

Belle Square

Class A Office and Amenities

For Lease



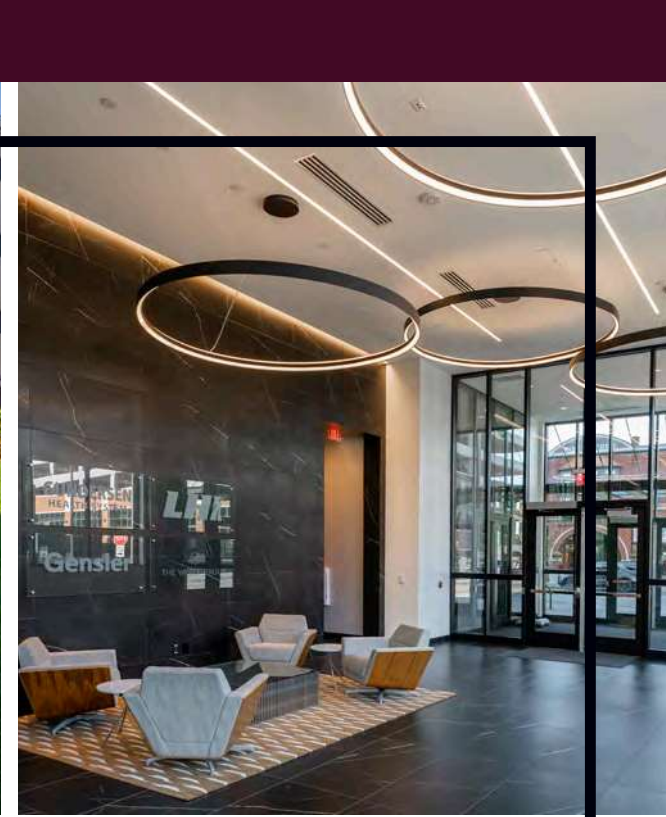
CBRE

INTRODUCTION TO

Belle Square

BELLE SQUARE OFFERS
A DYNAMIC MIX OF
RETAIL, RESIDENTIAL,
AND CLASS A OFFICE.

Built in 2017 at the center of downtown La Crosse, Belle Square offers new construction with an emphasis on sustainability, quality, and creativity. The modern office spaces at Belle Square feature flexible floor plans, high-end improvements, and convenient access to outdoor green spaces. On-site amenities include underground parking, a fitness center, a management office, and deli.



OFFICES AT Belle Square

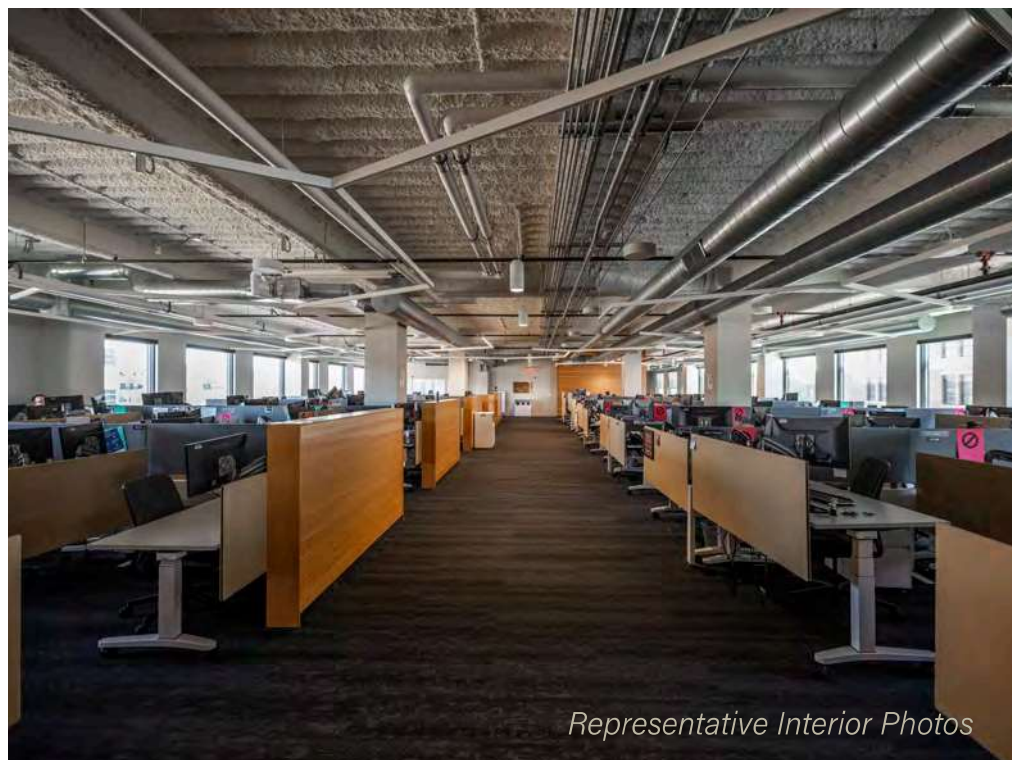
Premier Creative Office Space

Office floors feature state-of-the-art improvements, including efficient building systems, floor-to-ceiling glass walls, and private conference rooms, training rooms, and kitchenettes. Flexible floor plans offer a combination of open collaborative zones, and private meeting rooms and offices. Spaces feature high-end finishes and can be furnished for immediate plug-and-play occupancy.

