

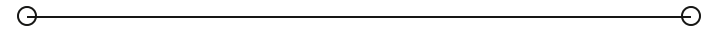


**FOR LEASE**

# Office Space at Baldwin Marketplace

**2570 GRACIE DRIVE**

Baldwin, WI 54002



**PRESENTED BY:**

**EDWARD RUPP**

Phone: 952.820.1634

[edward.rupp@svn.com](mailto:edward.rupp@svn.com)



 **SVN | NORTHCO**

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>CAM/TAX (2025):</b>	\$7.35/SF
<b>NUMBER OF AVAILABLE SUITES:</b>	1
<b>AVAILABLE SF:</b>	4,394 SF
<b>LOT SIZE:</b>	2.645 Acres
<b>BUILDING SIZE:</b>	11,520 SF
<b>PROPERTY WEBSITE:</b>	northco.com

### PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 2570 Gracie Drive, Baldwin, WI, 54002 ("Property"). This meticulously maintained property boasts modern amenities and versatile spaces designed to elevate your business operations. With a strategic location and ample parking, the Property offers unparalleled accessibility for both employees and clients. The well-appointed interiors provide a professional environment conducive to productivity and growth. Tenants will appreciate the convenience of nearby dining options and retail centers, as well as the tranquil surroundings. Join a thriving community of businesses and unlock the potential of this prime commercial space.

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## PROPERTY DETAILS

<b>BUILDING NAME</b>	Baldwin Marketplace
<b>PROPERTY TYPE</b>	Office/Retail
<b>PROPERTY SUBTYPE</b>	Retail
<b>APN</b>	106-2074-01-000
<b>BUILDING SIZE</b>	11,520 SF
<b>LOT SIZE</b>	2.645 Acres
<b>BUILDING CLASS</b>	B
<b>YEAR BUILT</b>	2007
<b>YEAR LAST RENOVATED</b>	2024
<b>NUMBER OF FLOORS</b>	1



- ±4,394 SF turnkey office space for lease
- Currently built out as office space which features a reception area, four private offices, cubicle area, conference room, conference hall kitchen, two restrooms, and storage
- NNN Lease; Tenant pays utilities
- Co-tenants: Rancho Loco (Mexican restaurant), Domino's Pizza, Kiddy Country Day Care
- Great visibility from Highway I-94, which sees 38,000 VPD
- Ample parking available
- Located approximately 40 miles east of the Downtown Saint Paul in Western Wisconsin; in the Minneapolis-Saint Paul MSA

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## FLOORPLAN WITH MEASUREMENTS

### 2570 Gracie Dr- Unit 105-107

Front office reception: 20'1" x 35'3"

Office one: 11'9" x 14'4"

Conference room: 18'8" x 12'1"

Office two: 14'4" x 13'2"

Office three: 14'3" x 13'2"

Office four: 14'3" x 13'2"

Kitchen: 16'6" x 10'0"

Main cubicle area: 39'5" x 55'0"

Women's restroom: 10'7" x 13'5"

Men's restroom: 10'7" x 13'4"

Utility room and storage:  
10'7" x 10'1"

Main conference hall: 40'1" x 34'8"

**Total: 4,394 SF**



\*Please note, the room sizes are for reference only and should not be used for exact measurements.

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**ADDITIONAL PHOTOS**



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# ADJACENT PLANNED UNIT DEVELOPMENT



