

AVAILABLE FOR LEASE

806 N. Stevens Street

Rhineland, Wisconsin 54501

3,500 SF · Retail / Office · Three-year term

BASE RENT \$2,500/mo \$8.57 / SF / yr	CAM \$180/mo \$0.62 / SF / yr	TOTAL MONTHLY \$2,680 Rent + CAM	AVAILABLE Feb 1, 2027 Tentative occupancy
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THE SPACE

Approximately 3,500 square feet (about 70' x 50') of combined retail and office space on North Stevens Street, Rhineland's primary north-south commercial corridor. The layout suits a retail or office operation with supporting back office. Restrooms are in place — one women's room with two stalls, one men's room with a stall and a urinal. On-site parking lot including an accessible stall.

LEASE TERMS

Base rent	\$2,500 / month
CAM (flat monthly)	\$180 / month
Lease term	3 years
Rentable area	~3,500 SF (70' x 50')
Security deposit	\$2,500 (one month)
Target occupancy	February 1, 2027
Total monthly obligation	\$2,680

THE PROPERTY



Street-facing storefront on N. Stevens Street, with on-site parking.

INCLUDED IN CAM

- Trash & refuse removal
- Water & sewer
- Snow removal
- Lawn care & grounds upkeep
- Common area & exterior maintenance

TENANT RESPONSIBILITIES

- Natural gas & electric
- Interior janitorial & upkeep
- Tenant liability & contents insurance
- Signage, permits & business licensing

AT A GLANCE

- No percentage rent or annual escalator
- CAM billed as a flat monthly amount — no year-end reconciliation
- Space leased as-is — no tenant improvement allowance
- Tenant to verify zoning & code compliance for its intended use
- Showings by appointment

UTILITY HISTORY — HEAT & ELECTRIC

12-month average	\$376.36 / mo
Lowest month	\$118.07
Highest month	\$690.37

Landlord-supplied history for the trailing twelve months under current use. Tenant-paid; actual costs will vary with occupancy, hours and weather. Not a representation of future cost.

LEASING CONTACT

Vital Industries

Brett · 715-420-1860 · brett@vitalindustries.com

Information contained herein is believed to be accurate but is not warranted. Rates, availability, and terms are subject to change and to execution of a mutually acceptable lease. Occupancy date is tentative. Tenant is solely responsible for confirming with City of Rhineland zoning and building inspection officials that its intended use is permitted, and for determining any occupancy, code, permit or build-out requirements applicable to that use.