Office Building Size	120,432
Available SF	Approximately 6,000 – 58,755 SF
Asking Rent	\$15.50-17.50/SF, NNN
Parking	3 stalls / 1,000 RSF Ratio Onsite Public Ramps/Lots Nearby for Additional Parking
Built	2017



Representative Interior Photos



Representative Interior Photos



OFFICES AT Belle Square

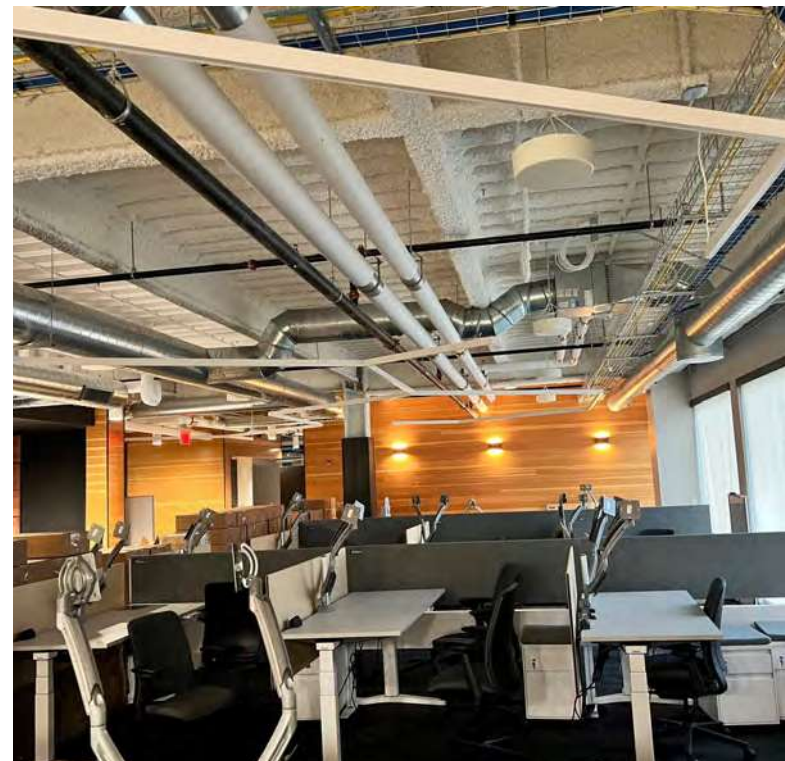
Stacking Plan

Floor 6	Office / Gunderson
Floor 5	Office / 6,000 - 19,585 SF
Floor 4	Office / 6,000 - 19,585 SF
Floor 3	Office / 6,000 - 19,585 SF
Floor 2	Office / Gensler, Weber Holdings
Floor 1	Retail / Mayo Clinic, Riverside Corp Wellness, Schuby's Neighborhood Butcher

Common area green roof patio
available on 2nd floor.

