

**FOR LEASE | OFFICE / RETAIL**

## **Evergreen Plaza**

2547 State Hwy 35 | Luck, Wisconsin 54853



Conveniently located on State Highway 35 and State Highway 48, Evergreen Plaza is a retail and office space with high visibility and ample parking. It offers flexible plug and play office(s) and retail spaces.

### **Property Features**

- Highly visible location along State Highway 35
- Large suite with multiple office spaces and / or single offices
- 1,700 - 3,000 square feet available

### **Contact Us**

ERIC DUEHOLM  
Partner

651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

Full Property Information at:  
[evergreen35.com](http://evergreen35.com)

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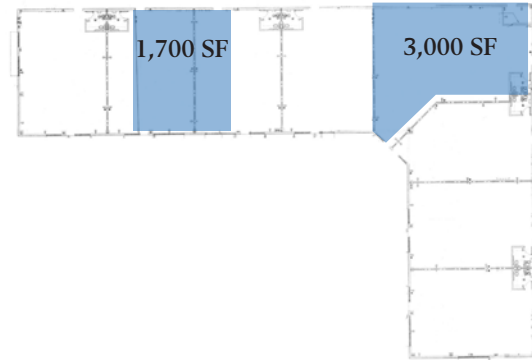
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## Property Overview

- Offices
- Large multi-office - 3,000 SF
  - 2 small office areas can be leased separately
- Retail / Potential office
- Ample parking
- \$12.00 PSF Net Rental Rate
- \$1.85 PSF Tax and CAM



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**Office Spaces** - 3,000 SF - Estimated initial monthly rent of \$3,460



Front entrance view - multi-office on the left with office with reception area on the right



Reverse front entrance view - small, single office with window and glass door bringing in plenty of natural light



Office with reception area - reception to office



Office with reception area - office to reception

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Reception and open cubicle work spaces



Reception with view to conference room



Conference room / break area



One of two private offices



2nd of two private offices



Shared restroom

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## Retail or Potential Office Space

- 1,700 square feet
- Initial estimated monthly rent of \$1,960
- Landlord will construct a new restroom as part of the lease



Plenty of natural light and storefront presence



Preexisting shelf walls



Storage room with wide door to back parking lot



Outside view

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*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

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