

## A Restaurant Opportunity at Landmark by the Rivers | La Crosse

Join the **bustle** of downtown La Crosse at the historic and vibrant Landmark by the Rivers. The Landmark is a mixed-use development with leasing opportunity for a signature restaurant.

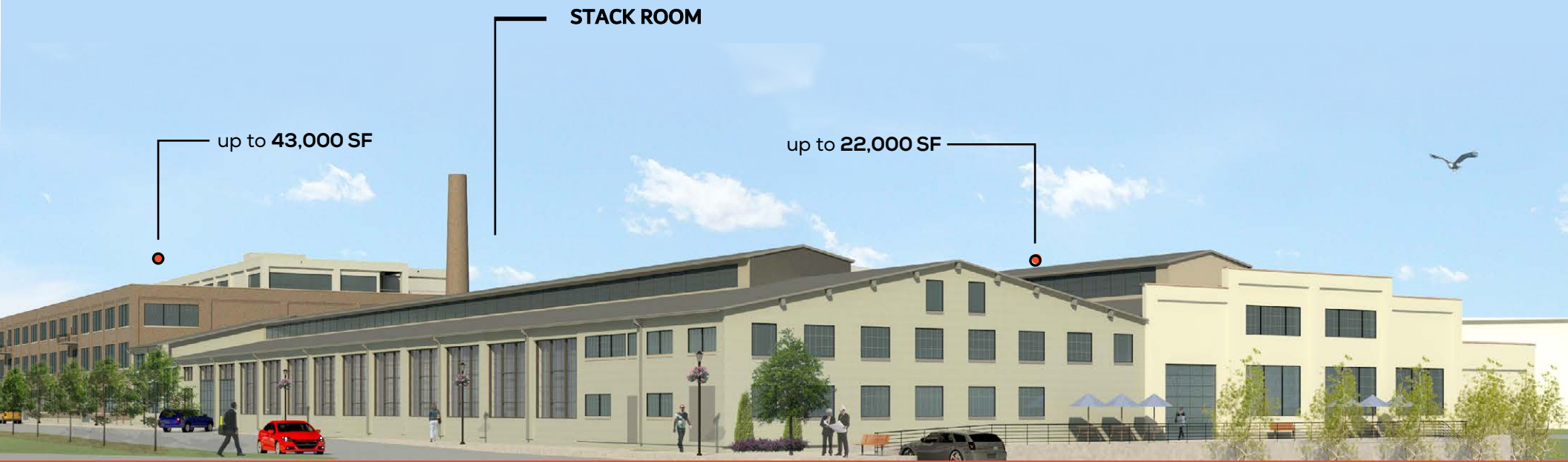
Feel **history** come alive with vintage brick, reclaimed industrial components, oversized windows, and soaring ceiling heights.



