

AVAILABLE FOR LEASE

844 N. Stevens St.

Rhineland, Wisconsin 54501

2,816 to 6,800 SF · Two suites, separate or combined ·
Three-year term



SUITE A	SUITE B	SUITES A + B	AVAILABLE
\$1,800/mo 3,510 SF · \$6.15 / SF / yr	\$1,400/mo 2,816 SF · \$5.97 / SF / yr	\$3,000/mo 6,326 SF · \$5.69 / SF / yr	Now Suite B now · Suite A Jan 1, 2027

THE SPACE

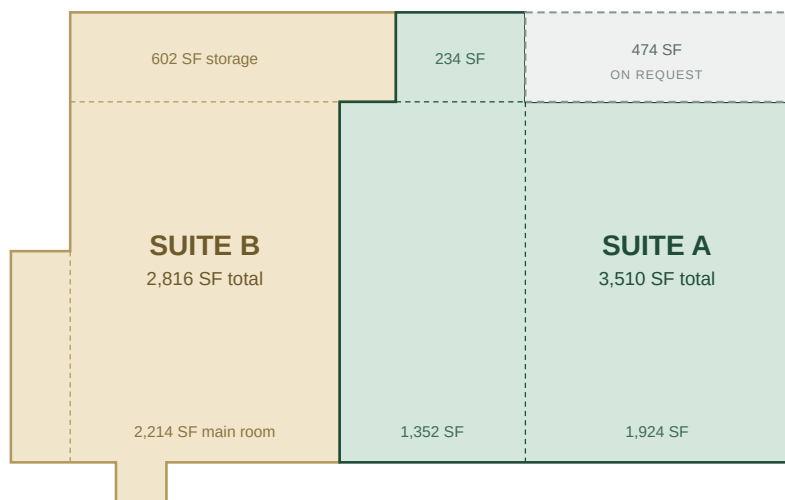
Two side-by-side commercial suites on N. Stevens St. in Rhineland, zoned B-3 General Business. Suite A (about 3,510 SF) was most recently a fitness studio; Suite B (about 2,816 SF, including a 602 SF storage area behind the main room) was most recently a salon. Each suite has one single-occupant restroom. Lease either suite alone, or both together for about 6,326 SF at \$3,000 a month, \$200 less in rent than the two suites leased separately. A 474 SF storage area can be added for the whole building, about 6,800 SF.

LEASING OPTIONS

OPTION	AREA	RENT	CAM	TOTAL	UTILITIES	AVAILABLE
 Suite A	3,510 SF	\$1,800	\$200	\$2,000	55%	Jan 1, 2027
 Suite B	2,816 SF	\$1,400	\$200	\$1,600	45%	Now
Suites A + B	6,326 SF	\$3,000	None*	\$3,000	100%	Jan 1, 2027

*Combined A + B: tenant handles water/sewer, trash, lawn & snow. Whole building, about 6,800 SF with the storage area: terms on request.

FLOOR PLAN



Schematic only, not to scale. Approximate rentable area, measured to the exterior walls.

LEASE TERMS

Lease term	3 years
Security deposit	One month's rent
CAM (A or B alone)	\$200 / month
CAM covers	Water/sewer, trash, lawn, snow
Improvements	Leased as-is
Area basis	Approx. rentable
Zoning	B-3 General Business

TENANT RESPONSIBILITIES

- Heat & electric share: A 55%, B 45%
- A + B: water/sewer, trash, lawn & snow
- Interior janitorial & upkeep
- Tenant liability & contents insurance
- Signage, permits & business licensing

UTILITY HISTORY - HEAT & ELECTRIC

	BUILDING	SUITE A	SUITE B
12-month avg.	\$487	\$268	\$219
Lowest month	\$161	\$89	\$73
Highest month	\$1,029	\$566	\$463

Whole-building gas and electric, twelve bills Sept 2025 to Sept 2026, under prior use, split 55/45. Actual costs will vary. Not a representation of future cost.

AT A GLANCE

- Space leased as-is - no tenant improvement allowance
- Tenant to verify zoning & code compliance for its intended use
- Showings by appointment

LEASING CONTACT

Vital Industries

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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. Suite A and combined availability depend on the current tenant vacating as scheduled. 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.