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## REGIONAL MAP

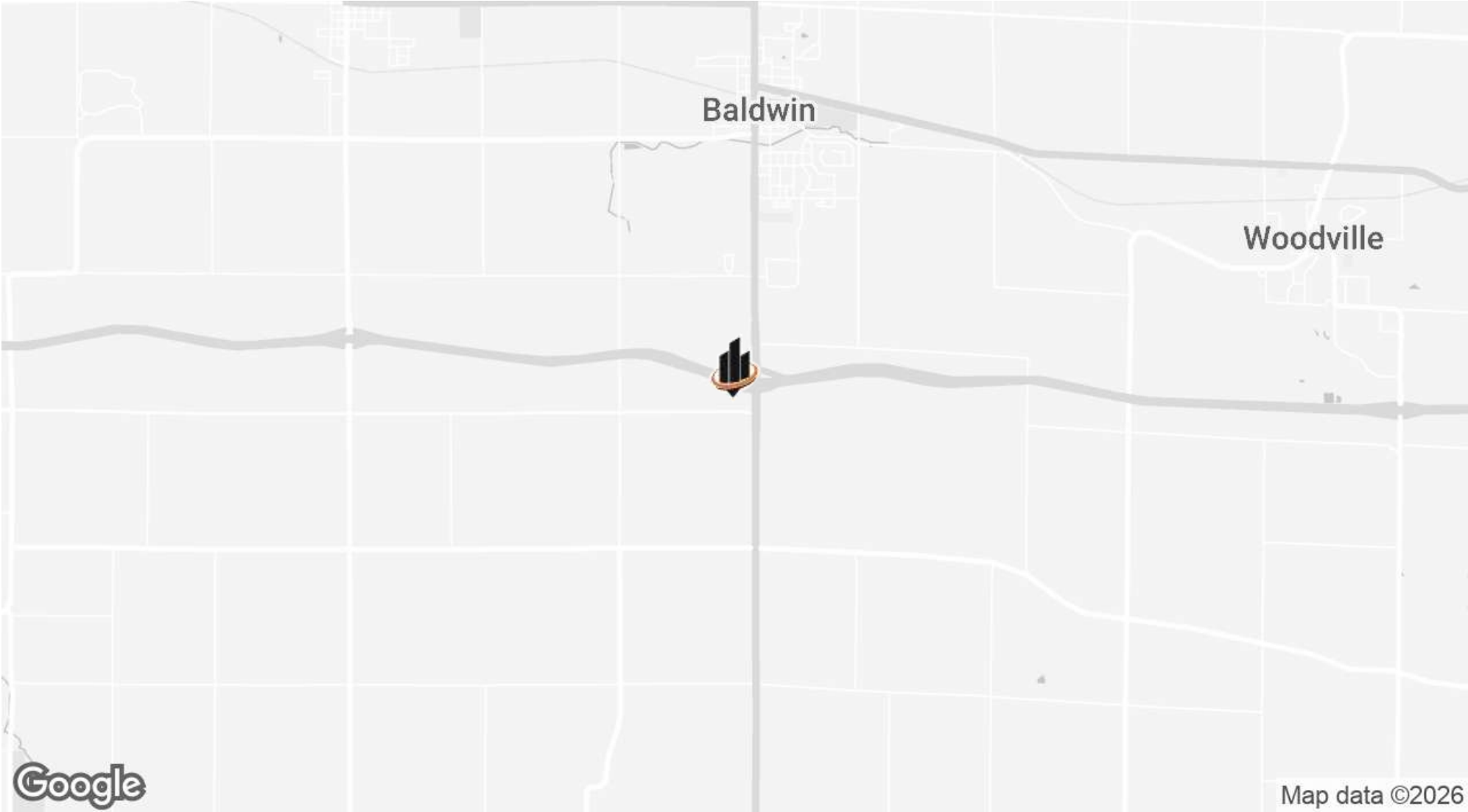


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