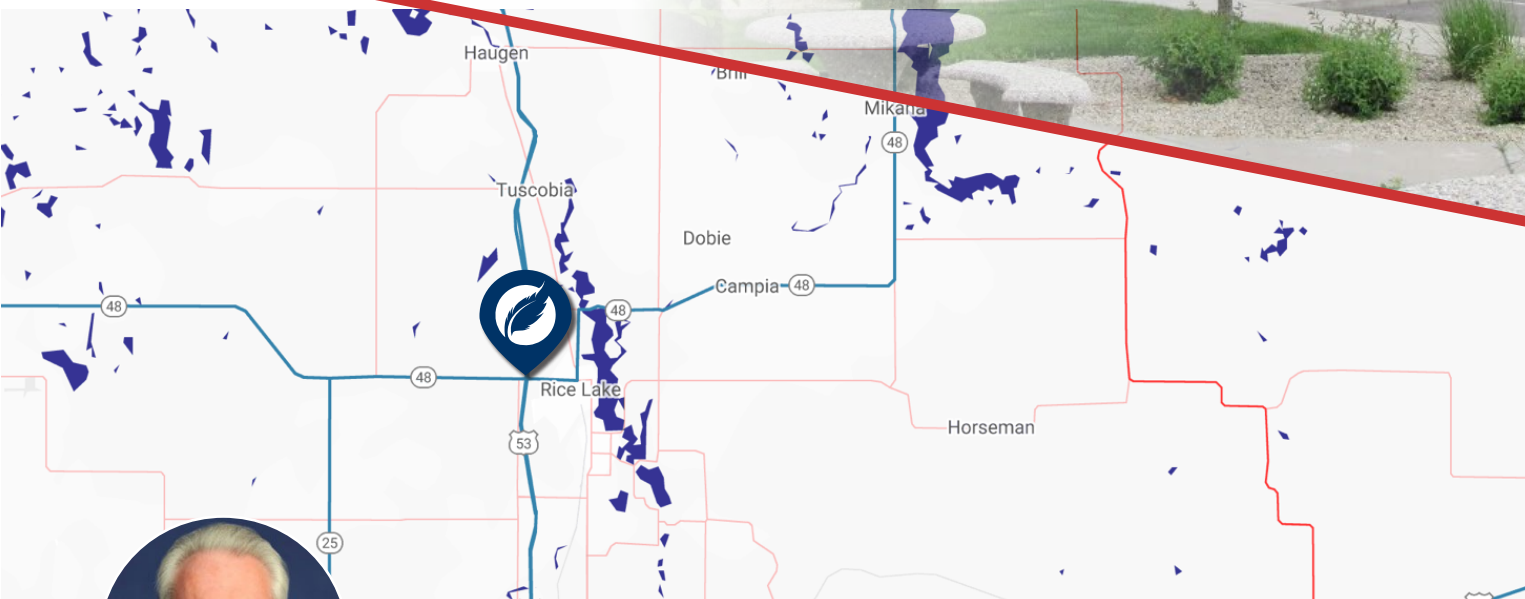


## PROPERTY HIGHLIGHTS

- » Well-designed 2,290 SF upper suite
  - » Conveniently located next to Johnson Bank and Denny's Restaurant
  - » Easy access off Highway 53 and 48
  - » Well landscaped and maintained building
  - » Plenty of employee and customer parking on site
- Tenant improvements available with 5 year lease



**CHARLES S. FEATHER**

Commercial Sales & Leasing  
M 715-308-6600. O 715-719-0880  
charles@featherrealestategroup.com