For more information, contact: CBRE MADISON +1 608 663 5445

# CBRE

# DEMOGRAPHICS



19,197



Employees  
within 1-miles

73,092



Population  
within 5-miles

31%



Bachelors degree  
or higher

Only 3.5%



Unemployment



Conceptual rendering



## THE STACK ROOM

### MENU

#### STARTERS

MAIN DINING AREA IS  
6,000 SQ FT

LOWER LEVEL FOR  
FOOD PREP, LOCKERS,  
OFFICE AND STORAGE

#### MAIN COURSE

-ICONIC SMOKE STACK  
AS FOCAL POINT

-BAR COULD  
SURROUND THE STACK

-LARGE WINDOWS  
FLOOD THE SPACE  
WITH LIGHT

#### DESERT

-\$14.00 SQ FT

-IMPROVEMENT  
ALLOWANCE

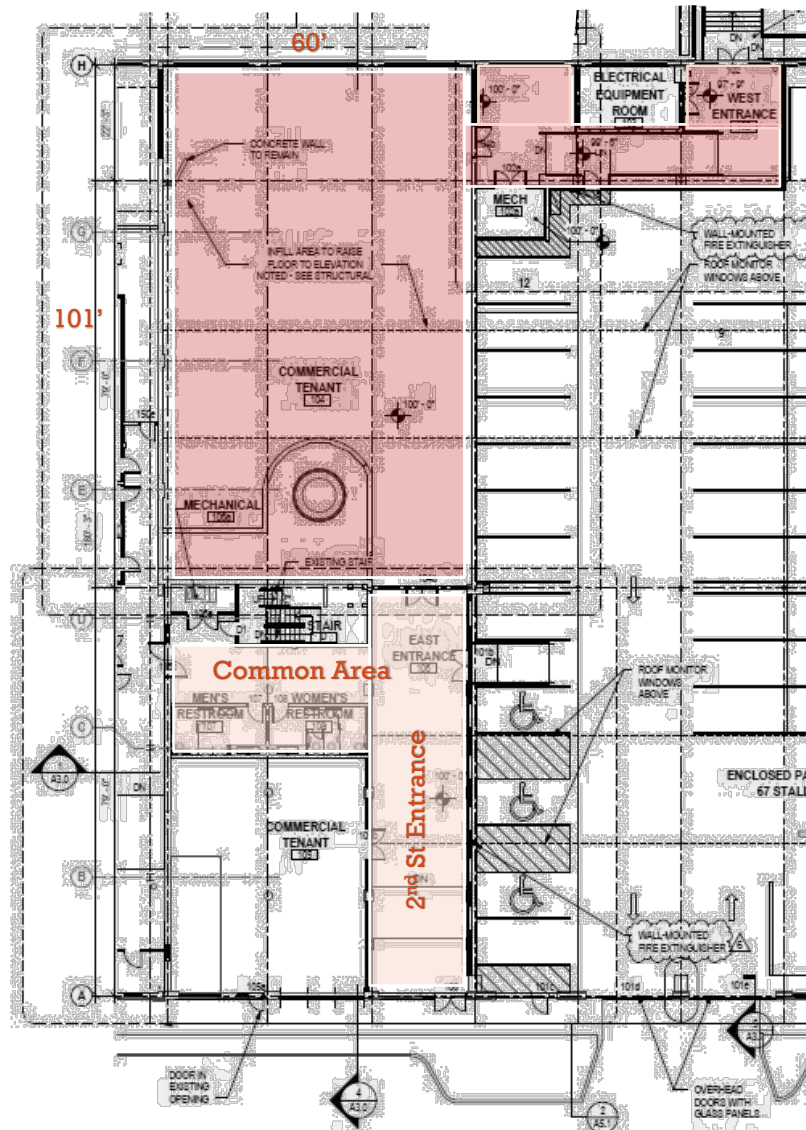
-7 YEAR LEASE

# WHICH CONCEPT IS YOURS?





## THE STACK ROOM



- Two entrances. 2nd Street and from the west parking lot
- Staircase near the stack leads to the lower level where there is a large amount of room for food prep, plating, employee lockers, office and storage
- Very tall ceiling heights - tall enough to put a mezzanine looking down into the main floor

# PRICING

Type of Space	Rental Range‡
Restaurant	\$13.00 - 14.00 NNN

‡ Dependent on contract term, tenant improvement allowance and final rate

NNN: Pro-rata share of building operating expenses (taxes, insurance and common area maintenance)

## THE MIX

**SPECIALTY SHOPS**  
COFFEE, RETAIL 1,200+ SF

**SIGNATURE RESTAURANT** 6,000 SF

**SOUTH BUILDING PROFESSIONAL**  
OFFICE SPACE UP TO 10,000 SF

**NORTH BUILDING**  
FLEX SPACE, BREWERY UP TO 22,000 SF



RESTAURANT | COFFEE



GROCERY



SPECIALTY RETAIL



OFFICE SPACE

# LOCATION

**Reimagine** your business in this character-filled space.

The transformation of these buildings promotes a place in which businesses can thrive. Enjoy a variety of clientele including urbanite locals, students, business travelers, and conference attendees. With several hotels and the convention center within three-blocks, The Landmark is sure to be a go-to destination.



