

3600

PAMMEL CREEK ROAD

LA CROSSE, WISCONSIN

Land & Office
OPPORTUNITY

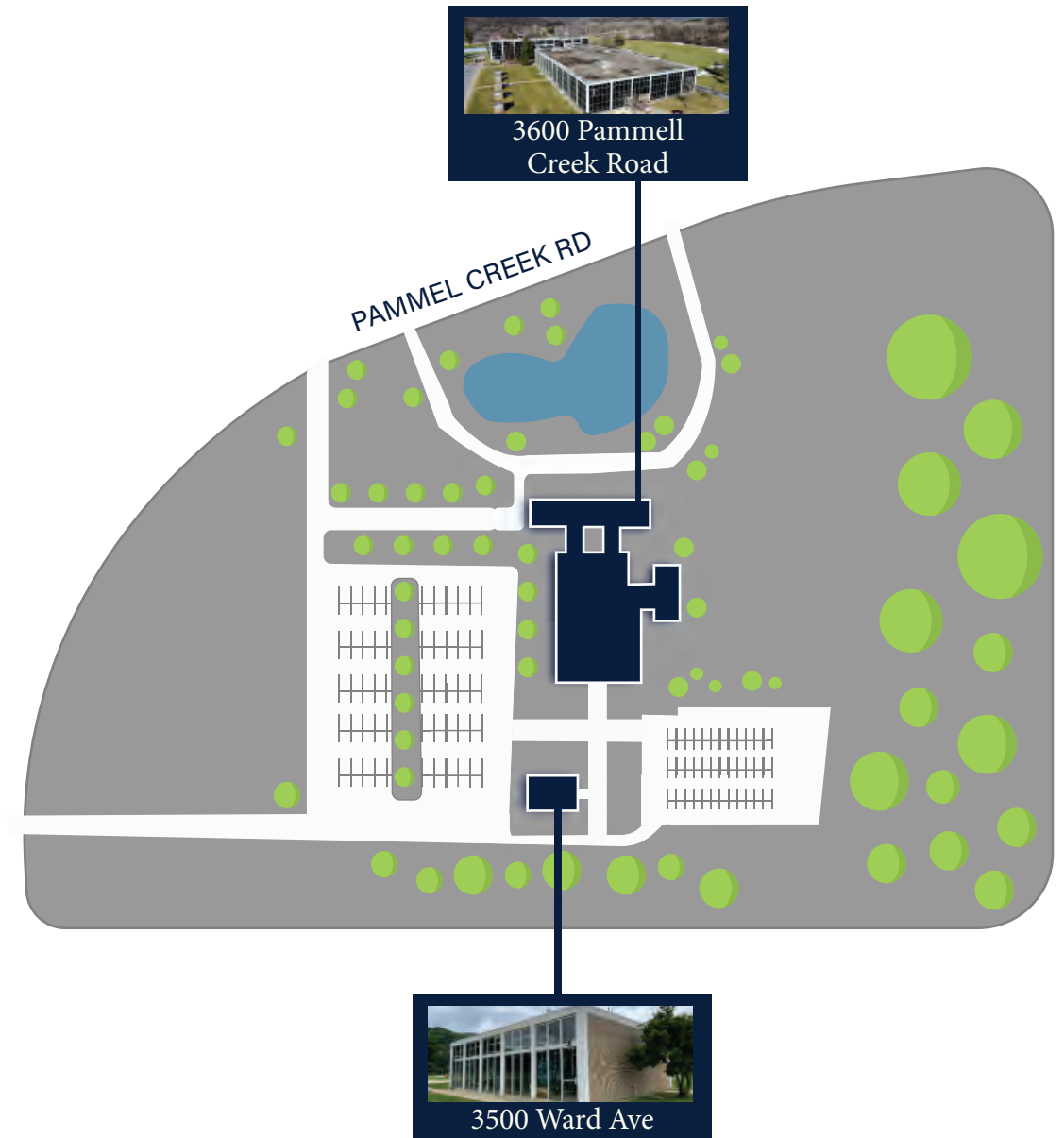
±203,000 SF OFFICE ON 41 ACRES



CBRE

property HIGHLIGHTS

- Great location near US Highway 14 and Highway 33. City is home to several universities and large corporations
- Zoning: C2 Commercial District
- Taxes: \$170,967.42 (2022 Both parcels)
- Parcel Number: 17-50307-50 (3600 Pammel Creek)
17-50309-40 (3500 Ward Ave)
- Price: Make an Offer



