

217 North Main Street
Oshkosh, WI 54901

Cross Country Commercial

Office: 1.800.416.4976

www.crosscountrycommercialrealty.com



Asking
Price:\$1,800,000.00



Rent Roll

Tenant_#	Suite	Tenant	Rent per month
	71 st floor and 2 nd floor		
	81 st floor	Photography Studio	\$2000.00
	94 th floor	New Behavioral Health	\$146.00
	104 th floor suite	Rachel Anna Massage	\$500.00
	112 nd floor	Balanced Healing & Counseling Center	\$550.00
	12 basement	Dempsey Law	\$450.00
	134 th floor	GJB health service	\$145.00
	144 th floor	We care senior care	\$420.00
	154 th floor	Alpine construction	\$200.00
	164 th floor	Alex Bruesewitz	\$150.00
	174 th floor	Gretchen Koch	\$700.00
	182 nd floor	Ecncore	\$1,550.00
			\$6,811.00

- Monthly Income: \$6,811.00
- Yearly Income: \$81,732.00
- Yearly Expenses: \$36,000.00
- NOI: \$45,732.00

Expenses

	Monthly	Annual
Utilities	\$1,750.00	
Taxes	\$2,208.00	\$26,500.00
Insurance	\$375.00	\$4,500.00
Rapairs	\$416.00	\$5,000.00
	\$4,750.00	\$36,000.00

Rentable Space Available

1st Floor

Space Available 8,500 SF

Rental Rate \$10.00 /SF/Yr

2nd Floor

Space Available 2,500 - 8,500 SF

Rental Rate \$10.00 /SF/Yr

3rd Floor

Space Available 2,000 - 15,000 SF

Rental Rate \$8.00 /SF/Yr

4th Floor

Space Available 150 - 800 SF

Rental Rate \$12.00 /SF/Yr

1st Floor

- Suitable for Medical Offices, Call Center Operations, Corporate Headquarter/ Regional Office, IT Support Cost Centers, etc.
- Ample city designated long term parking stalls adjacent to the building
- Signage space available with a great traffic count visibility

2nd Floor

- Built out as standard office space
- Great for Office Space, Call Center, Medical Offices, Fitness Center, etc.

4th Floor

- Built out as standard office space
- Divided into small offices for individual tenants to use