

PROPERTY FOR LEASE

3115 Oak Knoll Drive

Eau Claire, WI 54701

JAMES FEDIE

LISTING AGENT

715-577-6586



TRILLIUM
COMMERCIAL REALTY

 715-514-0201

 TrilliumCommercial.com

 1711 S. Hastings Way Eau Claire, WI



SPACE FOR LEASE

3115 Oak Knoll Drive

Eau Claire, WI 54701



Address	3115 Oak Knoll Drive Eau Claire, WI
Building Size	7,760 SF
Year Build	1994
Occupancy	Vacant
Zoning	Commercial
Parking	Paved Surface
Price	Negotiable



3115 OAK KNOLL DRIVE, EAU CLAIRE, WI

EXECUTIVE SUMMARY

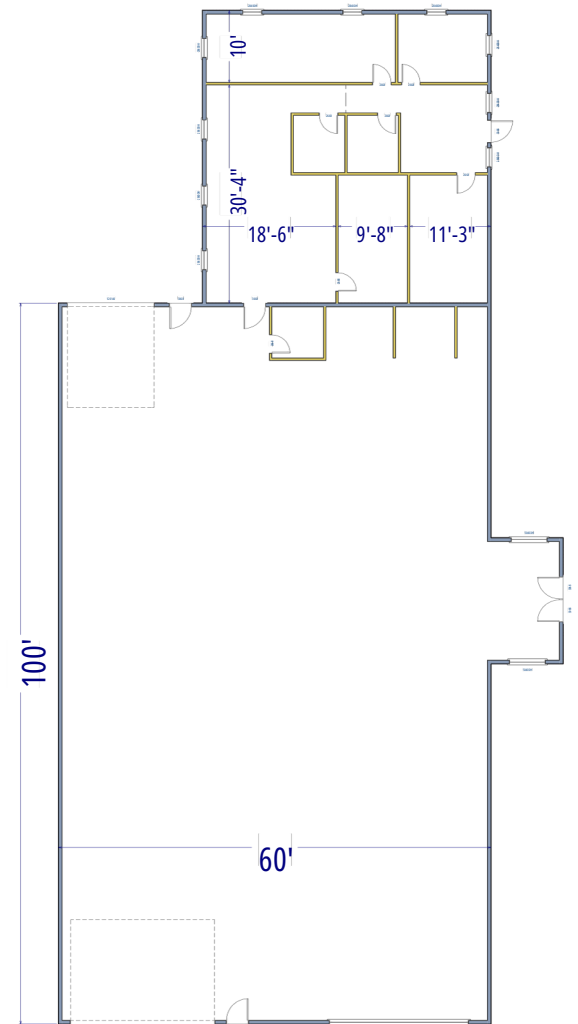
SPACE FOR LEASE

Great location with high visibility and traffic exposure on the corner of I-94 and Hwy 93. Main section of building is 60'x100' and yields large glass fronts, vestibule entrance and 15' ceiling height. Large 20x14 and 12x14 access doors. Has two open offices and restroom. Additional 40'x40' office space featuring two more restrooms, 3 offices, showroom, and two storage rooms. Well-built block building updated 6 years ago with insulation, siding, lighting, and Heating. Large paved parking area with plenty of acreage for expansion. Office, Retail, light industrial, or any combination for uses. Building is easily subdivided for multiple tenants. Owner occupied, owner and tenant, or a great investment piece, don't miss out on this opportunity.



OVERVIEW

- Excellent visibility with strong traffic exposure
- Expansive lot with room for future expansion or potential additional building site
- Recently updated building systems and finishes
- Oversized overhead doors for convenient access
- Open showroom or flexible collaboration space