## SPACE FOR LEASE

2021 Cenex Drive  
Rice Lake, WI 54868

Suite K  
2,290 SF Suite Available

**\$13.20**

**SF/YR NNN**



# 2,290 SF SUITE FOR LEASE

2021 Cenex Drive, Suite K | Rice Lake, WI 54868

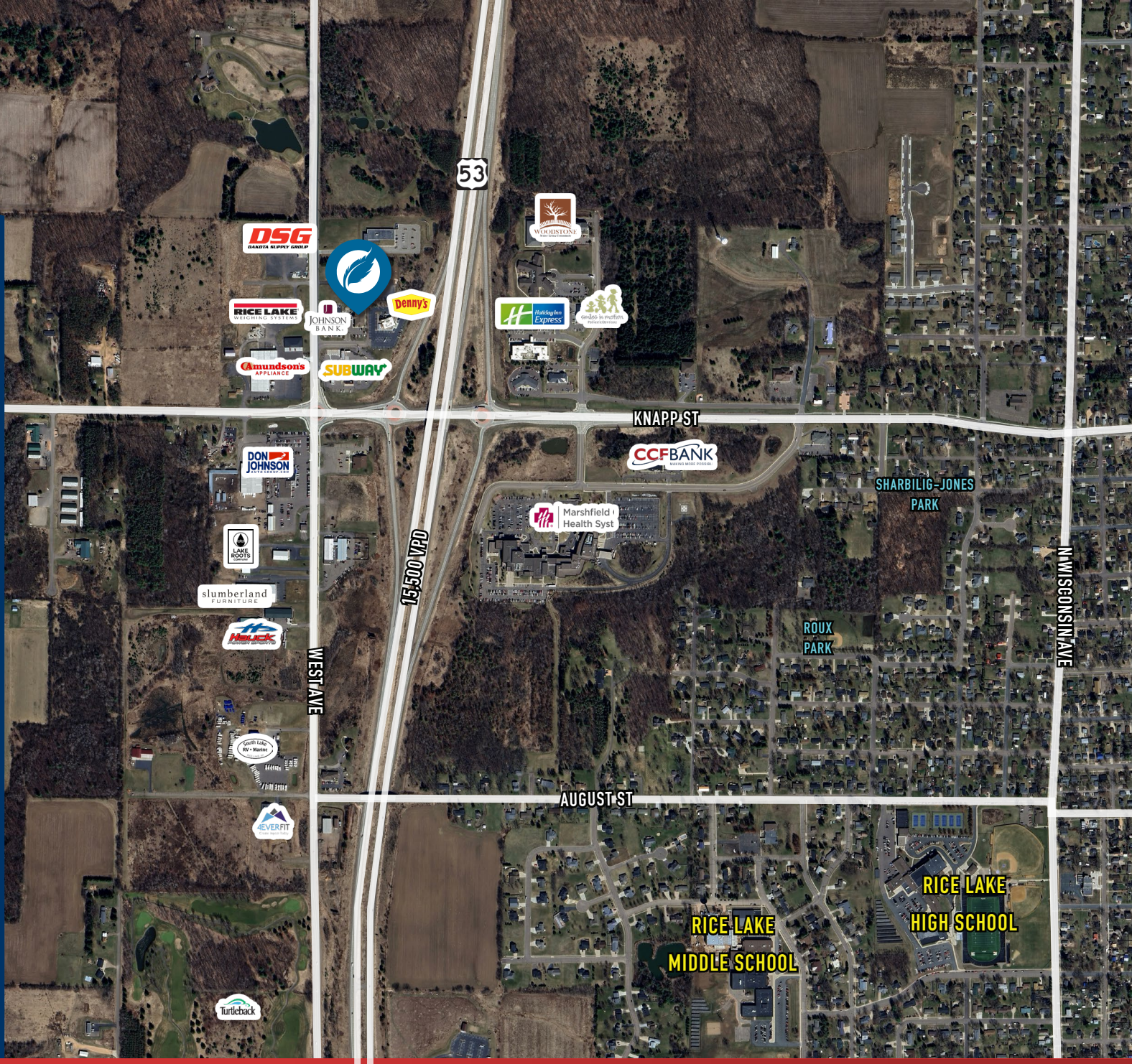


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## PRIME LOCATION IN RICE LAKE, WI

