



## Space for Lease: 512 Second Street, Hudson, Wisconsin, 54016



### Space Available:

#### Suite 1



- 2,389 square feet including a 575 square foot storage unit.
- Rent: \$3,185.33/month, \$38,223.96/year.
- Street front suite. Great visibility from highly traveled 2<sup>nd</sup> street. Perfect for a retail operation.
- Signage opportunity on windows and exterior of building.
- Landlord willing to negotiate build out allowance.

#### Suite 5



- 400 square feet
- Rent: \$710.00/month, \$8,520.00/year.
- Street level location
- Space includes a lobby and two private offices with large windows.
- Private thermostat

**Building Features:**

- Located right in the heart of downtown Hudson.
- Surrounded by various business, retail shops, and restuarants/bars.
- Walking distance from the St. Croix River.
- Great tenant mix in the building. Retail operations such as *Grand Fete* and *Suri Oaks at Grace Ranch Alpaca Fashions, Accessories and Gifts*, and *Solo Salon*. As well as offices such as *BNA Realty, Misura Enterprises, TalentQ*, and *Credit Service International*.
- Gross Leases: Landlord pays all utilites, building property taxes, building insurance, etc.
- Surrounded by Hudson city parking lots, annual parking passes can be purchased for even more parking opportunity.

*For More Information  
Regarding this Property,  
Please Contact:*

**Nick Forsgren**

**NickF@BNA-Realty.com**

**651-261-8028**

