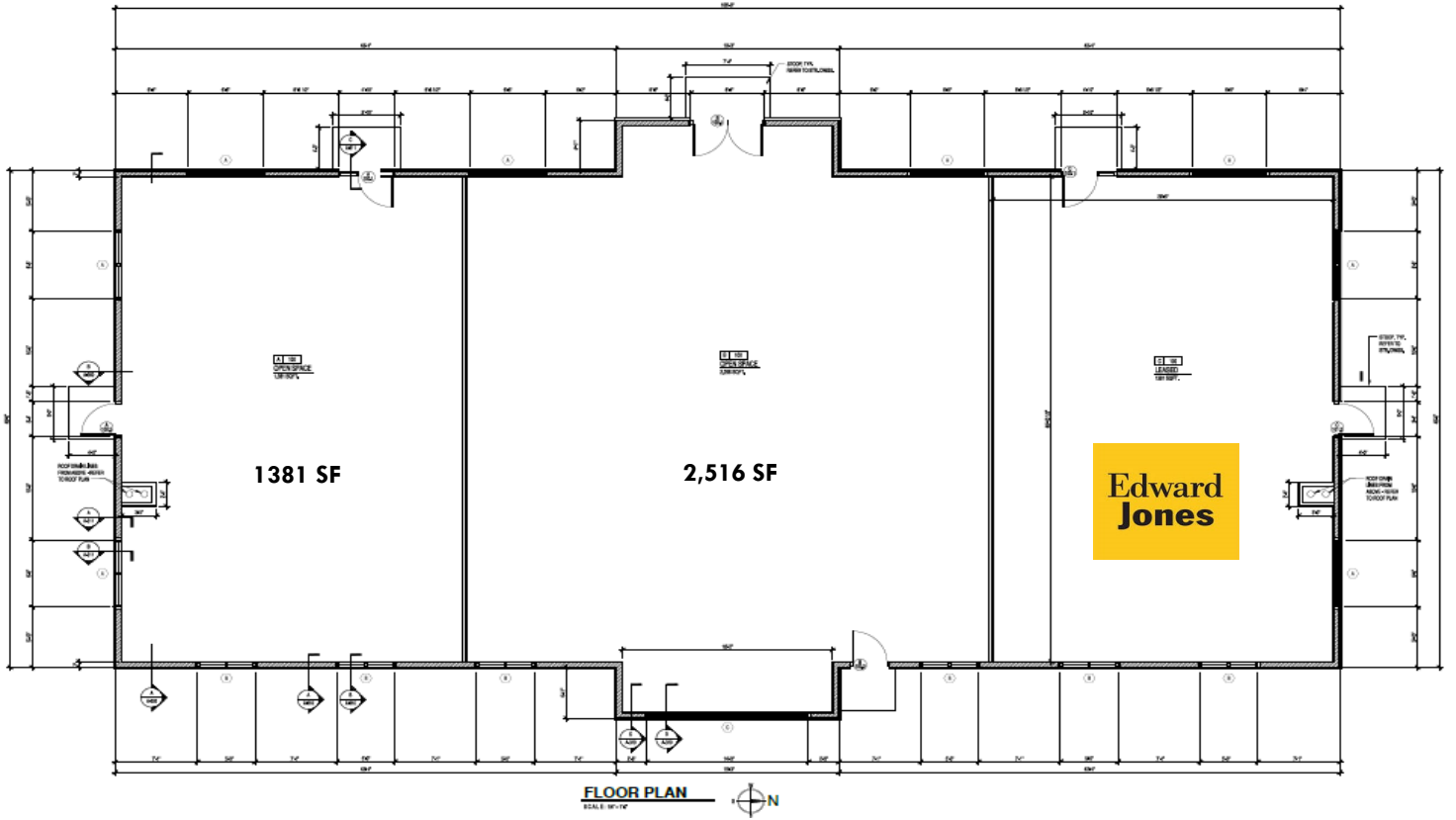
This new construction features all of the best in design and finishings by Royal Construction. The building will host two or three professional tenants each with their own entrance, restroom and interior design. Tenant allowance for interior remodeling plus great signage.

Total building is 5,278 square feet situated on a 0.7 AC lot on Pioneer Avenue. Associated Bank to the south, Hobby Lobby and Furnish 123 to the west. This is a very high traffic location. If visibility and staff and customer parking is a this is the building for you.

Rice Lake is the largest primary retail community between Eau Claire (60 miles to the south), Superior/Duluth (100 miles north), and Minneapolis/St. Paul (100 miles west). It serves a prime population retail trade area of approximately 2,000 square miles.

Rice Lake has been the shopping hub for all of Northwestern WI for more than six decades, serving as the service center for 40,000 shoppers from 30 to 40 miles around as early as WWII. In the past 25 years that area has expanded to a 60 - 70 mile radius with an estimated 60,000+ market population.

This class A office space is located in a growing area surrounded by numerous medical and retail users. The building offers easy access from Highways O and 53.



**RICE LAKE PROFESSIONAL BUILDING
NEW TENANT OFFICE SUITES**
RICE LAKE, WI

Issue:	
1	Issue 1
2	Issue 2
3	Issue 3
4	Issue 4
5	Issue 5
6	Issue 6
7	Issue 7
8	Issue 8
9	Issue 9
10	Issue 10

Revisions:	
1	Revised
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised

Designed by:	ROYAL
Drawn by:	ROYAL
Project Number:	ROYAL/2024
Sheet Number:	A 200

PROJECT: RICE LAKE PROFESSIONAL BUILDING NEW TENANT OFFICE SUITES
 SHEET: EXTERIOR ELEVATIONS
 DATE: 10/20/2024 12:15:33 PM