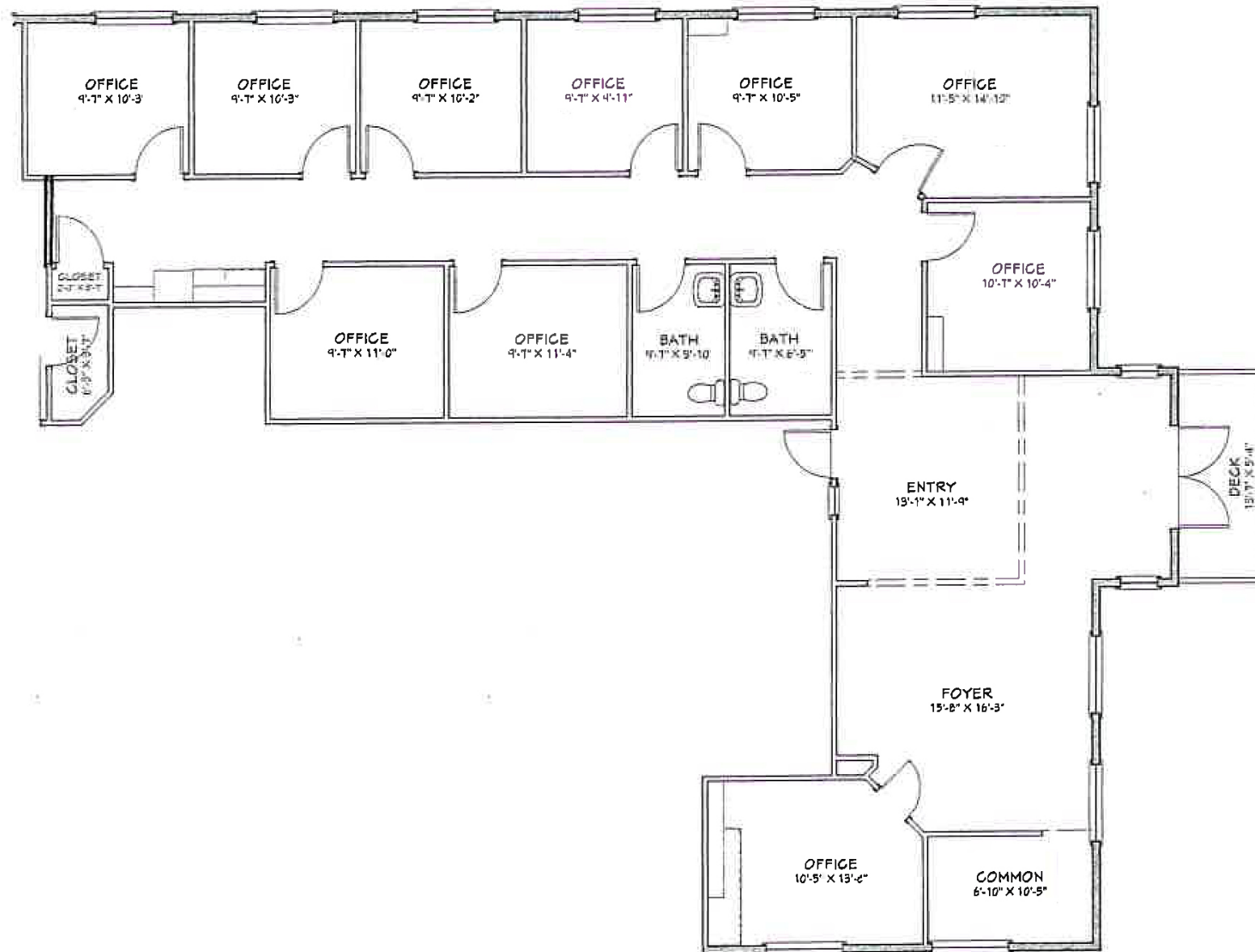
Located at 2021 Cenex Drive, this office space offers excellent visibility and accessibility within Rice Lake's established business district. The property is conveniently situated near U.S. Highway 53, providing seamless connectivity to surrounding communities and major regional markets. Rice Lake serves as a commercial and medical hub for the surrounding rural areas, attracting a diverse mix of businesses and retailers. With a growing population and a business-friendly environment, this office space is ideally positioned for success.





