OFFICE | RETAIL

Now Available

401 N. 2nd St. | La Crosse, WI

Join the **bustle** of downtown La Crosse at the historic and vibrant Landmark by the Rivers. The Landmark is a mixed-use development with leasing opportunities for a signature restaurant, large and small retailers, office, fitness, brewery, and medical tenants.
Feel **history** come alive with vintage brick, reclaimed industrial components, oversized windows, and soaring ceiling heights.

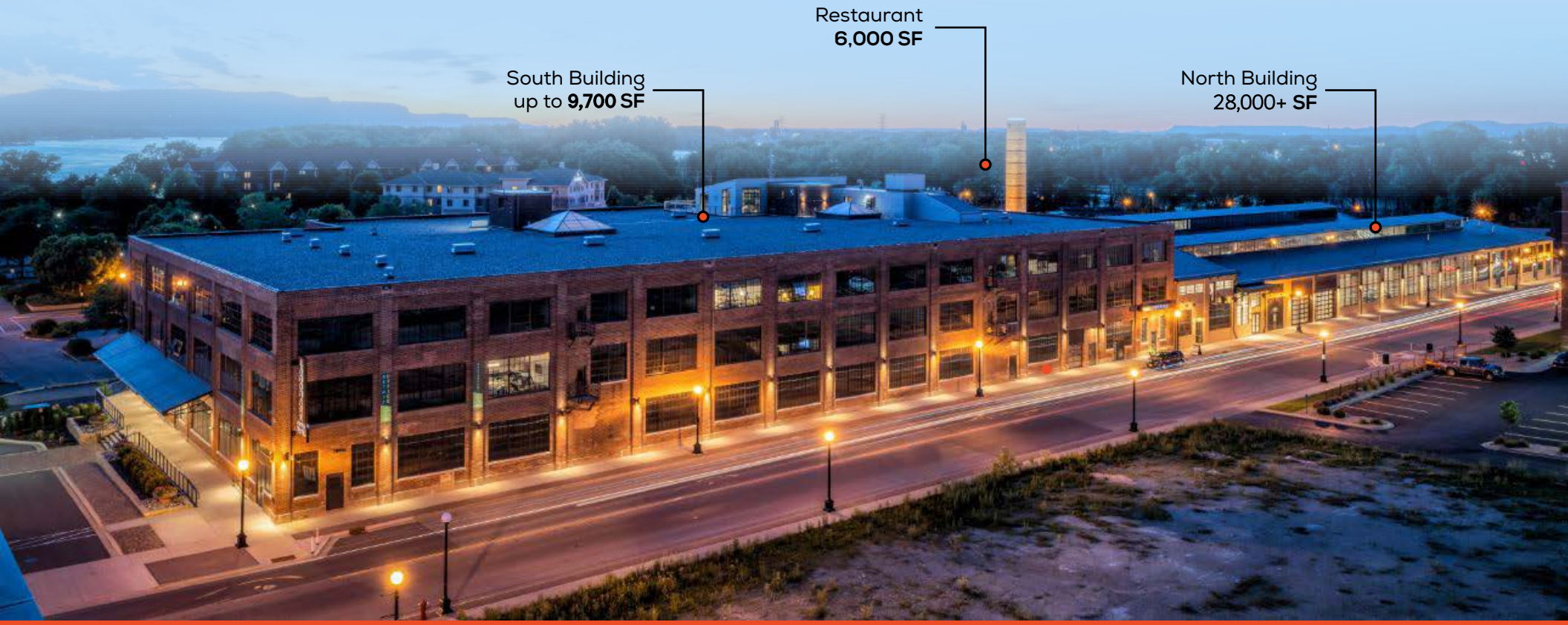


LANDMARK
by the RIVERS

CBRE

LANDMARK
by the RIVERS

DEMOGRAPHICS



19,197
Employees
within 1-miles

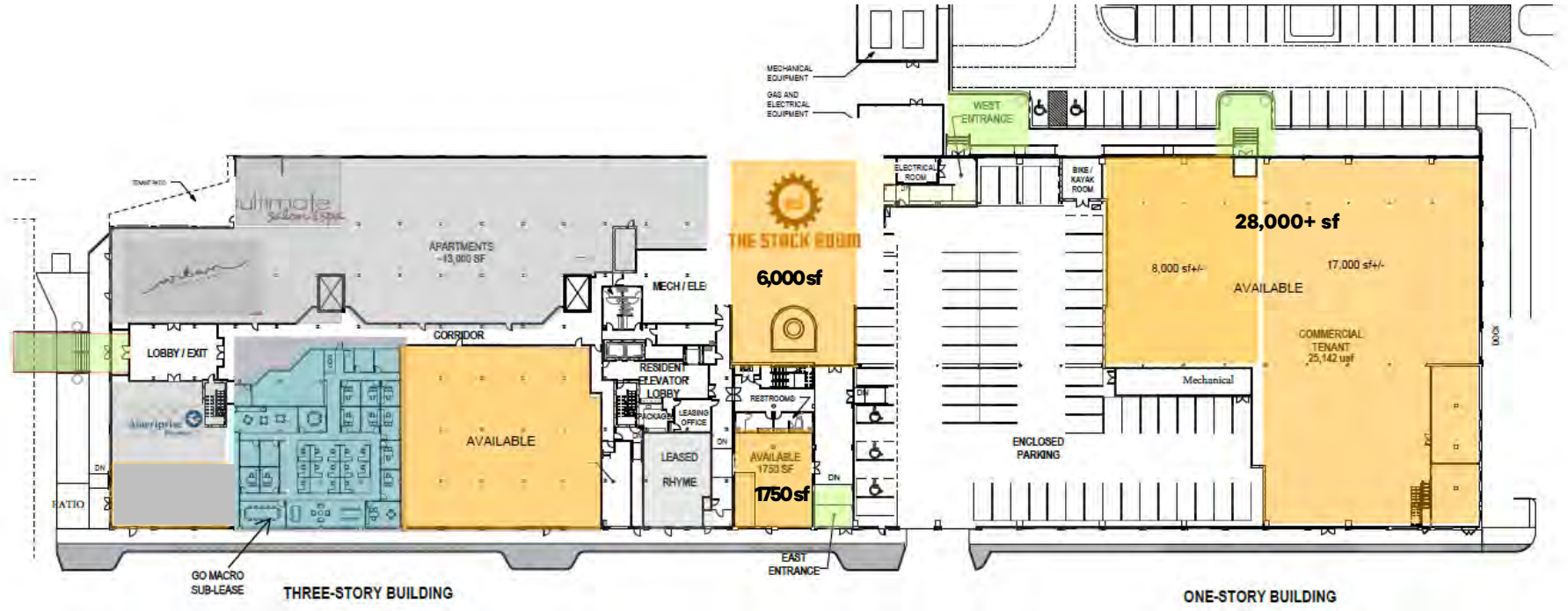
73,092
Population
within 5-miles

31%
Bachelors degree
or higher

Only 3.5%
Unemployment

FLOOR PLAN

The Landmark is divided into two sections. The single-story North Building and the three-story South Building. Spaces in orange are available.



LANDMARK
by the RIVERS

Type of Space	Rental Range‡
Retail/Restaurant	$14.00 NNN South Bldg
Office/Medical	$14.00 NNN South Bldg
North Building	$8.00 NNN North Bldg

‡ Dependent on contract term, tenant improvement allowance and final rate

NNN: Pro-rata share of building operating expenses (taxes, insurance and common area maintenance).

PRICING

Type of Space	Rental Range‡
Retail/Restaurant	$14.00 NNN
Office/Medical	$14.00 NNN
Large Format	$8.00 NNN North Bldg

‡ Dependent on contract term, tenant improvement allowance and final rate

NNN: Pro-rata share of building operating expenses (taxes, insurance and common area maintenance).