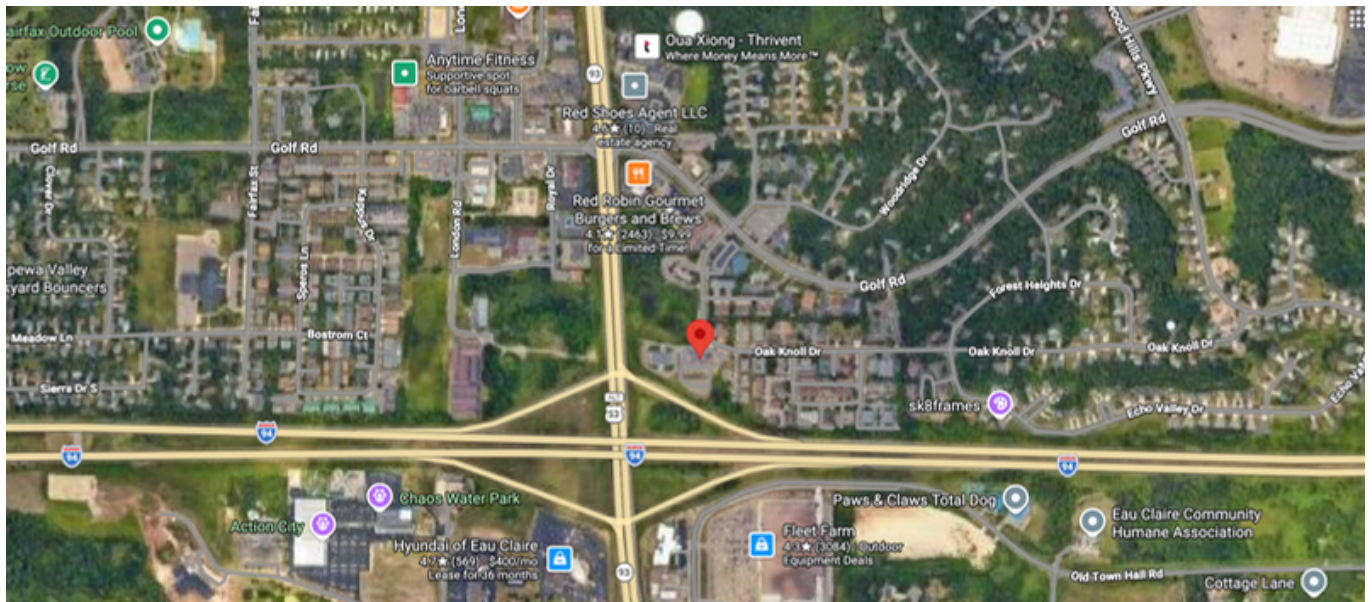
LOCATION

3115 OAK KNOLL DRIVE, EAU CLAIRE, WI

3115 Oak Knoll Drive is strategically positioned near the I-94 and Highway 93 interchange, providing excellent visibility and convenient access to Eau Claire and the greater Chippewa Valley. The location offers strong connectivity for customers, employees, deliveries, and regional business operations.

LOCATION HIGHLIGHTS

- Immediate access to Interstate 94
- Prominent location near Highway 93
- Excellent regional accessibility
- Convenient access to Eau Claire's primary commercial corridors
- Near the Oakwood Mall / Golf Road retail district
- Strong mix of surrounding retail, hospitality, restaurants, and services
- Easy access for customers, employees, and commercial vehicles
- Approximately 5 miles from Downtown Eau Claire
- Convenient connection to Highway 53
- Positioned within the greater Eau Claire–Chippewa Falls commercial market



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Before negotiating on your behalf, the brokerage firm or an agent associated with the firm is required to provide this disclosure statement. As a customer of the brokerage firm, you are not being represented by the firm as a client. The firm may act as an agent for another party in the transaction or as a subagent of another firm. However, when providing brokerage services to you, the firm and its agents owe you certain duties under Wisconsin law.

DUTIES OWED TO CUSTOMERS

When providing brokerage services, the firm and its agents must:

- Provide brokerage services fairly and honestly.
- Exercise reasonable skill and care in providing services.
- Provide accurate information about market conditions within a reasonable time if requested, unless prohibited by law.
- Disclose in writing any known Material Adverse Facts about a property, unless disclosure is prohibited by law.
- Protect your confidential information, unless disclosure is required by law.
- Safeguard funds and property held by the firm or its agents.
- Present all written proposals objectively and without bias, including disclosing the advantages and disadvantages of proposals.

This disclosure is provided for informational purposes only and is required by Wisconsin law. If you need legal, tax, inspection, or other professional advice, you should consult the appropriate professional.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The brokerage firm and its agents will keep confidential any information you provide that a reasonable person would want to remain private, unless:

- Disclosure is required by law.
- You authorize the firm to disclose the information.

The firm will continue to maintain confidentiality even after it is no longer providing brokerage services to you.

INFORMATION REQUIRED TO BE DISCLOSED BY LAW

Certain information cannot remain confidential and must be disclosed, including:

1. Material Adverse Facts as defined by Wisconsin law.
2. Information known by the firm or its agents that contradicts information contained in a written inspection report or other property-related reports.

DEFINITION OF MATERIAL ADVERSE FACTS

A Material Adverse Fact is an adverse fact that a party indicates is significant, or that a competent real estate professional would recognize as significant to a reasonable party. Such information could affect a party's decision to enter into a transaction or influence the terms of a contract or agreement.

A Material Adverse Fact may also include a condition or occurrence that significantly impacts the value of a property, reduces the structural integrity of improvements, presents a significant health risk to occupants, or indicates that a party to the transaction may be unable or unwilling to meet contractual obligations.

NOTICE ABOUT SEX OFFENDER REGISTRY

Information about Wisconsin's Sex Offender Registry may be obtained through the Wisconsin Department of Corrections.

Individuals may access registry information online or by contacting the Department directly.

No representation is made regarding the legal validity or adequacy of any provision in a specific transaction.

TEAM TRILLIUM



715-514-0201

TrilliumCommercial.com

1711 S. Hastings Way Eau Claire, WI



Scott Knepper

715-563-3311



Jake Tanner

715-456-5923



James Fedie

715-577-6586



Jason Vance

715-215-1626



Andrew Pathos

715-828-7852