PROPERTY SIZE
41 acres / 2 parcels



SPACE AVAILABLE
203,178 SF (two buildings)



ASSESSED VALUE:
\$8.7M (2022, Both parcels)

aerial
OVERVIEW



PAMMELL CREEK ROAD

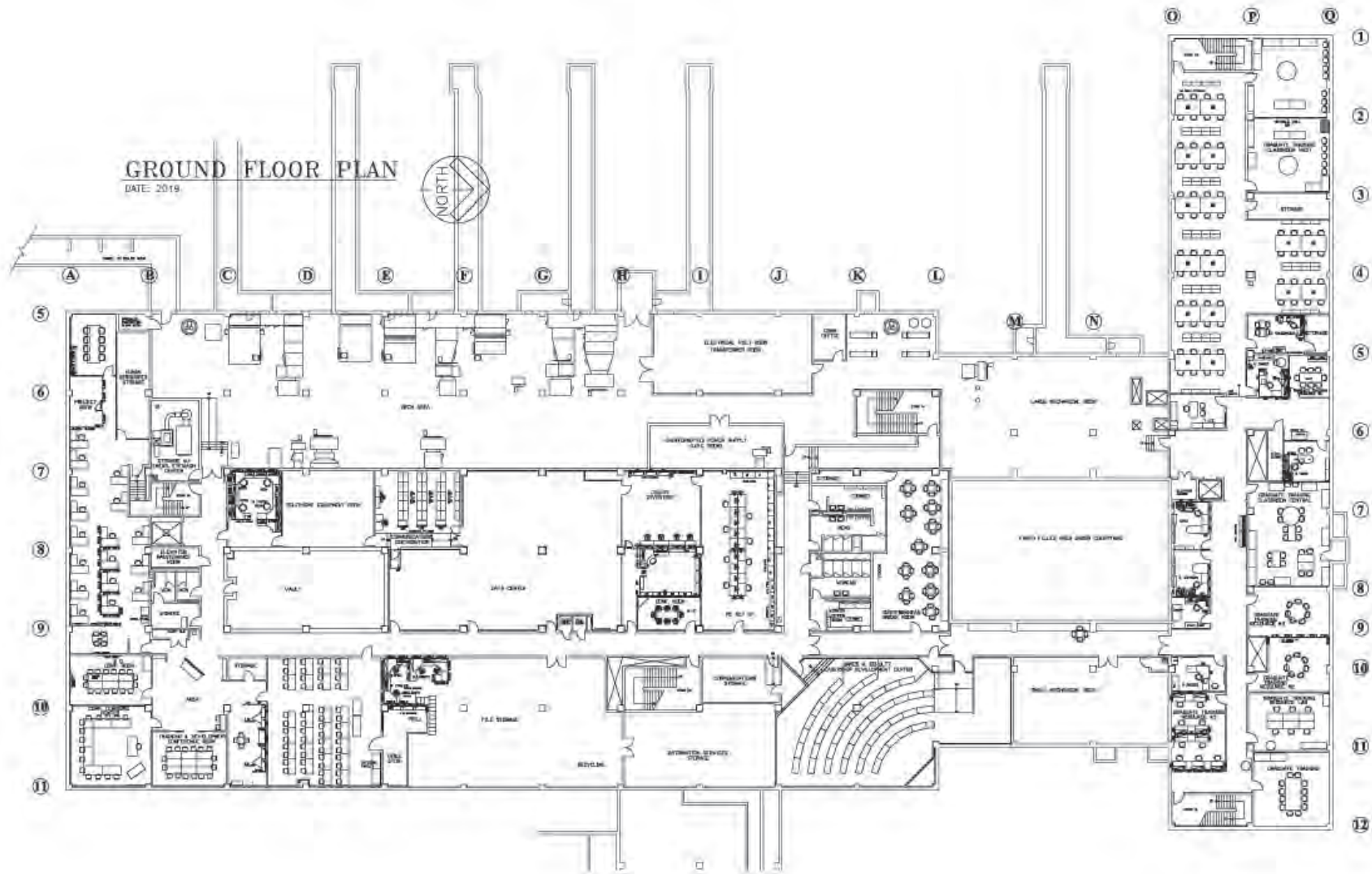
- UW-Lacrosse**
2.5 MILES
- Lacrosse Downtown**
3 MILES
- Lacrosse Regional Airport**
6 MILES