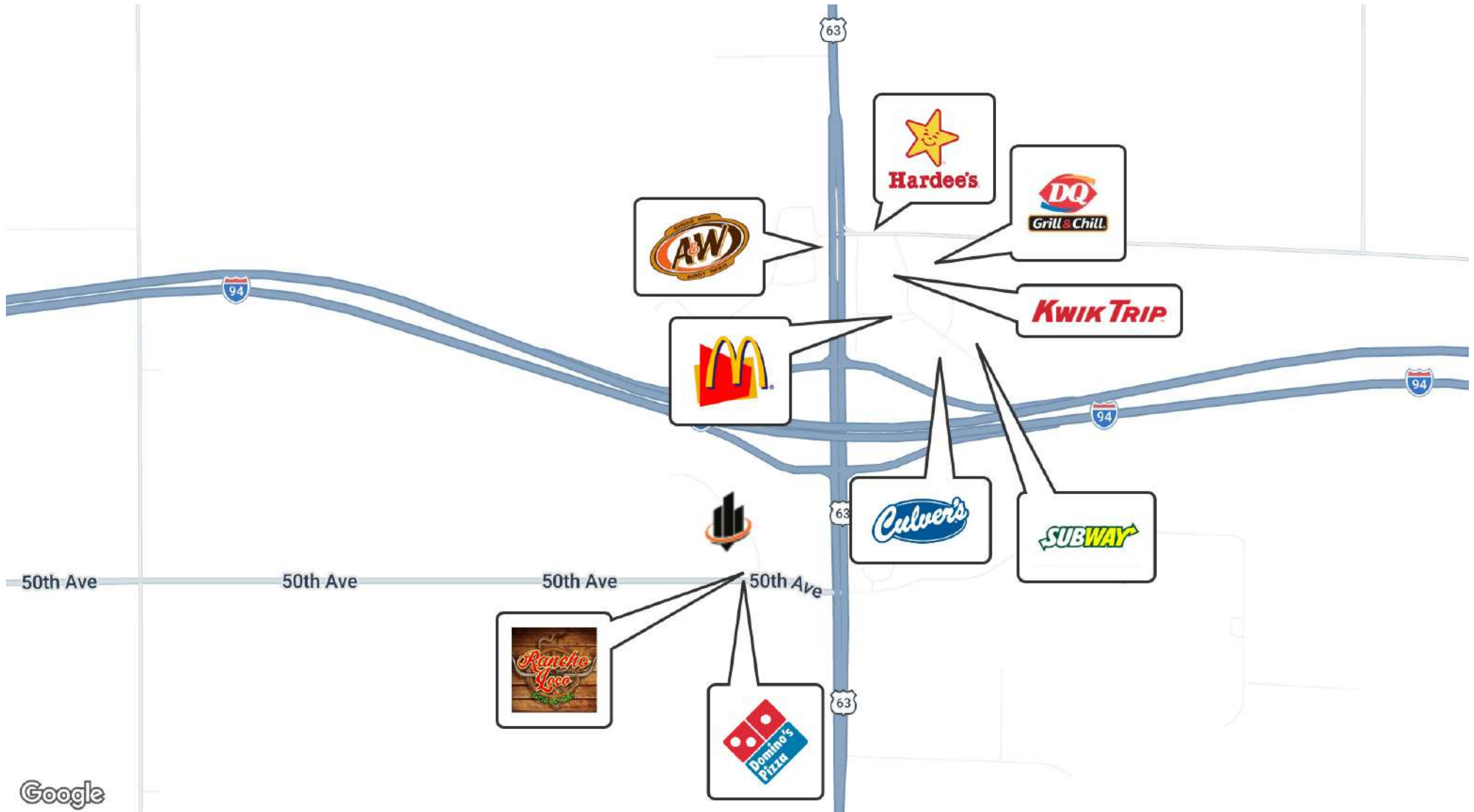
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**LOCATION MAP**



