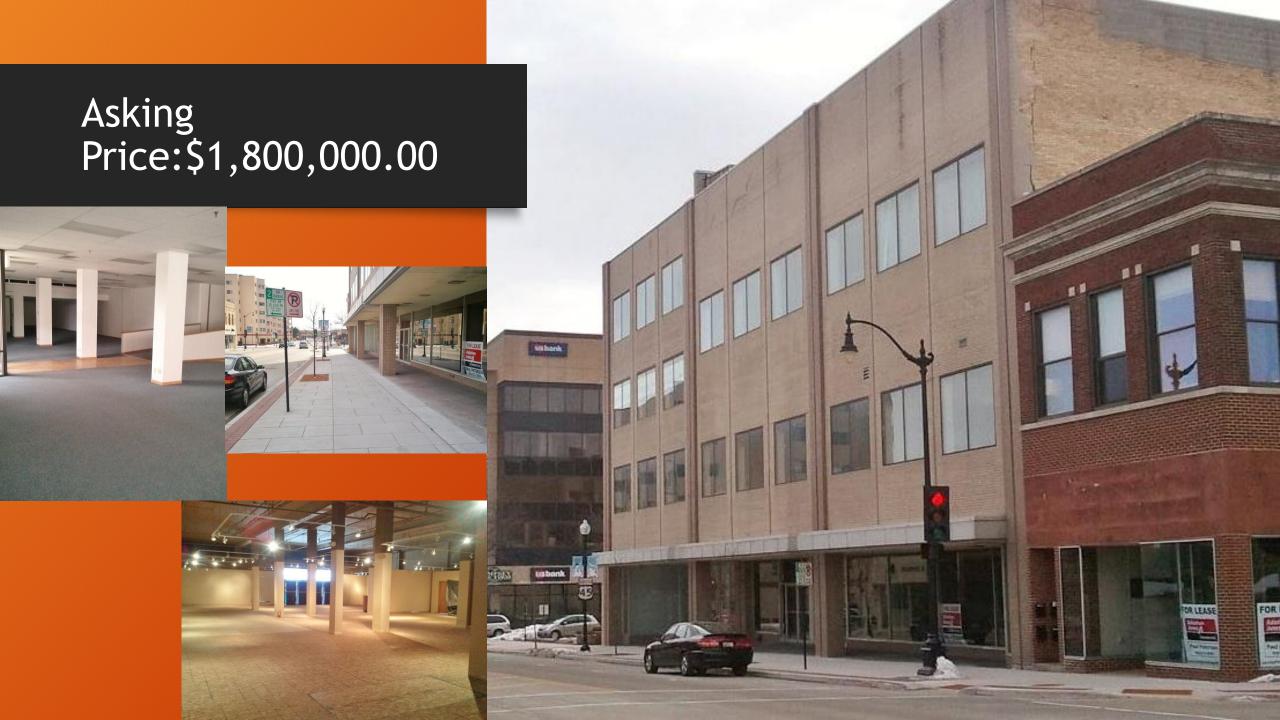
217 North Main Street Oshkosh, WI 54901



Cross Country Commercial

Office: 1.800.416.4976

www.crosscounrtycommercialrealty.com



Rent Roll

Tenant_#	Suite	Tenant	Rent per month
	1 st floor and 2 nd floor		
8	1st floor	Photography Studio	\$2000.00
c	94th floor	New Behavioral Health	\$146.00
			Ψ110.00
10	4th floor suite	Rachel Anna Massage	\$500.00
		Balanced Healing &	
11	2nd floor	Counseling Center	\$550.00
12	Pbasement	Dempsey Law	\$450.00
13	34th floor	GJB health service	\$145.00
14	4th floor	We care senior care	\$420.00
15	4th floor	Alpine construction	\$200.00
16	4th floor	Alex Bruesewitz	\$150.00
17	4th floor	Gretchen Koch	\$700.00
18	2nd 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

Utilities	
Taxes	
Insurance	,
Rapairs	

Monthly	Annual
\$1,750.0	
\$2,208.0	
\$375.0	
\$375.0 \$416.0	
\$4,750.0	J \$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 Canter,
 etc.

4th Floor

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