



333 FRONT STREET NORTH

.....
LA CROSSE WI

OFFERING MEMORANDUM

PREMIER OFFICE BUILDING

in the highly-desirable and growing
downtown area of La Crosse, WI

- 175,187 SF | 7-Floor | Office Building
- 7.76 Acres (3 Parcels)
- 355 Parking Spaces | 54 Inside Parking Stalls
- Seller will consider up to 3 Year | 3rd Floor Leaseback
- 750 Kw Generator



PREMIER
OFFICE

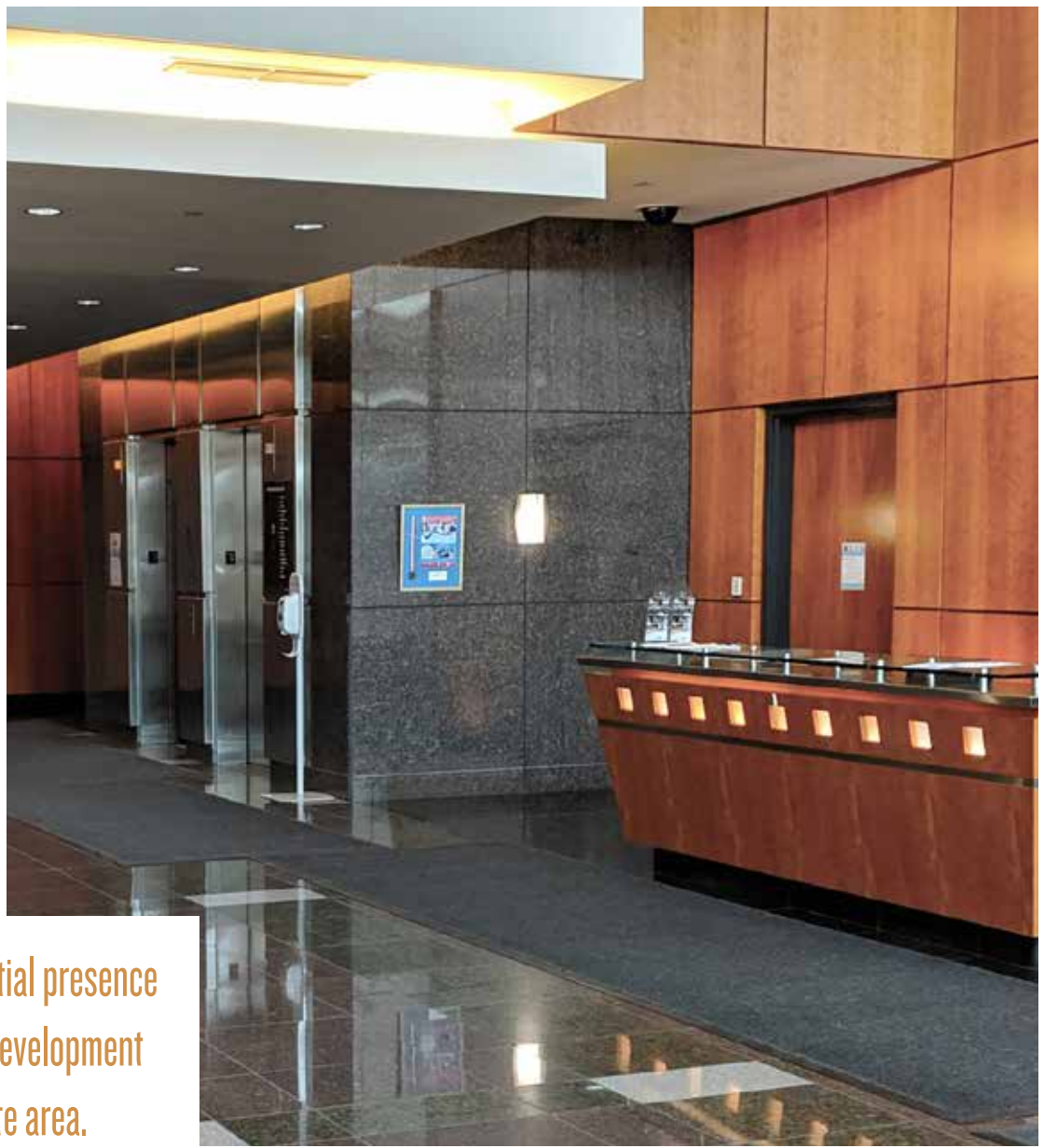
SHARED PATIO
@ RIVERSIDE PARK

TRAIL
ACCESS

SAMPLE FLOOR PLATE: 21,000 - 22,000 SF

- Dramatic corporate entrance in the first floor lobby
- High-end finishes in elevator cabs and floor lobbies
- Flexible office floorplates, cubicles, open office, private office or multi-tenant capabilities
- Shared patio on 2nd floor with view of Riverside Park and Mississippi River
- Each floor has expansive glass line and 360° views.





333 N FRONT STREET is a well-known building with substantial presence and is highly recognizable. It is directly adjacent to several new development projects that continue to increase the desirability of the immediate area.





333 FRONT STREET NORTH

- 333 N FRONT STREET is located adjacent to Riverside Park, with panoramic views of the Mississippi River and surrounding bluffs
- Located within blocks of the best restaurants, bars, apartments and hotels that the region has to offer
- Shared patio area overlooks Riverside Park and the riverfront



RIVERSIDE PARK

Riverside Park is located off the Mississippi River and in downtown La Crosse. Riverside Park is well known for hosting Riverfest, the Rotary lights, being a docking station for the Mississippi Queen and being home to an annual 4th of July fireworks celebration. In addition, the park offers trails, open spaces, and plenty of areas to sit and enjoy the river.