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# RETAILER MAP



Google

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**AERIAL MAP**



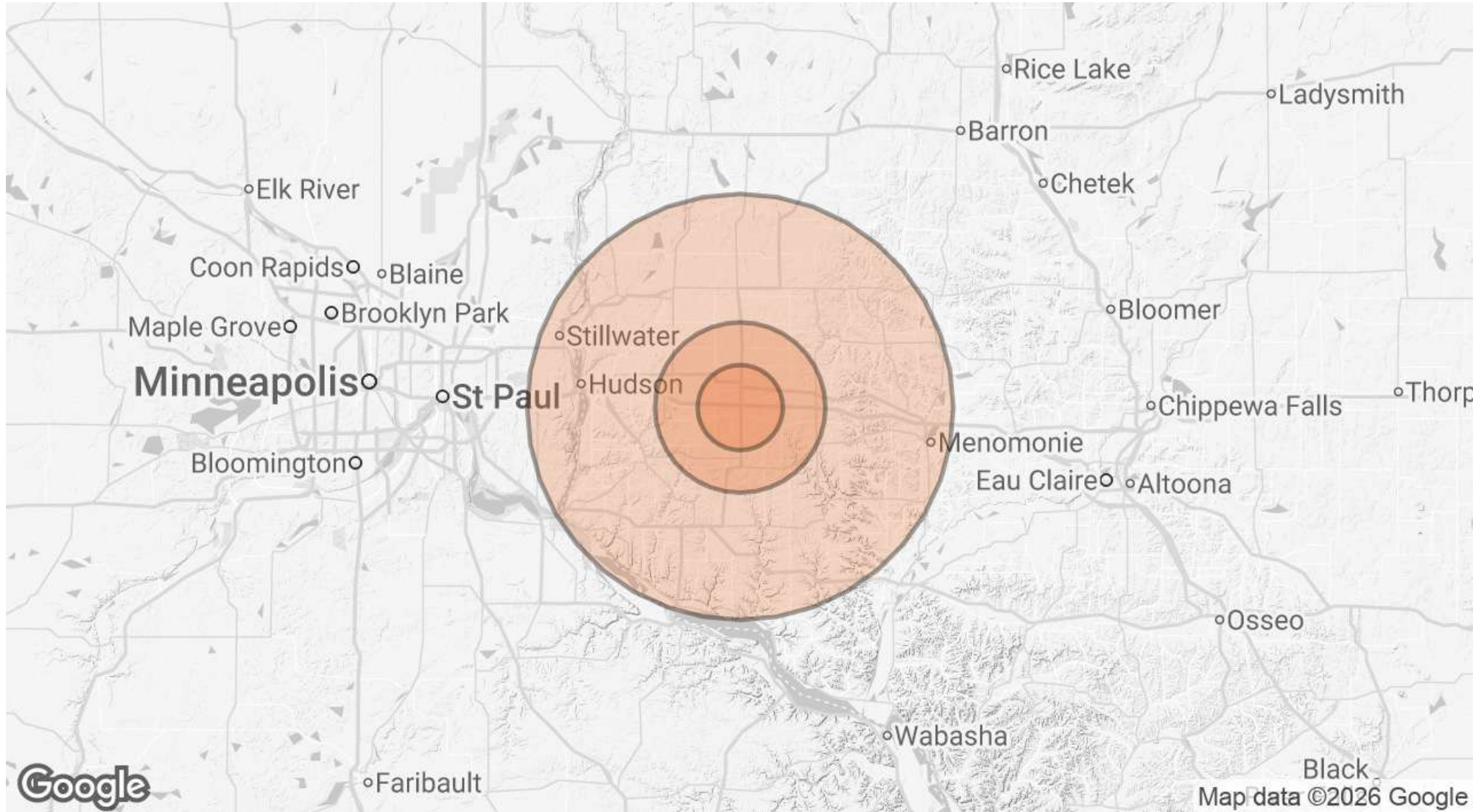
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**PARCEL MAP**