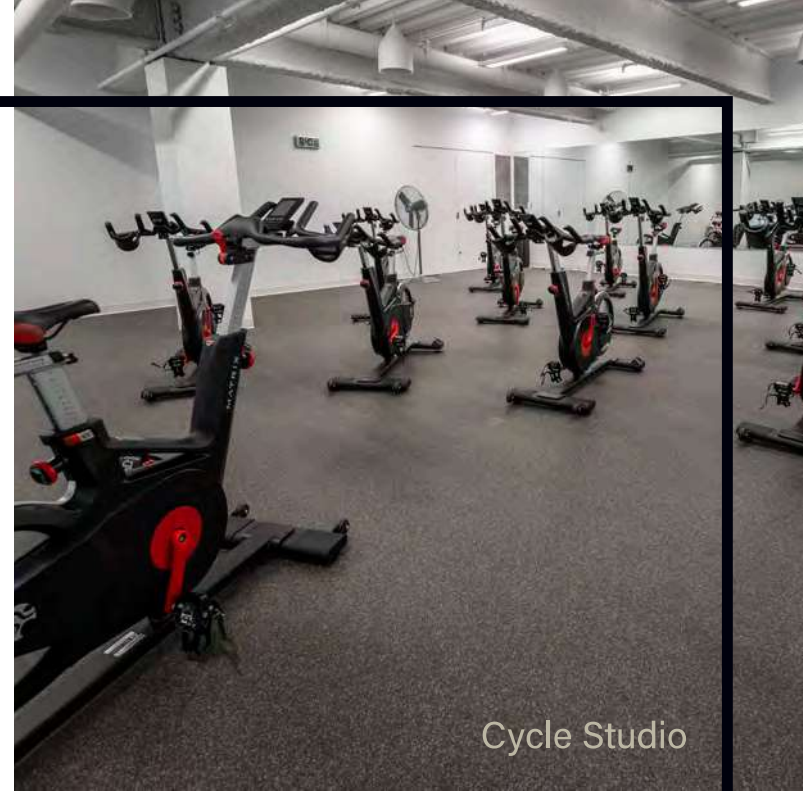


Representative Interior Photos

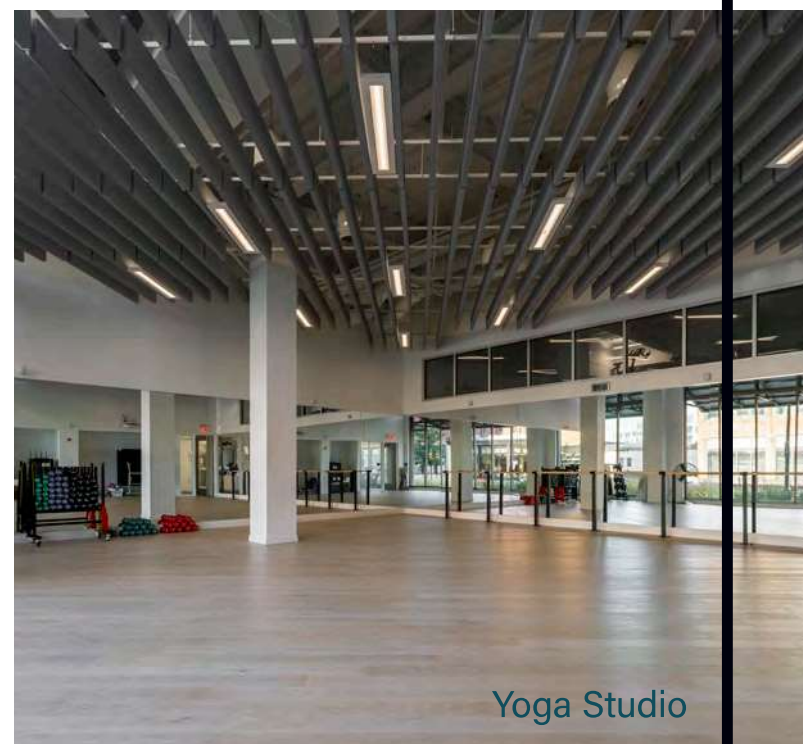




Fitness Center

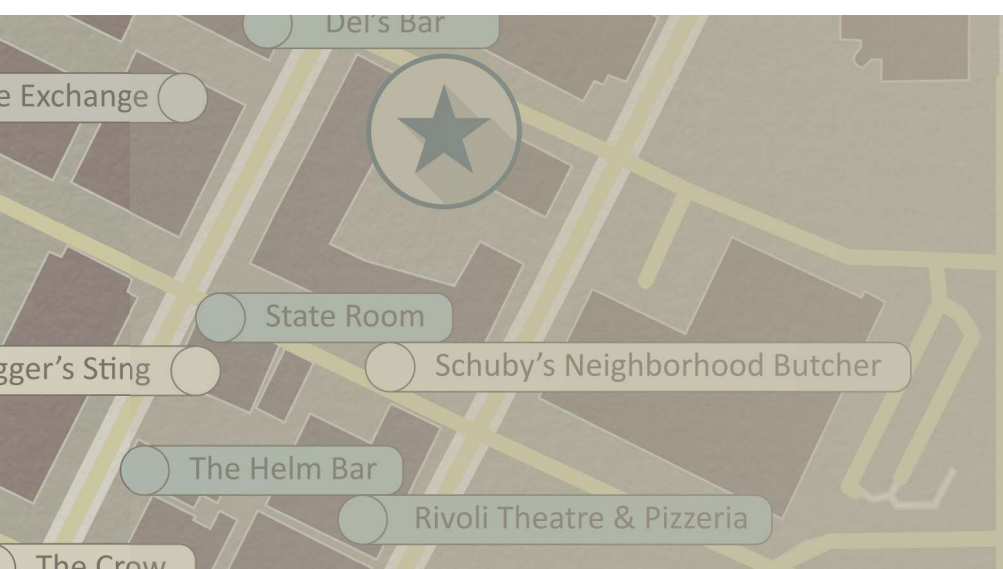


Cycle Studio



Yoga Studio

Riverside Corporate Wellness is an onsite premier fitness center located within Belle Square. For a nominal monthly fee, the fitness center offers cardio and strength training equipment, as well as yoga and cycling classes.

