

ALL FIELDS DETAIL



MLS # 22502235
Class Commercial/Industrial
Type Real Estate for Lease
Area Stevens Point
Asking Price \$22
Lease Price 21.27 PSF
Address 1265 MAIN STREET
Address 2 Suite 101
City Stevens Point
State WI
Zip 54481
Municipality Stevens Point, City of
Status Active

Sale/Rent For Rent
Present Use Office
Building Sq Ft 20001+
Waterfront No
Land Sq Ft 10001-20000
of Buildings 1



GENERAL

Agent	MANCHESKI & ASSOCIATES, INC. - Phone: 715-498-9197	Listing Office 1	FIRST WEBER - Local: 715-341-6688
Listing Agent 2	HEIDI MANCHESKI - Phone: 715-498-9197	Listing Office 2	FIRST WEBER - Local: 715-341-6688
Total Sq Ft	1450	# of Stories	3
Lot Size	88x280	Age	18
Year Built	2007	County	Portage County
Tax PIN #	240832202718	FC	No
SS	No	Sq Footage Office:	1,450
DBA	Executive Place at Point	Limited Service	No
Owner Name	Executive Place Point LLC	Listing Date	5/28/2025
Expiration Date	5/28/2026	EXA: Y/N	N
EXC: Y/N	N	Listing Is Primary In	Central
Update Date	12/9/2025	Status Date	5/28/2025
HotSheet Date	5/28/2025	Price Date	5/28/2025
Input Date	5/28/2025 3:45 PM	Associated Document Count	1
Original Price	\$22	IDX Include	Yes
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Broker has Trust Account	YES	Old MLS Number	22502235
Originating MLS	WIREX_CWBR	Cumulative DOM	195
Cumulative DOMLS	195	Geocode Quality	Exact Match
Picture Count	13	Days On Market	195
Input Date	5/28/2025 3:45 PM	Update Date	12/9/2025 1:43 PM
WIREX Listing Key	803889948392	WIREX Original MLS #	0
Floor Plans Count	0		

FEATURES

CONSTRUCTION Brick	COOLING Central	LOCATION Business District	LEASE TYPE Gross
OCCUPANT Vacant	MISCELLANEOUS Gas Hot Water Heater	WATER/WASTE Municipal Water	Multiple Years
PARKING Assigned Municipal Street Parking	Utility Separate Meter	POSSIBLE USE Office	Renewal Options
HEAT TYPE Forced Air	Elevator		TENANT PAYS Electric
FUEL TYPE Natural Gas	Fire Stairs		ELECTRICAL/COMMUNICATIONS Fiber Optic Access High Speed Internet Acces
	Fire Alarm		
	Fire Escape		
	Sprinkler System		
	Security Lighting		
	Security System		
	Janitorial Service		
	High Traffic Location		
	Handicap Access		
	High Visibility		
	Landscaped		
	ADA Compliance		
	Smoke Detectors		

FINANCIAL

Directions Downtown Stevens Point

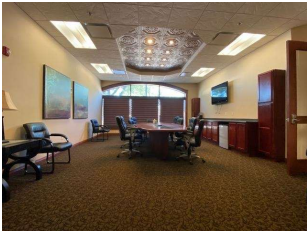
REMARKS

Remarks An 1,450 Square Foot suite at "The Executive Place" on the 1st floor is For Lease on Main Street, Downtown Stevens Point, USA. A High End Class A office suite. The suites are in move in condition with a high end professional build out. The building has Great professional curb appeal. A modified gross lease at \$21.27 per square foot plus CAM per month for the commercial restrooms off the hallway.

ADDITIONAL REMARKS

Additional Remarks Everything is included in the rent except for heat, electric, air conditioning, phone, internet service, dumpster & recycling, and Janitorial in suite. Owner pays taxes, snow removal and landscaping care, all HVAC, water and sewer. Owner pays electricity in common areas also. Locally owned and managed. Internet Cat-5 in building. Lease terms 3 to 5 year with options for additional 5 year renewals. Lease to increase 3% per year after the first year.

ADDITIONAL PICTURES



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