

# 100 North Main

## Retail and Office Center

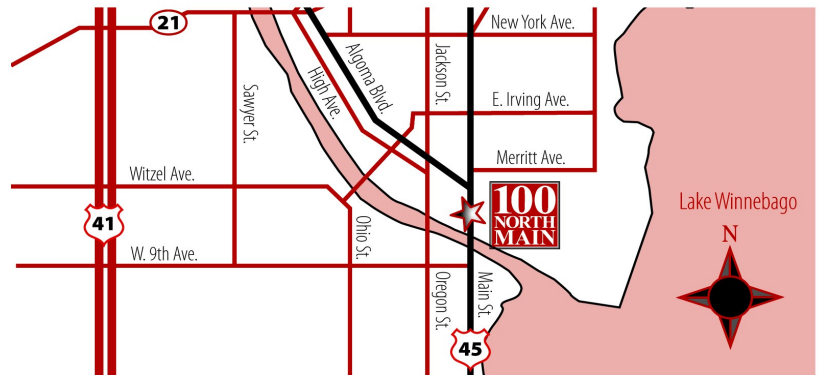


### 100 North Main Street Suite 102 Oshkosh, WI 54901

- **3,412 square feet of Prime First Floor Office Space**
- **\$17.00/SF/Year Gross Rent**
  - **+ Gas & Electric**
  - **Owner pays CAM, Taxes, insurance, and water**
  - Generous Parking
  - High Traffic Volume and Visibility (Approx. 18,000 vehicles/day per WisDot data)
  - On-Site Building Management
- Located off Hwy 45 and just 5 minutes from Hwy 41
- Over-Sized Windows, Awnings and Custom Signage for maximum exposure
- Quality Construction: Steel and Concrete with Sprinkler System
- Across from the Oshkosh Convention Center
- Walking distance to Court House, City Hall, City Executive Offices, Banks, Restaurants, Shopping and Entertainment

For more information or to view the space contact:

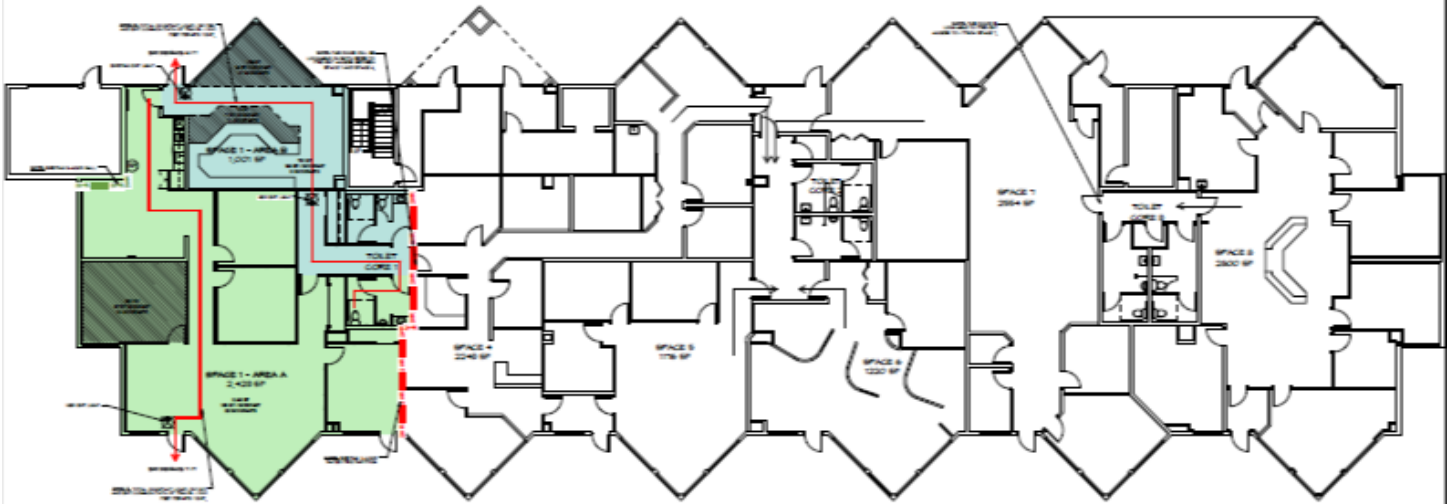
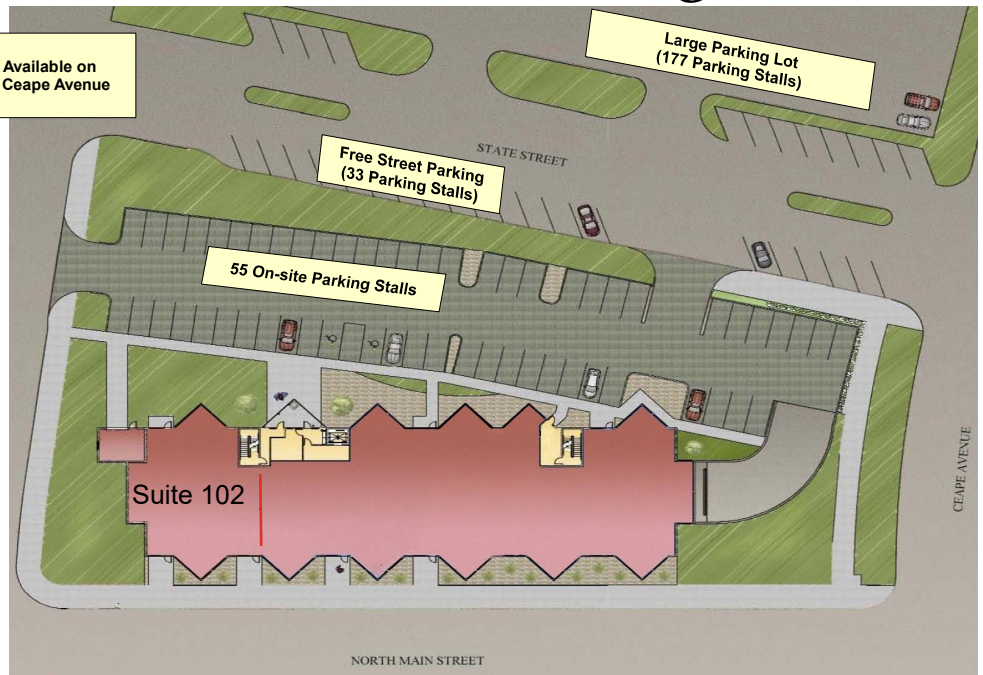
**Joe Wnuk**  
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For Lease by Owner

# 100 North Main Site Drawings

- Generous Parking Available
  - On-site parking
  - Street parking
  - City lot parking



Also Available for Commercial Tenant Use:

- Building Community Room and Roof Top Terrace – great for company parties, meetings, customer appreciation gatherings.

Note: Artist's renderings are for presentation purposes only. Information presented is believed to be accurate but not guaranteed.