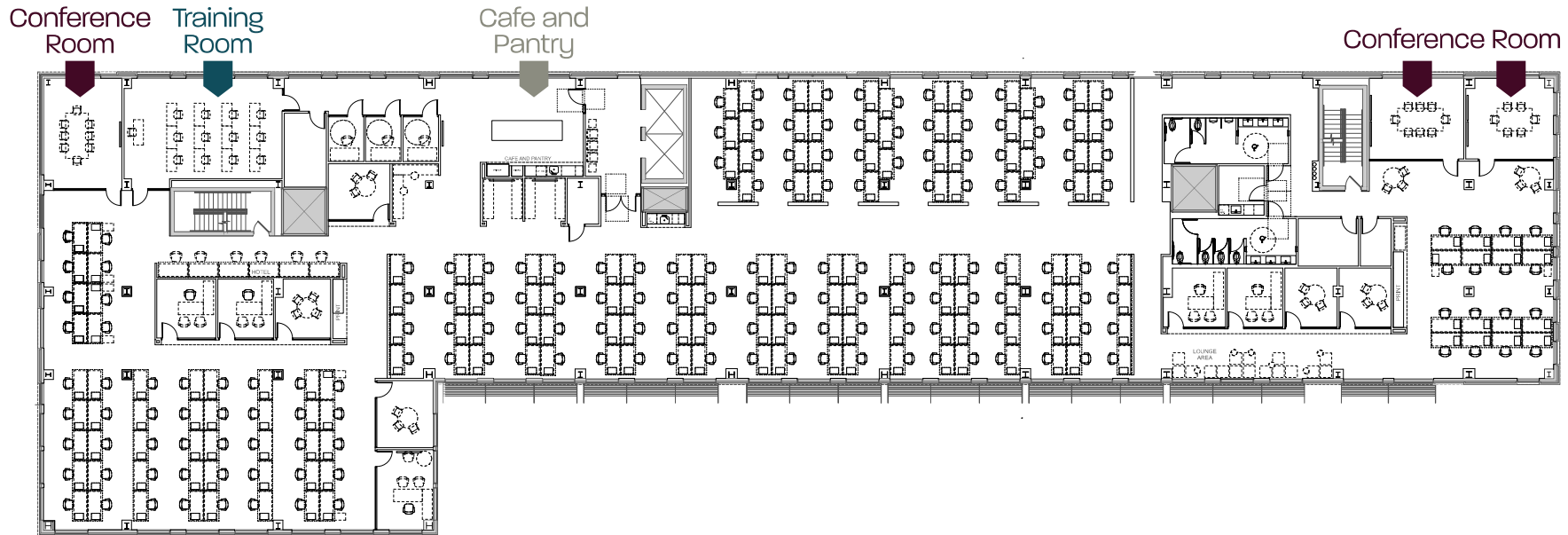


Schuby's Neighborhood Butcher is a wonderful onsite amenity that combines a full service butcher shop with a delicious menu of prepared foods, beer, and wine. Schuby's also provides private event space and catering within Belle Square

OFFICES AT Belle Square

THIRD FLOOR WITH FURNITURE

Up to 19,585 SF

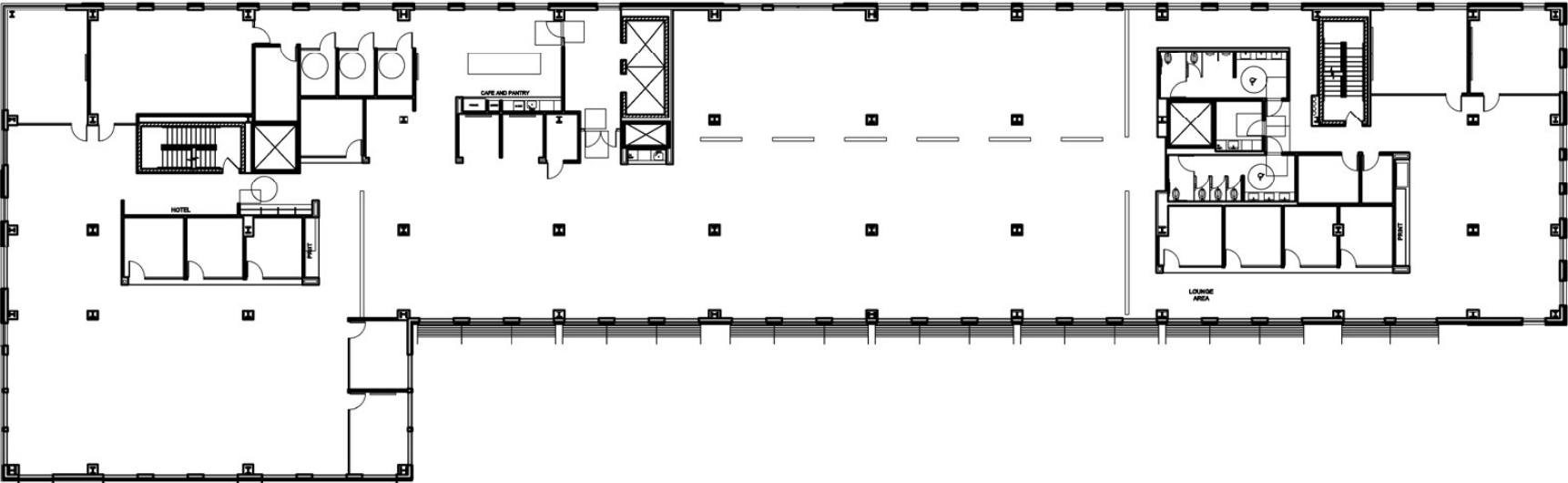


- 1** Training Room / Large Conference Room
- 3** Medium Conference Rooms
- 10** Small Conference Rooms
- 3** Private Offices

