

FOR SALE

 1110 OAK RIDGE DR, EAU CLAIRE, WI 54701

MEDICAL/PROFESSIONAL BUILDING

This beautiful Class A medical office building is offered for sale, presenting an excellent opportunity for an owner-occupant or investor. The property includes two separate office spaces, allowing a buyer to operate their own practice or professional firm in one suite while leasing the second suite for additional income.

The current medical practice may remain in its existing space through a leaseback arrangement, providing an immediate tenant and potential income stream for the new owner.

Strategically located near the Marshfield Clinic's new campus, University of Wisconsin-Eau Claire, Chippewa Valley Technical College, and Mayo Clinic Health System's Clairemont campus, the property offers exceptional visibility, accessibility, and proximity to major healthcare and educational institutions.

This is a unique opportunity to acquire a high-quality medical office building with flexible occupancy and investment options.

DETAILS

- **9,536 SQFT**
- **\$177/SQFT**
- **CLASS A**
- **TENANT LEASE BACK**
- **TWO SEPERATE OFFICE SPACES**

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
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Jason Vance
715-215-1626



Andrew Pathos
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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.

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