



512 2nd Street
Hudson, WI, 54016

Space for Rent: 805 Dominion Drive, Hudson, Wisconsin, 54016



Price:

Base Rent: \$19.00/square foot annually

Common Area Maintenance Rent: \$4.75/square foot annually

Features:

- 3 1,500 square foot suites available (4,500 total). Suitable for office or retail operations.
- Prime location in the commercial area of Hudson on the intersection of Crestview Drive and Dominion Drive. Site was previously occupied by Perkins.
- Brand new construction, construction completed at the end of 2017.
- Space provided as a vanilla shell that includes a restroom.
- 45' high rise multi directional monument signage provided by Landlord. Tenant provides storefront signage with Landlord's approval.
- Ample parking availability. 5:1 parking ratio



**For more information, please
contact:**

Bill Wanner

BillW@BNA-Realty.com

612-991-9123



**Exhibit E
Landlord's Work**

Typical White Box – Vanilla Shell Finishes: Valley View Center

Exposed slab in all areas except restroom.

Perimeter walls sheet rocked and finished taped to 10'-0" A.F.F.

One complete bathroom with ceramic tile wainscot and floor (standard colors and tile) to meet A.D.A. requirements. Bathroom to have sink, toilet, mirror, soap dispenser, C-fold towel holder, grab bars, toilet paper dispenser, 1 G.F.I. receptacle, exhaust fan, switch controlled light, solid core wood door in hollow metal frame, painted walls above ceramic tile wainscot.

Fluorescent lighting at 1 per 100 square feet; exit and emergency lighting per code.

4 110 volt receptacles.

1-20 AMP sign circuit at front of space.

100 AMP 20 breaker electrical service mounted at rear of space.

1-3/4" sleeve for phone to termination point.

1-3 ton roof top unit (gas fired) without distribution, standard T87 thermostat.

Rear service door, hollow metal insulated door with hollow metal frame.

Aluminum storefront system with clear insulated glass and 1 single 3'-0"x7'-0" entrance door.