OFFICES AT Belle Square

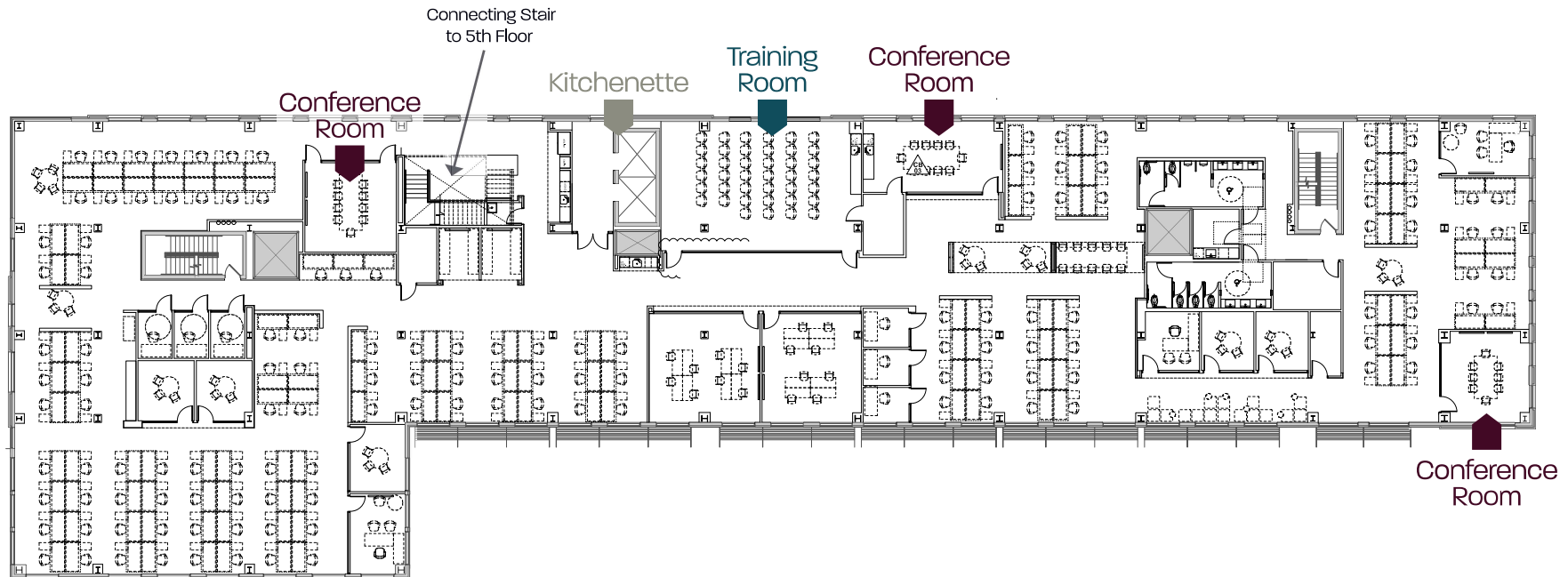
THIRD FLOOR BLANK FLOOR PLAN

Up to 19,585 SF



FOURTH FLOOR WITH FURNITURE

Up to 19,585 SF



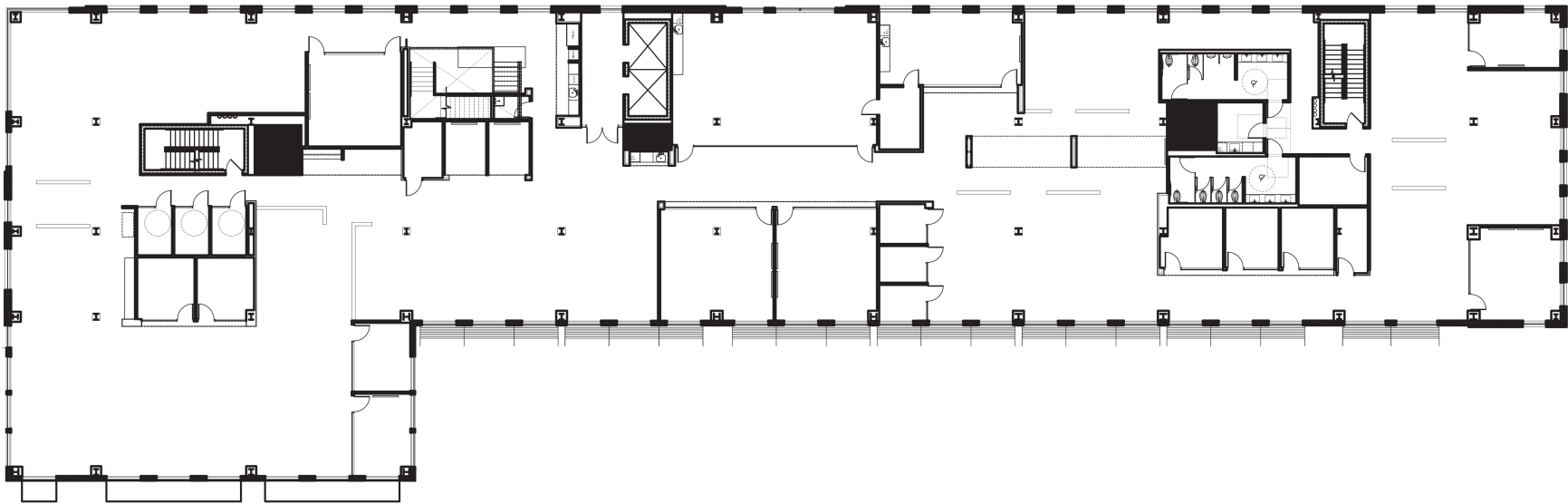
- 1** Large Training Room / Large Conference Room
- 5** Medium Conference Rooms
- 8** Small Conference Rooms
- 3** Private Offices