# 2,290 SF SUITE FOR LEASE

2021 Cenex Drive, Suite K | Rice Lake, WI 54868



# 2,290 SF SUITE FOR LEASE

2021 Cenex Drive, Suite K | Rice Lake, WI 54868

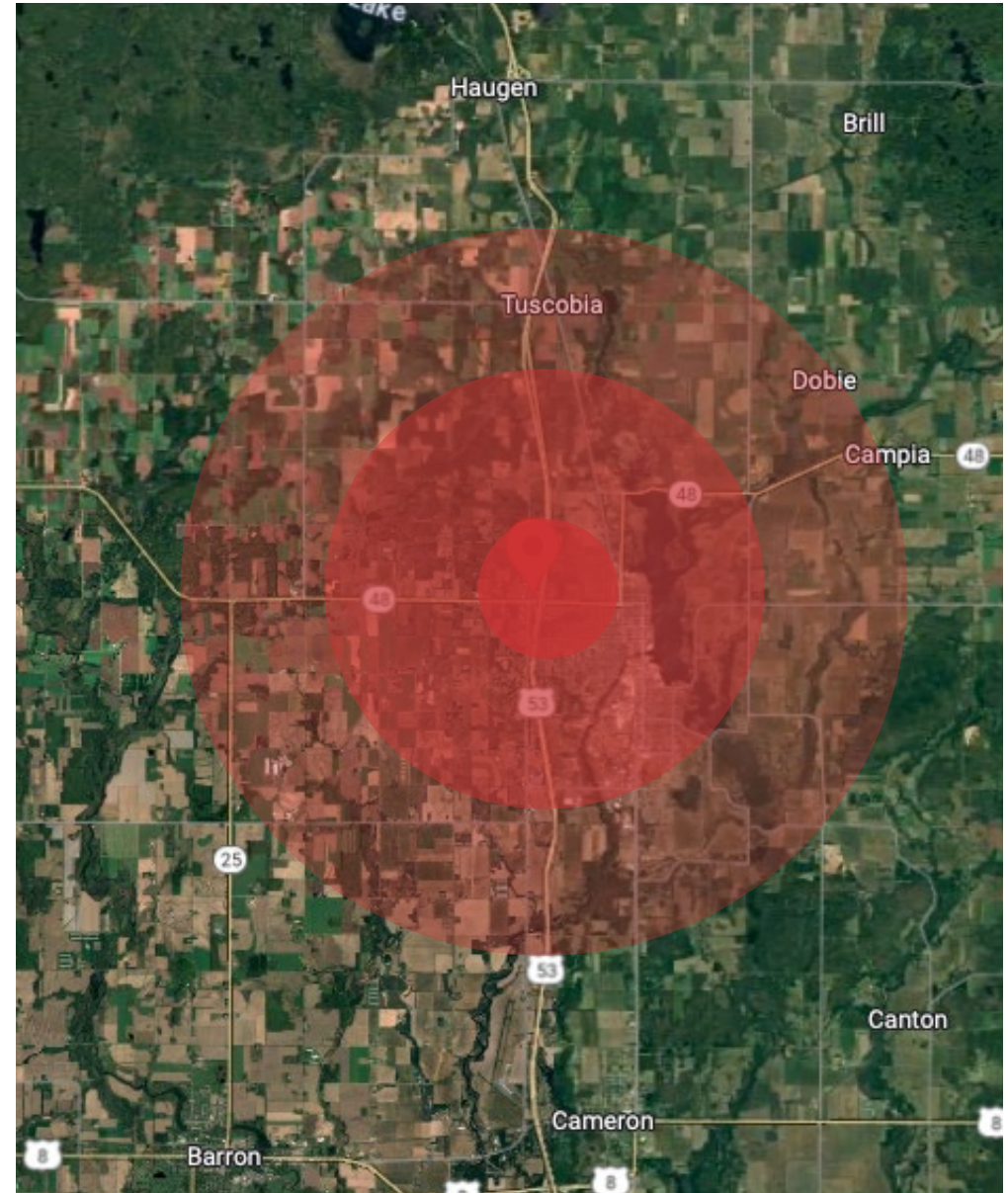


2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,821	10,220	13,509
Households	751	4,474	5,932
Families	386	2,429	3,334
Average Household Size	2.22	2.20	2.21
Owner Occupied Housing Units	449	2,803	3,839
Renter Occupied Housing Units	302	1,671	2,093
Median Age	47.0	43.5	43.4
Median Household Income	\$44,072	\$54,650	\$57,041
Average Household Income	\$81,293	\$81,927	\$83,860

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,865	10,307	13,712
Households	776	4,542	6,071
Families	397	2,450	3,390
Average Household Size	2.21	2.19	2.19
Owner Occupied Housing Units	477	2,965	4,078
Renter Occupied Housing Units	299	1,577	1,994
Median Age	49.3	45.1	44.8
Median Household Income	\$46,384	\$58,033	\$61,374
Average Household Income	\$86,531	\$88,573	\$91,435



**RICE LAKE RESIDENTS BENEFIT FROM A COST OF LIVING INDEX OF 91, INDICATING THAT LIVING EXPENSES ARE APPROXIMATELY 9% BELOW THE NATIONAL AVERAGE, MAKING IT AN AFFORDABLE PLACE TO LIVE AND WORK.**



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

**DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- » The duty to provide brokerage services to you fairly and honestly.
- » The duty to exercise reasonable skill and care in providing brokerage services to you.
- » The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- » The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- » The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- » The duty to safeguard trust funds and other property held by the Firm or its Agents.
- » The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g).

Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

## CONFIDENTIAL INFORMATION:

## NON-CONFIDENTIAL INFORMATION

(The following information may be disclosed by the Firm and its Agents, such as financial qualification information.)

## DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

## NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Drafted by Attorney Debra Peterson Conrad

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