THE MIX

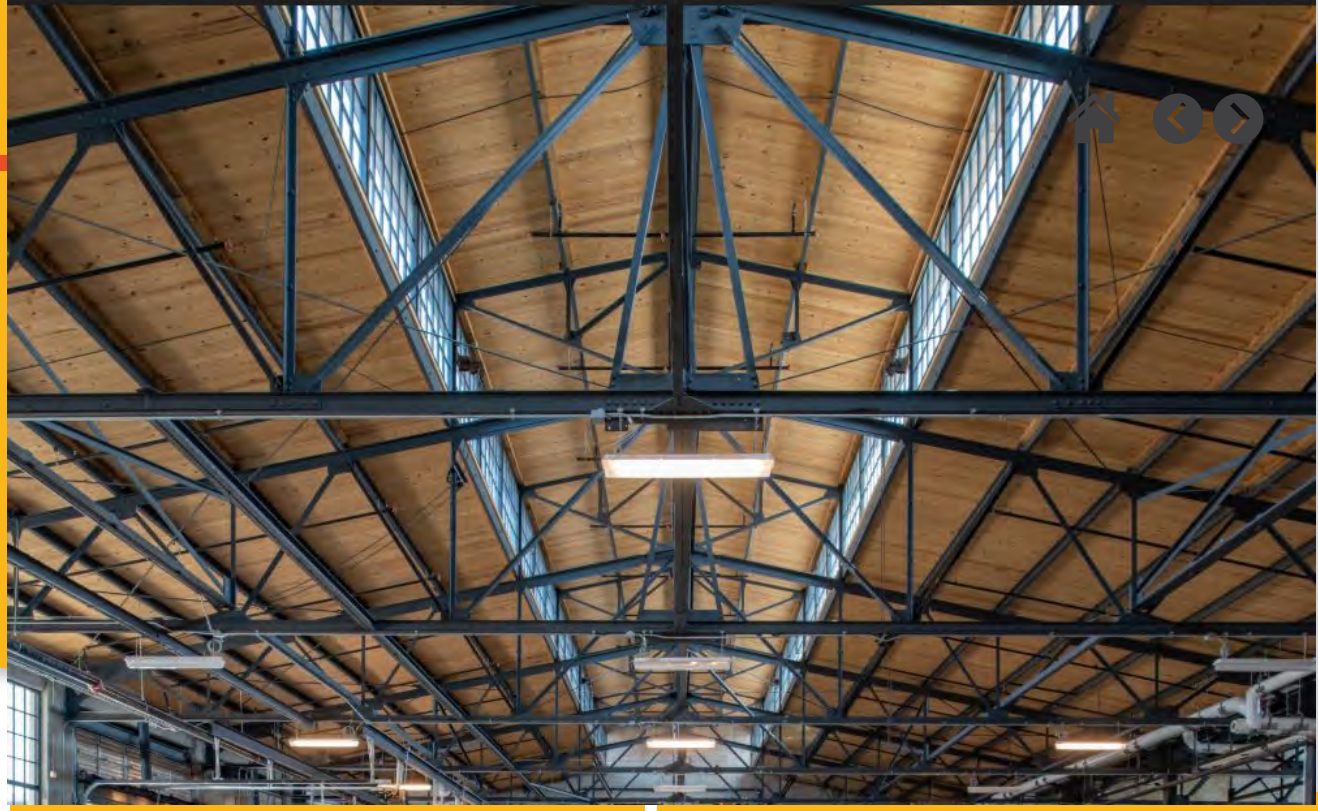
SPECIALTY SHOPS
COFFEE, FOOD, RETAIL

SIGNATURE RESTAURANT
6,000 SF

PROFESSIONAL OFFICE SPACE

FLEX SPACE NORTH BUILDING
INDOOR FITNESS, BREWERY
UP TO 28,000 SF

LANDMARK
by the RIVERS



CEILING OF NORTH BLDG



SPECIALTY RETAIL



OFFICE SPACE

LOCATION

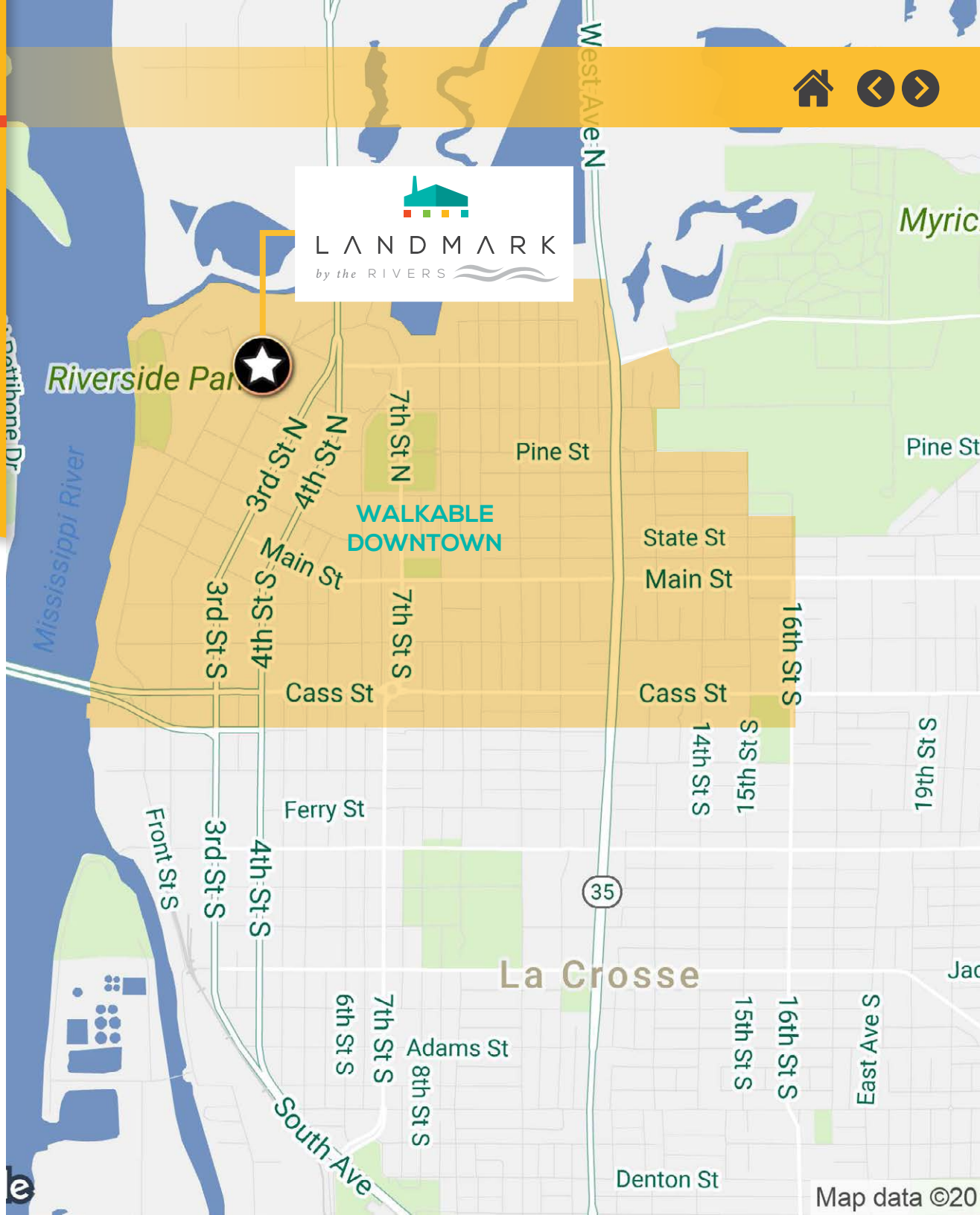
Reimagine your business in this character-filled space.