OFFICES AT Belle Square

FOURTH FLOOR BLANK FLOOR PLAN

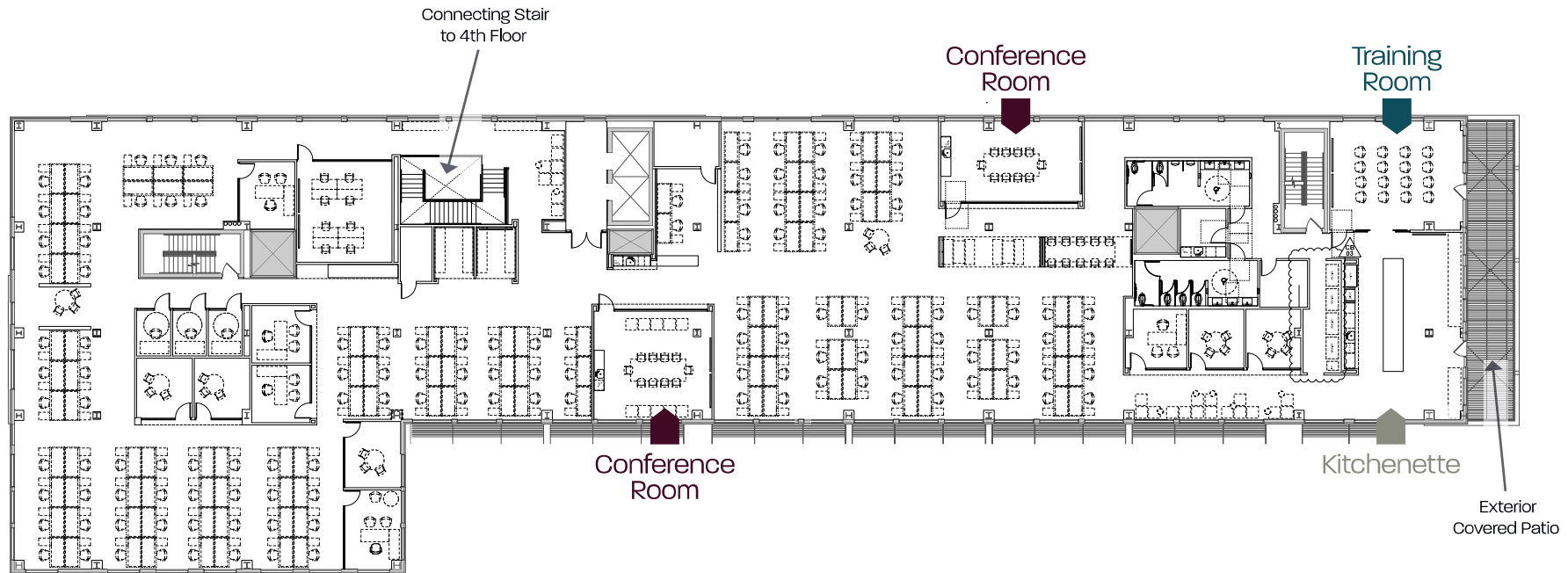
Up to 19,585 SF

Contiguous with the fifth floor for up to 58,755 SF



FIFTH FLOOR WITH FURNITURE

Up to 19,585 SF



- 1** Large Training Room / Large Conference Room
- 3** Medium Conference Rooms
- 10** Small Conference Rooms
- 3** Private Offices

