



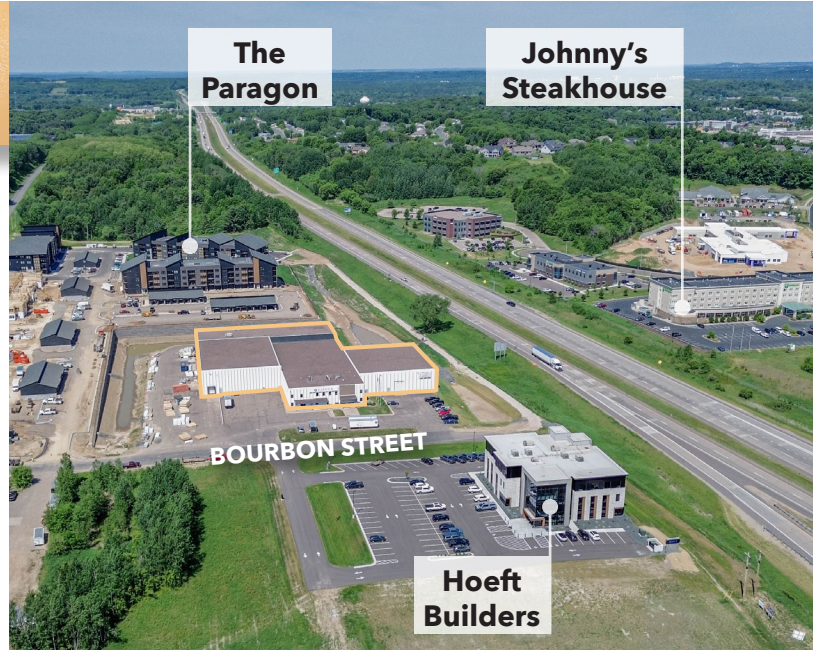
Amber Cernohous

BROKER
ULTRA COMMERCIAL REALTY
(715) 495-2785
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4740 Bourbon Street

3,170 - 68,000 SF
SPACE AVAILABLE IN
EAU CLAIRE, WI 54701

Discover your business's new home with up to 68,000 SF along I-94 in Eau Claire. Enjoy unparalleled visibility and capitalize on strong traffic in this rapidly growing area. Perfect for expanding enterprises, this prime location offers easy access and high exposure, ensuring your business stands out. Don't miss out on this opportunity and contact us today!



The Paragon housing development under construction, adding 305 doors

I-94 Vehicles Per Day
30,000 (as of 2024)

PROPOSED FUTURE CONNECTIVITY PLAN

*****For Additional Consideration:** Future D.O.T. plan in place to connect Oakwood Mall area to development area with bridge access over I-94

NEW Hoefft Builders HQ
across Bourbon St.

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HIGHLIGHTS

- ✓ Immediate I-94 visibility and access.
- ✓ Placement within the newer Sevens/Keystone Crossing corporate corridor.
- ✓ Proximity to major hospitality assets including Holiday Inn Eau Claire South I-94 by IHG and Candlewood Suites Eau Claire I-94 by IHG.
- ✓ Nearby corporate offices, contractors, healthcare users, and regional-service businesses.
- ✓ Less than 10 minutes from downtown Eau Claire's arts and entertainment district.
- ✓ Over 100,000 residents within 10 miles.
- ✓ Oakwood Hills is the strongest area for office space in the Eau Claire market

PROPERTY FACTS

Building Height	2 Stories
Clear Height	Up to 27' Side Walls
Power	800 Amp 3-Phase 480V
Year Built	1979

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UPDATED 06/21/26
REVISION 1.0

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