

# 601 Buffalo Professional Building

601 Buffalo St, Manitowoc, WI 54220



Presented By:  
Choice Commercial Real Estate, LLC



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## Property Details

Professional office building space for lease. Main and upper-level lease space. Property provides a built-in receptionist area, public waiting area, 13 multiple private rooms, storage area, break room on the main level and 5 private office spaces, large conference area on upper level. handicapped accessible, ample parking area in front and in the rear of the building, exterior signage, Lease rate \$12.00 sq. ft. per year modified gross lease. (Negotiable based on tenant need)

Inclusions: Some office furniture and some trade fixtures included if desired.

Exclusions: Landlord will remove any fixtures and furniture currently in place that tenant would not want included.

### Price: \$13.00 /SF/YR

- Central Business district
- Large customer and client parking
- Open Floor plan with private examination room and private offices

View the full listing here: <https://www.loopnet.com/Listing/601-Bufferlo-St-Manitowoc-WI/15046596/>

Rental Rate:	\$13.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area	6,768 SF
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Year Built:	1982
Walk Score ®:	76 (Very Walkable)
Rental Rate Mo:	\$1.08 /SF/MO

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## Listing space

### 1st Floor

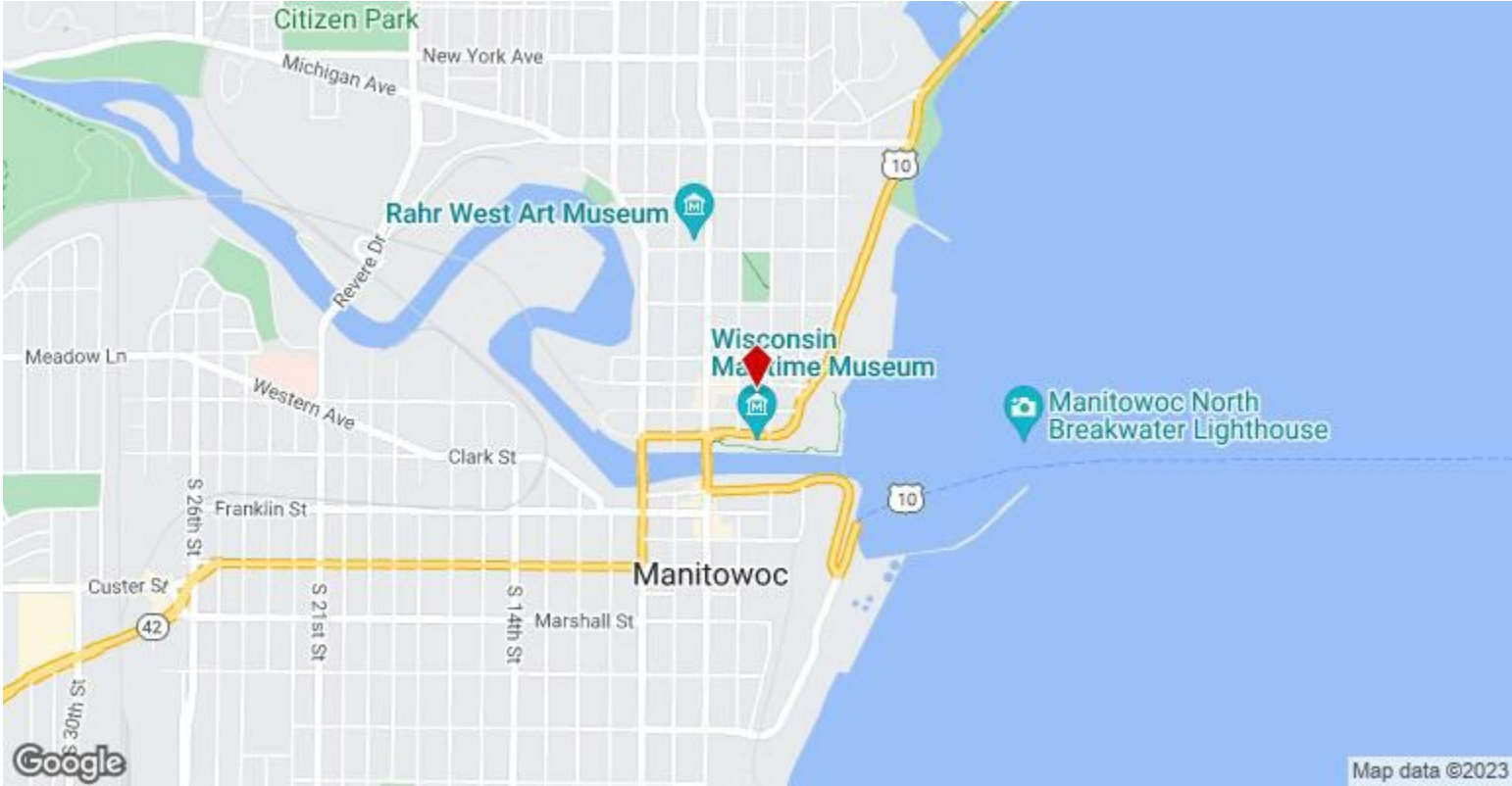
Space Available:	6,768 SF
Rental Rate:	\$13.00 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Healthcare
Space Type:	Relet
Space Use:	Medical
Lease Term:	Negotiable

Open Plan with private offices and exam rooms with public waiting area, reception area, private offices, conference room, central heating & air conditioning, fully carpeted,

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## Location



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## Property Photos



Main Front Photo



Signage Included

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## Property Photos



East View of building & yard



Front & South Side View

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## Property Photos



Back View of Building & Parking Area



Front & North Side View

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## Property Photos



North Side view of building



Main Entrance

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## Property Photos



Main Waiting Area in front



Reception Area Photo

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## Property Photos



Main Reception Desk



Main Reception Desk Area

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## Property Photos



Main Reception Desk



Reception Area

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## Property Photos



Waiting Area



Upper Level Area View

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## Property Photos



Upper Level Room



Upper Level Storage Room

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## Property Photos



Upper Level View to individual office spaces



Private store room

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## Property Photos



Main Level Floor Plan



Upper level Floor Plan

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