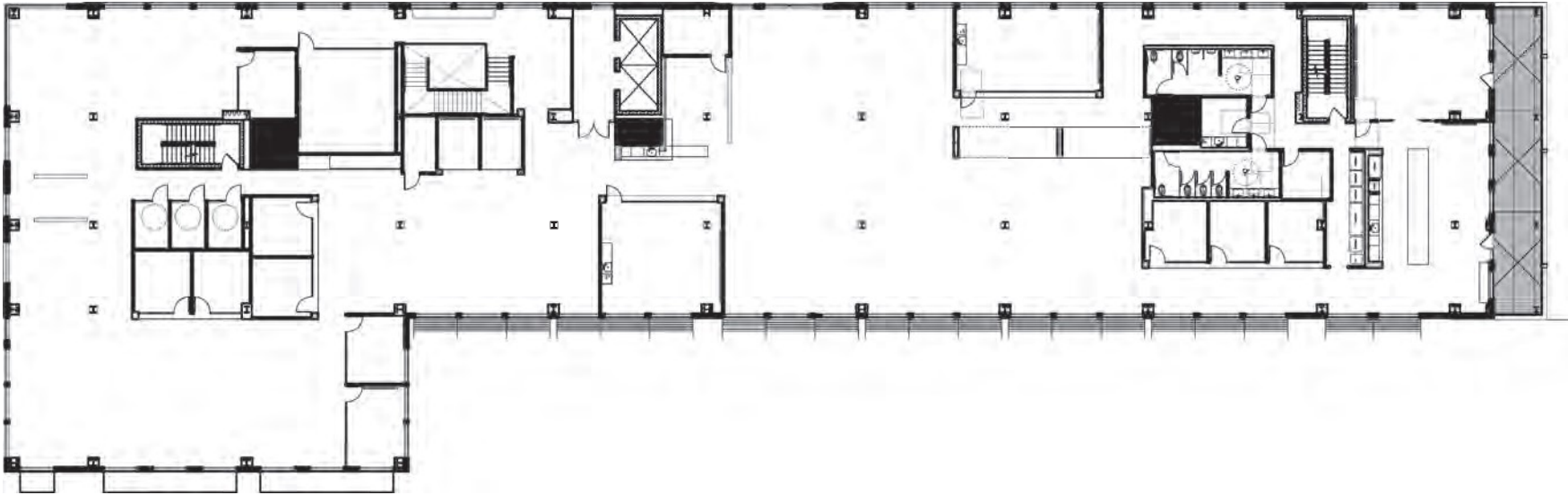
OFFICES AT Belle Square

FIFTH FLOOR

BLANK FLOOR PLAN

Up to 19,585 SF

Contiguous with the fourth floor for up to 58,755 SF





La Crosse, Wisconsin Highlights



La Crosse is the Business, Education, and Medical hub for Western Wisconsin, with strong employment opportunities and stable workforce.



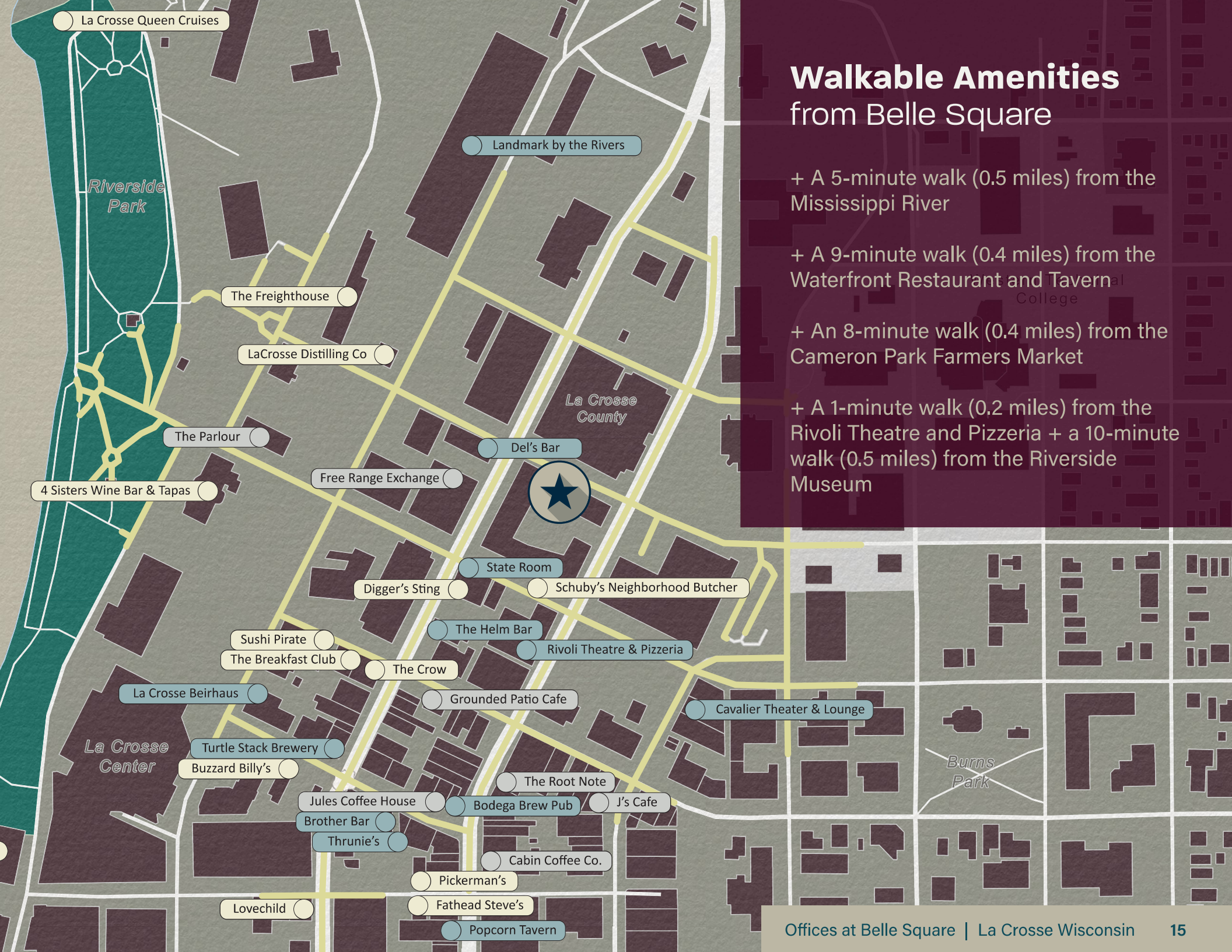
La Crosse offers a fantastic quality of life, with numerous restaurants, breweries and distilleries, boutique hotels, and outdoor activities.