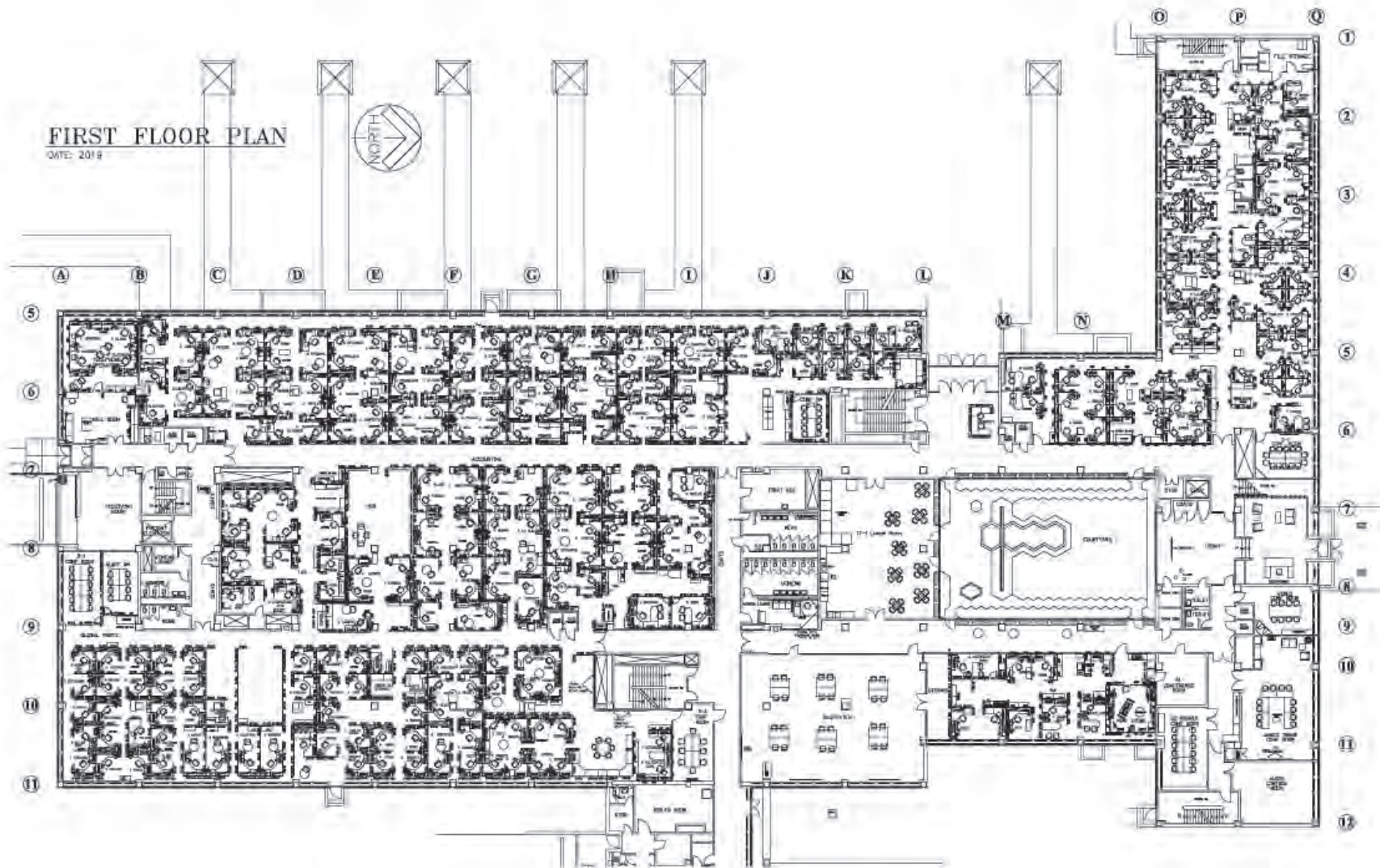
floor
PLAN

GROUND FLOOR



floor
PLAN

FIRST FLOOR

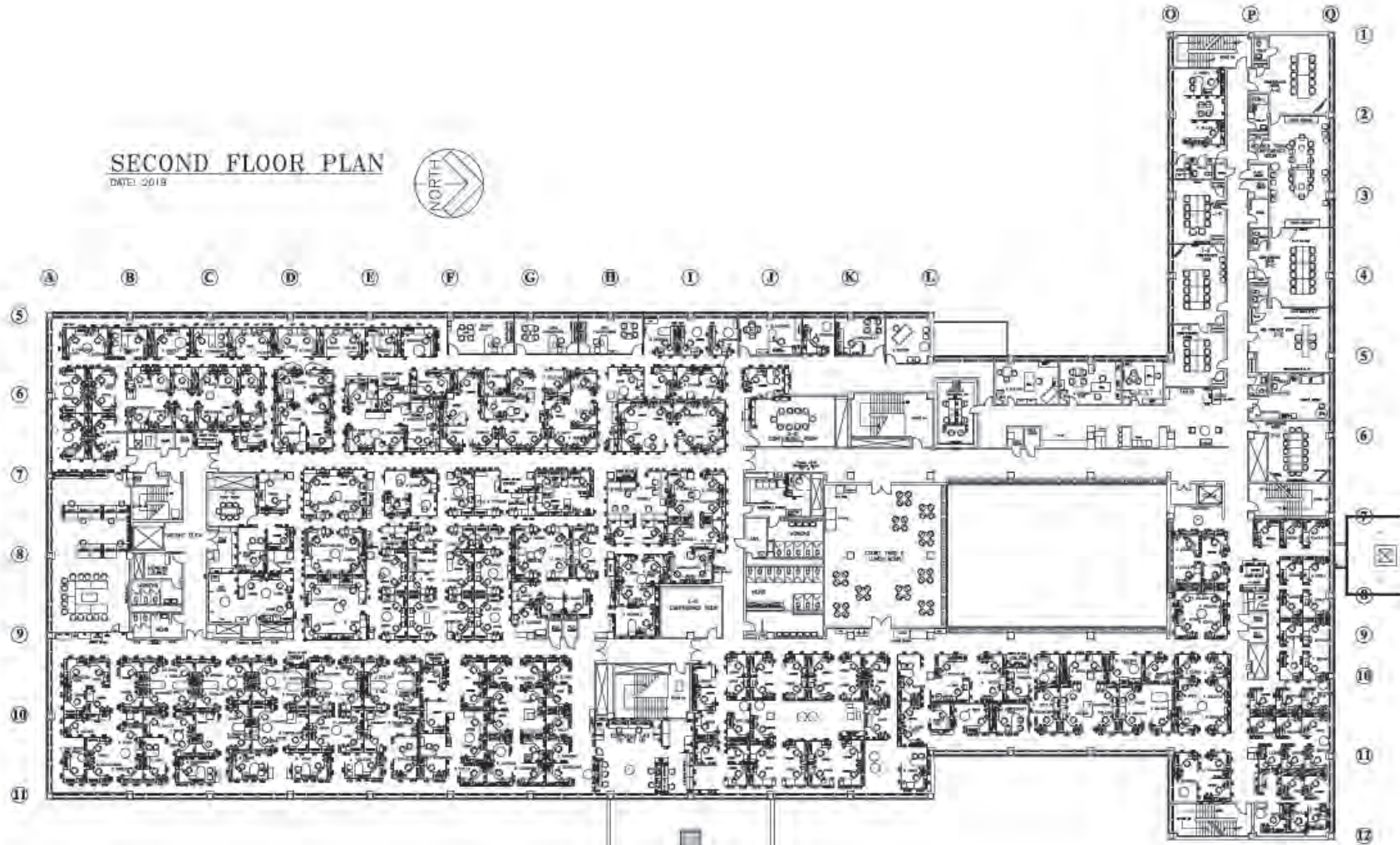


floor
PLAN

SECOND FLOOR

SECOND FLOOR PLAN

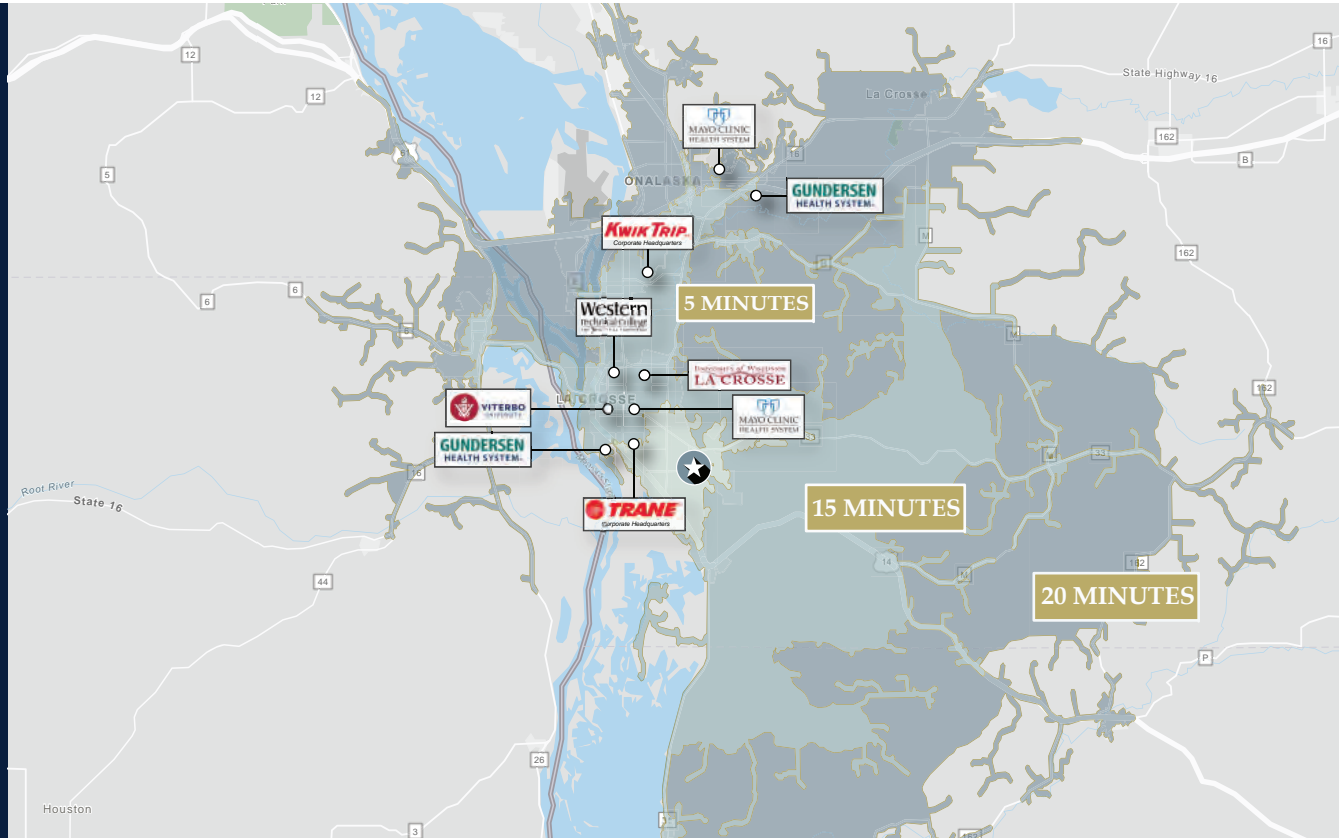
DATE: 2013



DEMOGRAPHICS



The La Crosse office market has remained stable in recent years with a steady demand for space. With over 3.3M square feet of inventory, the market has shown rental rates continuing to rise with vacancy rates below 5%. Many factors contribute to these strong numbers including its extremely diverse job market, low cost of living, transportation hub and overall quality of life.



TRAFFIC COUNTS

	Annual Average Daily Traffic
Pammel Creek Road	2,000
State Road 33	10,000
US Hwy 14	18,800

AREA PROFILE

	5 MINUTES	15 MINUTES	20 MINUTES
2022 Population	10,791	58,278	93,682
Daytime Population	13,332	72,986	108,536
Average HH Income	\$78,258	\$72,595	\$80,356

OFFICE AND LAND OPPORTUNITY

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