The transformation of these buildings promotes a place in which businesses can thrive. Enjoy a variety of clientele including urbanite locals, students, business travelers, and conference attendees.With several hotels and the convention center within three-blocks, The Landmark is sure to be a go-to destination.

LOCATED ON THE SCENIC RIVERWALK

OVER 19,000 EMPLOYEES WITHIN 1-MILE

LANDMARK
by the RIVERS



AMENITIES



Located in the trendy part of downtown, Landmark by the Rivers seamlessly integrates with the neighborhood as a place that reflects the evolving culture of the area.

LANDMARK
by the RIVERS



LIVE AT THE LANDMARK

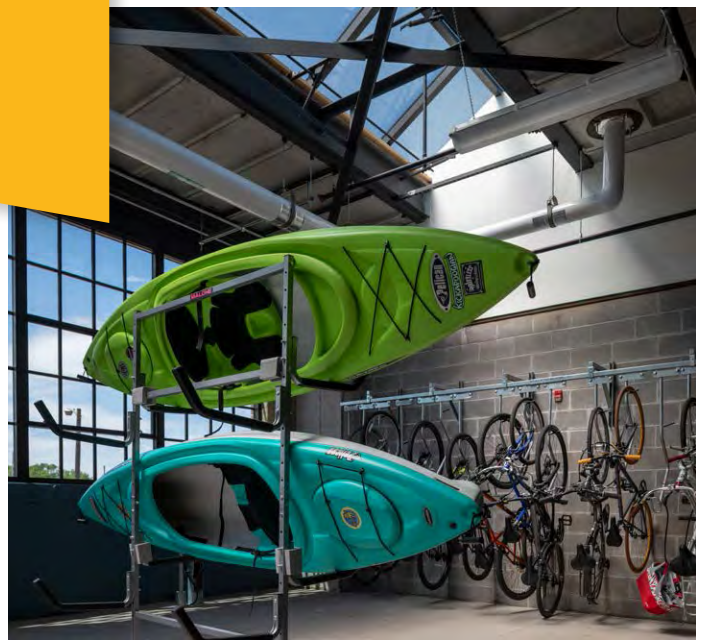
Landmark by the Rivers will be a **live-work-play** environment, combining residential apartment living with conveniences such as office space, cafe, restaurant, grocery, medical, fitness and brewery nearby.