Source: City of La Crosse



Image Source: Google Earth



AMONG **TOP 5 BEST** AFFORDABLE PLACES
TO LIVE IN 2018 BY LIVABILITY

2002 GREAT AMERICAN MAIN STREET AWARD
FROM THE NATIONAL TRUST FOR HISTORIC
PRESERVATION (AWARD GIVEN FOR THE
COMMUNITY'S EFFORTS AT REVITALIZING AND
GROWING THE CENTRAL BUSINESS DISTRICT)

WISCONSIN'S **LARGEST** CITY ON
THE STATE'S WESTERN BORDER

LOCATED ON THE **MISSISSIPPI RIVER**

THREE COLLEGES LOCATED IN AREA
INCLUDING VITERBO UNIVERSITY, WESTERN TECHNICAL
COLLEGE & UNIVERSITY OF WISCONSIN-LA CROSSE

AREA AMENITIES

4 SISTERS WINE BAR & TAPAS
ADDIECAKES
BIG AL'S PIZZARIA
BODEGA BREW PUB
BUZZARD BILLY'S
CABIN COFFEE CO
CHARMANT HOTEL
COMMUNITY THEATER INC
COURTYARD BY MARRIOTT LA
DALES CLOTHING FOR MEN & WOMEN
DIGGER'S STING RESTAURANT
DULUTH TRADING CO
FAIRFIELD INN
FAYZES
GALLERY LA CROSSE
GRAND RIVER STATION
GROUNDED SPECIALTY COFFEE
HOLIDAY INN HOTEL-SUITES LA
HOME2 SUITES-LA CROSSE
JIMMY JOHN'S
JULES COFFEE HOUSE
KRONER TRUE VALUE HARDWARE
LA CROSSE CLUB
LA CROSSE COMMUNITY FOUNDATION
LA CROSSE PERFORMING ARTS CTR
LINDY'S SUBS & SALADS
LOVECHILD RESTAURANT
OLD CROW
PEARL GRAND HOTEL BALLROOM
PEARL ICECREAM PAROL & COFFEE
PICKERMAN'S SOUP & SANDWICH
PIGGY'S RESTAURANT
PIZZA AMORE
PUMP HOUSE REGIONAL ART CENTER
QDOBA MEXICAN EATS
RIVER ROCKS
SATORI ARTS GALLERY
STEIN HAUS
SUBWAY
SUSHI PIRATE
THREE RIVERS LODGE
TURTLE STACK BREWERY LLC
WATERFRONT RESTAURANT & TAVERN
WILLOW BOUTIQUE LLC



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