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# DEMOGRAPHICS MAP & REPORT



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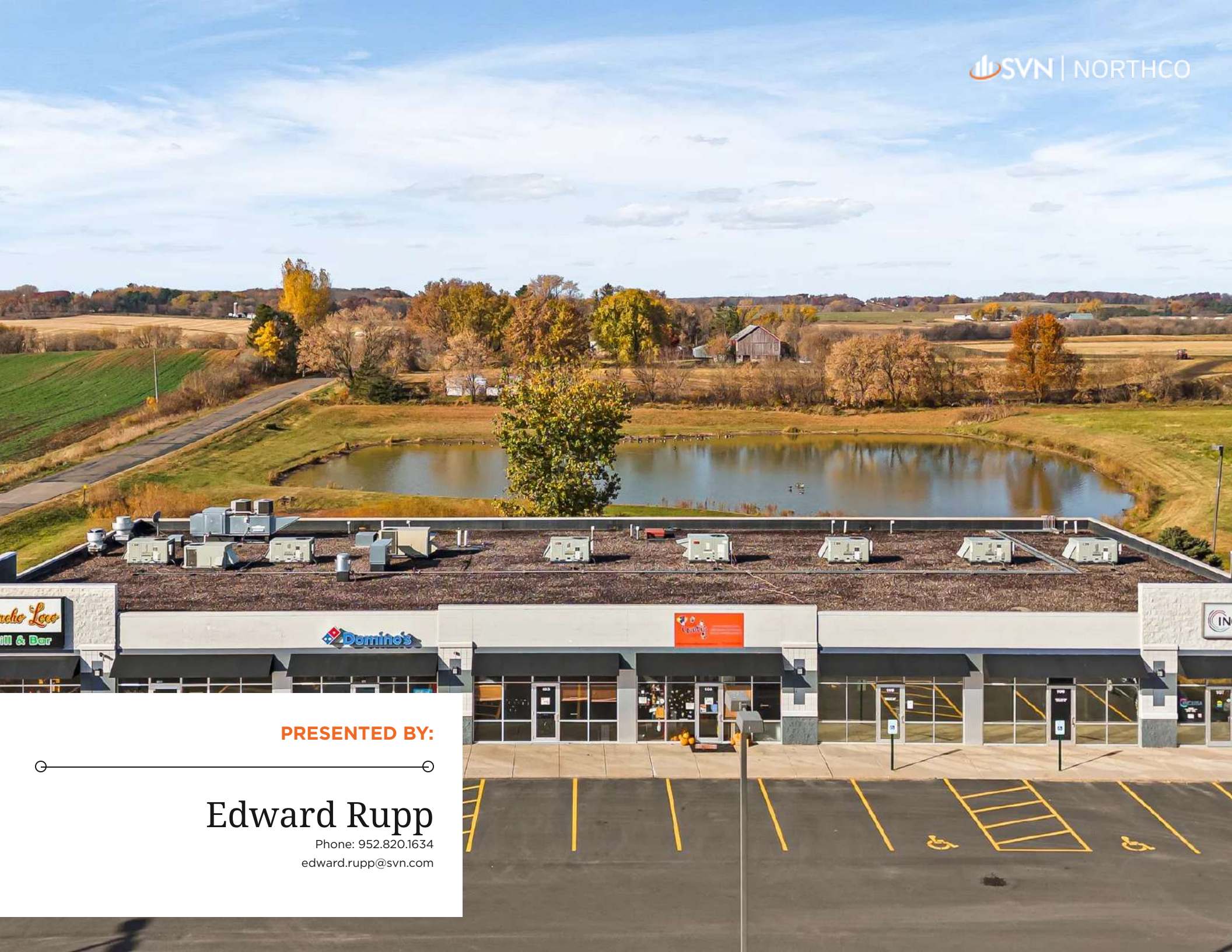
<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>25 MILES</b>
<b>TOTAL POPULATION</b>	10,406	21,655	208,887
<b>AVERAGE AGE</b>	39	40	41
<b>AVERAGE AGE (MALE)</b>	38	39	40
<b>AVERAGE AGE (FEMALE)</b>	40	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>25 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,040	8,248	80,498
<b># OF PERSONS PER HH</b>	2.6	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$100,172	\$112,456	\$123,214
<b>AVERAGE HOUSE VALUE</b>	\$279,536	\$329,374	\$391,284

*Demographics data derived from AlphaMap*

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