Amenities Include:

- Dog Wash
- Fitness Room
- Rooftop Patio
- Club Room
- Business Center
- Covered Parking
- Bike & Kayak Room







EXPOSED BRICK WALLS



Unique Loft Style Space with Historic Character

Bike & Kayak Room

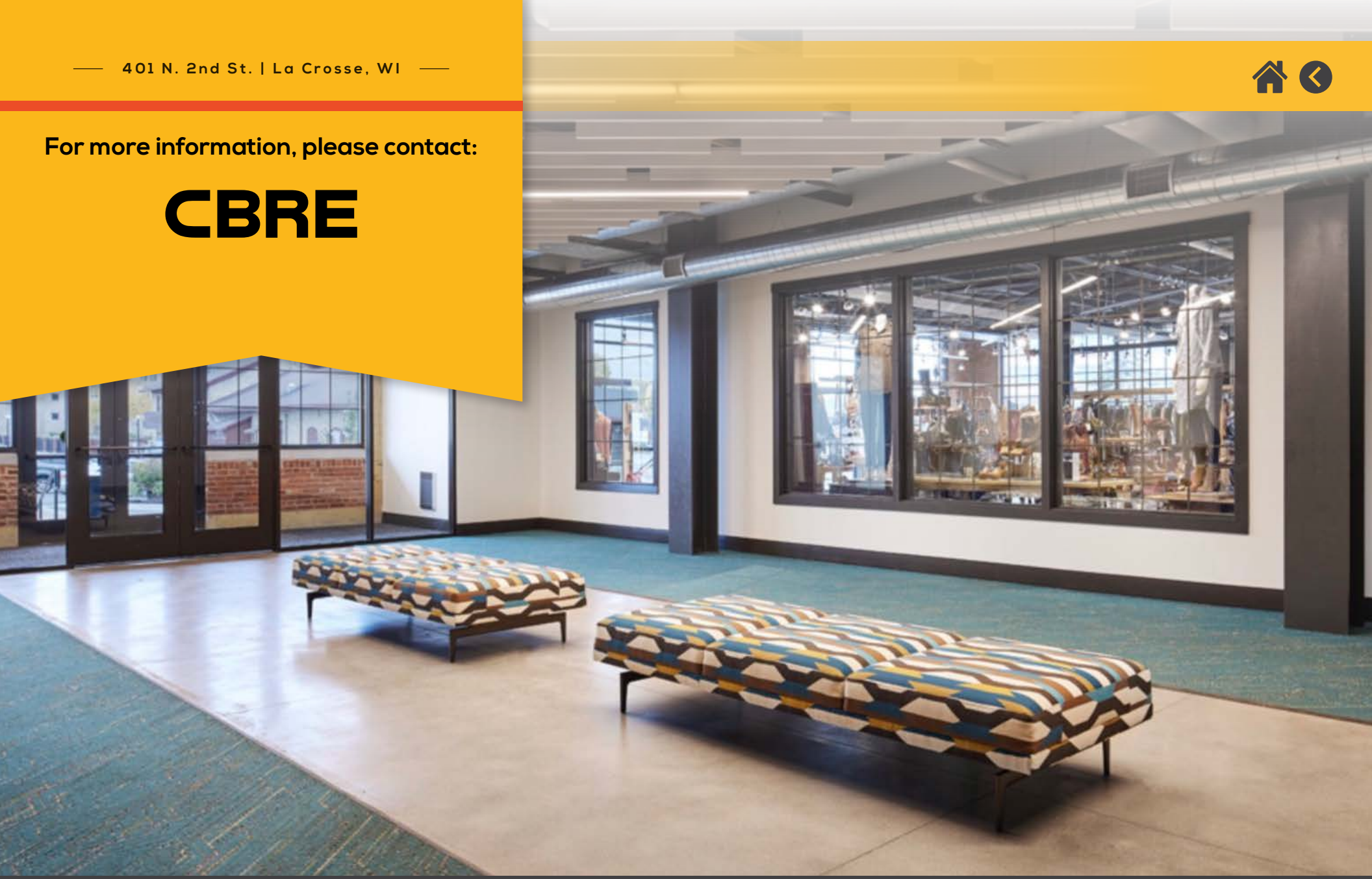
High-Speed Internet

FOR MORE INFORMATION
www.landmarkbytherivers.com

401 N. 2nd St. | La Crosse, WI

For more information, please contact:

CBRE



For more information, contact:

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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairlyand honestly.*
- *The duty to exercise reasonable skill and care inproviding brokerage services to you.*
- *The duty to provide you with accurate informationabout market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain materialadverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless thelaw requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other propertythe broker holds.*
- *The duty, when negotiating, to present contractproposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*
- *Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.*
- *This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.*

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

CBRE

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict anyinformation included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

_____

_____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

_____

_____

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

_____

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at http://offender.doc.state.wi.us/public/ or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significate to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (Ie) as a condition or occurrence that a competenet licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.