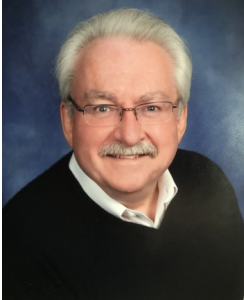


Space For Lease

Charles Feather 715.308.6600



Feather Real Estate Group

Commercial Sales and Leasing

3011 S Main Street, Suite 4
Rice Lake, WI 54868

Phone: 715.719.0880
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www.FeatherRealEstateGroup.com



Suite 6 / 3,250 SF

2300-2304 South Main Street, Rice Lake, WI 54868



Move your business to this great Rice Lake location. Join Subway, Fantastic Sam's, Edward Jones, Papa Murphy's, Shopko Optical, ATT, and more in this well designed Main Street strip center.

Base rent \$14.50 SF/YR NNN
Plus CAM Estimated to be \$5.75 SF/YR

Tenants share common area expenses estimated for real estate taxes, insurance, snow removal, lawn care and exterior maintenance at \$5.75 SF/YR. There is a 2.5% increase of base rent annually and tenants pay their own utilities.



- **3,250 Single Level Suite**
- **Conveniently located right on Main Street with 11,100 VPD**
- **Plenty of Employee and Customer Parking**
- **Minimum of three year lease**
- **Well known plaza with great drive by visibility**
- **Across from Pizza Hut, Farm & Fleet Auto Zone and many other retailers**

EXHIBIT A

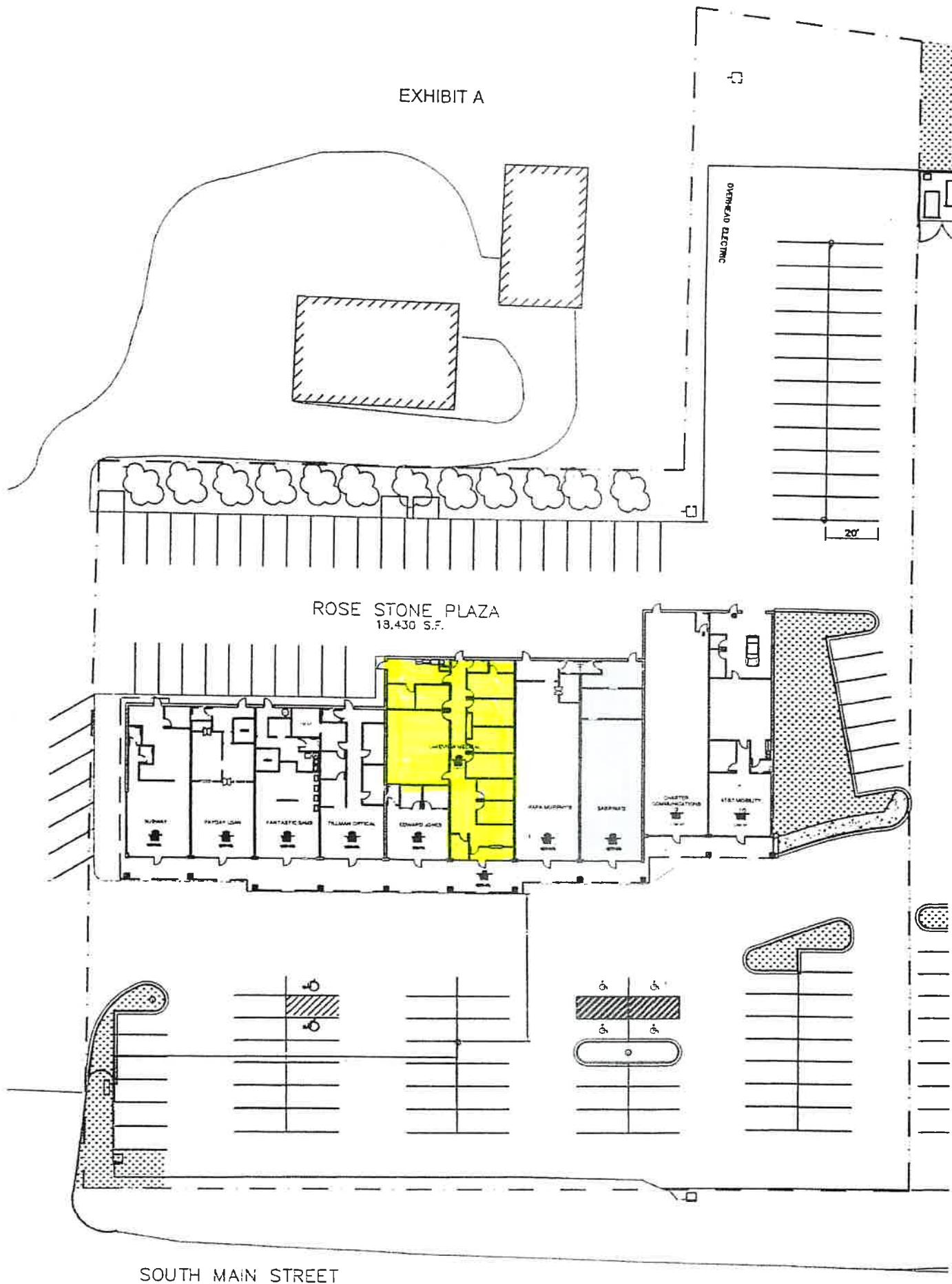


EXHIBIT B-1