University of Wisconsin-La Crosse is ranked the #2 Public University in Wisconsin, with approximately 10,000 SF undergraduate students, along with other private colleges and technical schools.



La Crosse is located in the Driftless Region, which provides stunning views, hiking, biking, golf, boating, fishing, as well as the ever-popular Oktoberfest celebration each year that draws up to 150,000 visitors to downtown La Crosse.



La Crosse Queen Cruises

Riverside Park

Landmark by the Rivers

The Freighthouse

LaCrosse Distilling Co

The Parlour

4 Sisters Wine Bar & Tapas

Free Range Exchange

Del's Bar

La Crosse County



State Room

Digger's Sting

Schuby's Neighborhood Butcher

The Helm Bar

Sushi Pirate

Rivoli Theatre & Pizzeria

The Breakfast Club

The Crow

La Crosse Beirhaus

Grounded Patio Cafe

Cavalier Theater & Lounge

La Crosse Center

Turtle Stack Brewery

Buzzard Billy's

The Root Note

Jules Coffee House

Bodega Brew Pub

J's Cafe

Brother Bar

Thrunie's

Cabin Coffee Co.

Pickerman's

Lovechild

Fathead Steve's

Popcorn Tavern

Burns Park

Walkable Amenities from Belle Square

- + A 5-minute walk (0.5 miles) from the Mississippi River
- + A 9-minute walk (0.4 miles) from the Waterfront Restaurant and Tavernal College
- + An 8-minute walk (0.4 miles) from the Cameron Park Farmers Market
- + A 1-minute walk (0.2 miles) from the Rivoli Theatre and Pizzeria + a 10-minute walk (0.5 miles) from the Riverside Museum

La Crosse, Wisconsin



PERCHED ON THE UPPER MISSISSIPPI RIVER ALONG WISCONSIN'S WESTERN BORDER

The city of La Crosse, Wisconsin, is at the heart of a trade zone stretching from western Wisconsin into upper Iowa and eastern Minnesota. The city is ideal for business and industry, with immediate reach to more than 400,000 people within 50 miles. Surrounding areas within 200 miles of La Crosse include Milwaukee and Madison, Wisconsin; Minneapolis/St. Paul and Duluth, Minnesota; Des Moines, Iowa; and Chicago, Illinois, collectively home to nearly 4 million people.

La Crosse is home to several institutions of higher education, including the University of Wisconsin – La Crosse, Viterbo University and Western Technical College, providing a highly trained workforce to companies throughout the region. Two nationally renowned health care facilities, Gundersen Health System and Mayo Clinic Health System, and an array of recreational opportunities contribute to the outstanding quality of life experienced in La Crosse.

OFFICES AT Belle Square

Area Demographics

Population

48,658	71,588	109,800
3 Miles	5 Miles	10 Miles

Household Income

\$69,433	\$76,001	\$86,935
3 Miles	5 Miles	10 Miles

	3 Miles	5 Miles	10 Miles
Daytime Population	62,629	89,421	120,978
Businesses	2,204	3,132	4,135
Employees	42,703	60,203	71,881
Households	20,799	31,422	46,874





Belle Square

La Crosse, Wisconsin

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