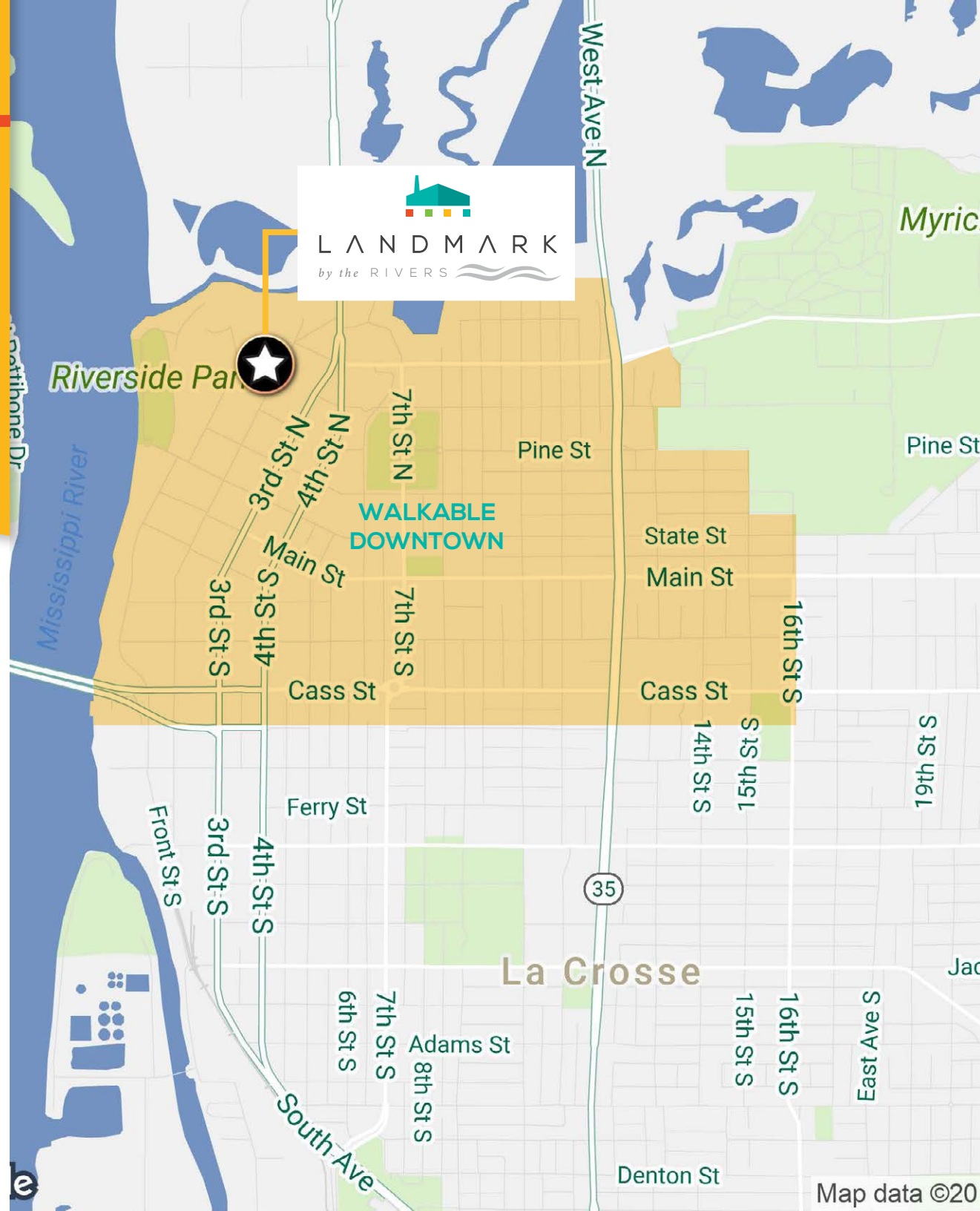
LOCATED ON THE SCENIC RIVERWALK



OVER 19,000 EMPLOYEES WITHIN 1-MILE



LANDMARK  
by the RIVERS





# THE NEIGHBORHOOD



Landark the Rivers is conveniently located downtown and just steps away from the Riverwalk.



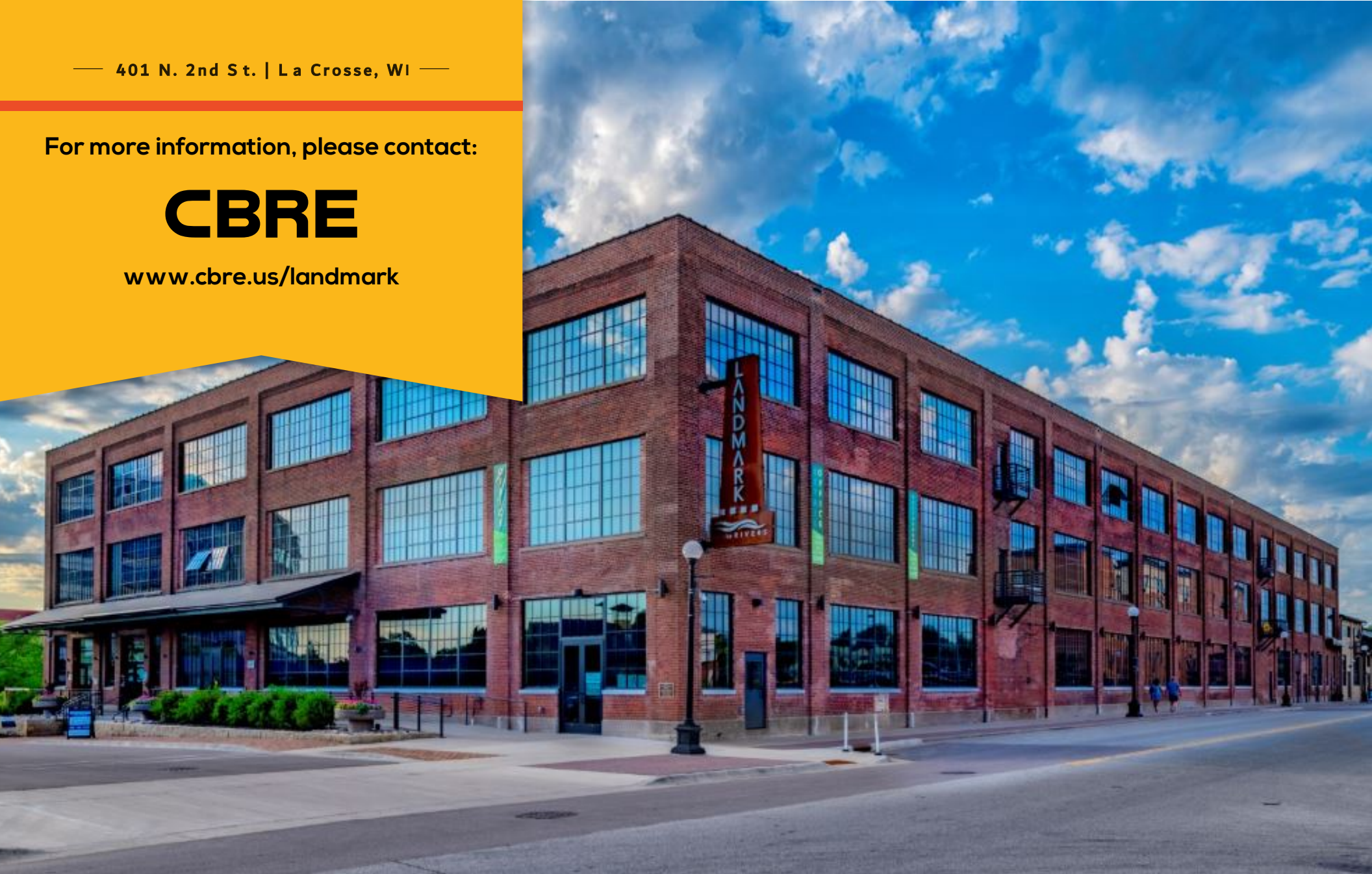
Ample Free Parking.  
No circling around in a parking ramp for a spot.

— 401 N. 2nd St. | La Crosse, WI —

For more information, please contact:

# CBRE

[www.cbre.us/landmark](http://www.cbre.us/landmark)



For more information, contact:

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# STATE OF WISCONSIN BROKER DISCLOSURE

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*
- *Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.*
- *This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.*

### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

# CBRE

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

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(Insert information you authorize to broker to disclose such as financial qualification information)

### **CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

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### **SEX OFFENDER REGISTRY**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

### **DEFINITION OF MATERIAL ADVERSE FACTS**

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.