

Tower West

515 S. Washburn Street

Oshkosh, WI 54904



Available for Lease

Office Space

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Property Summary

Located in Oshkosh just off the 9th Ave exit on State Highway 41, Tower West offers premier, centrally-located office space. There is ample on-site surface parking. The building is also within walking distance of several dining and shopping destinations.

Building Description: Two-story multi-tenant office building. Each unit has a private entrance with that access common hallways to elevators, stairs, and restrooms. Tenants will enjoy and recently remodeled lobby and available 24 hours access cards.

Space Availability:

1st Floor Available Now	2,877 RSF (2,877 contiguous)
2nd Floor Available Now	457 RSF (457 contiguous)

Lease Rate: \$15.00/SF/YR Modified Gross

Improvements: Negotiable

Parking: Ample surface spaces on site

Amenities:

- Near major intersection of US 41 & 9th St. exit
- Recently renovated common area and restrooms
- Building signage available
- Two-story with elevator
- Visible from highway
- Several retail and restaurants within walking distance including Walmart Supercenter, UPS Store, and Starbucks
- Professionally managed by Compass Properties



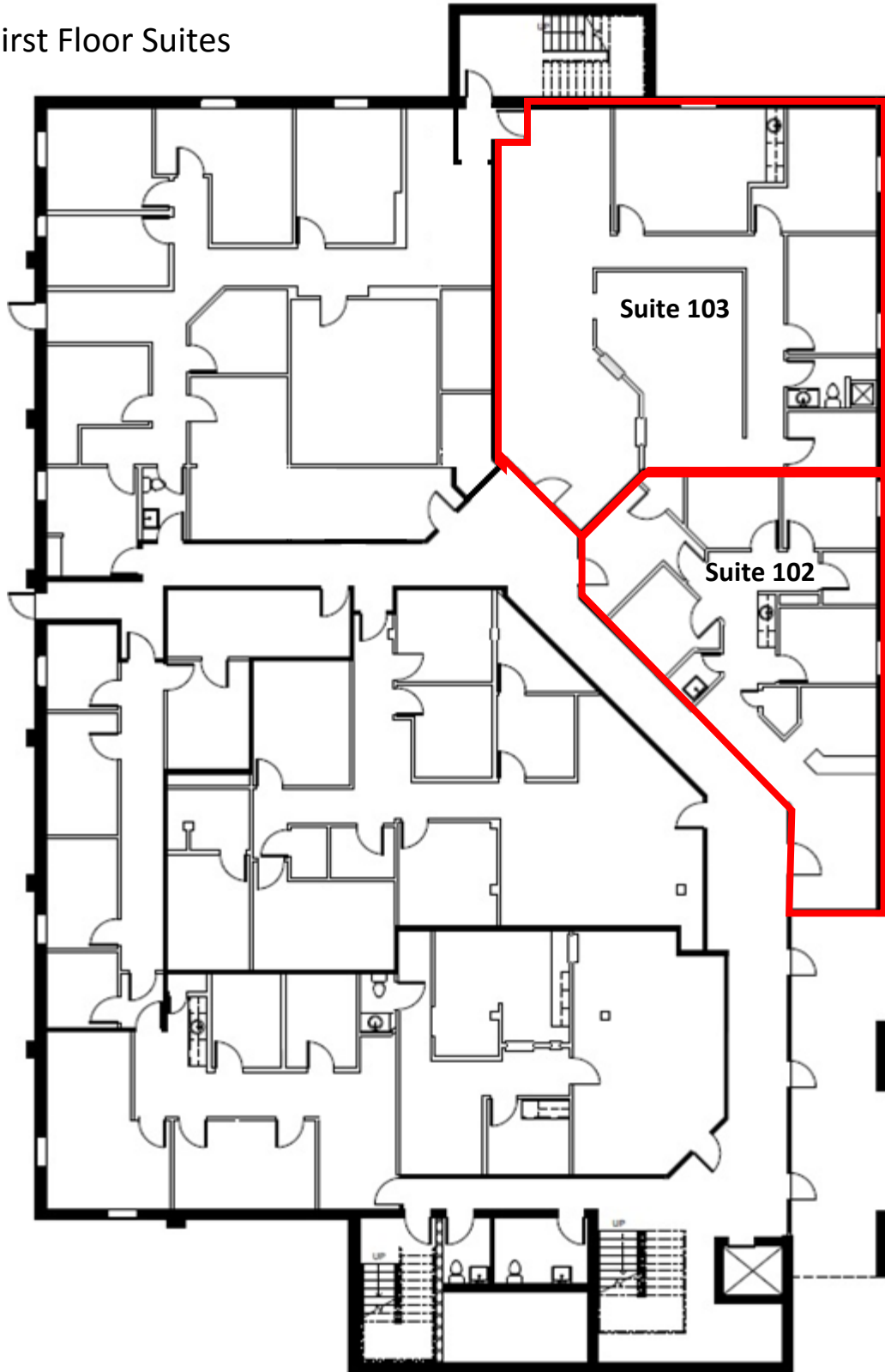
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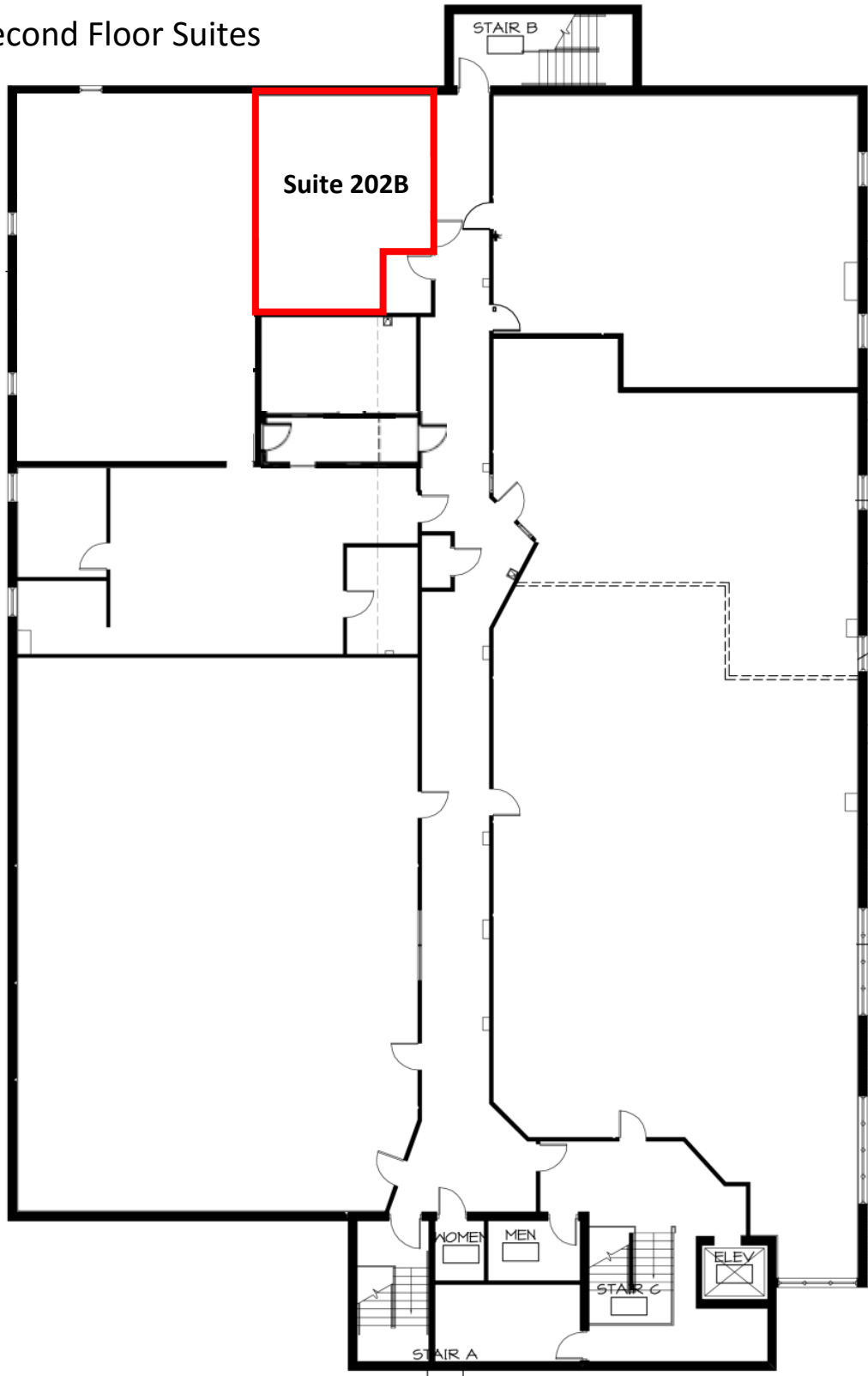
Floor Plans

Available First Floor Suites



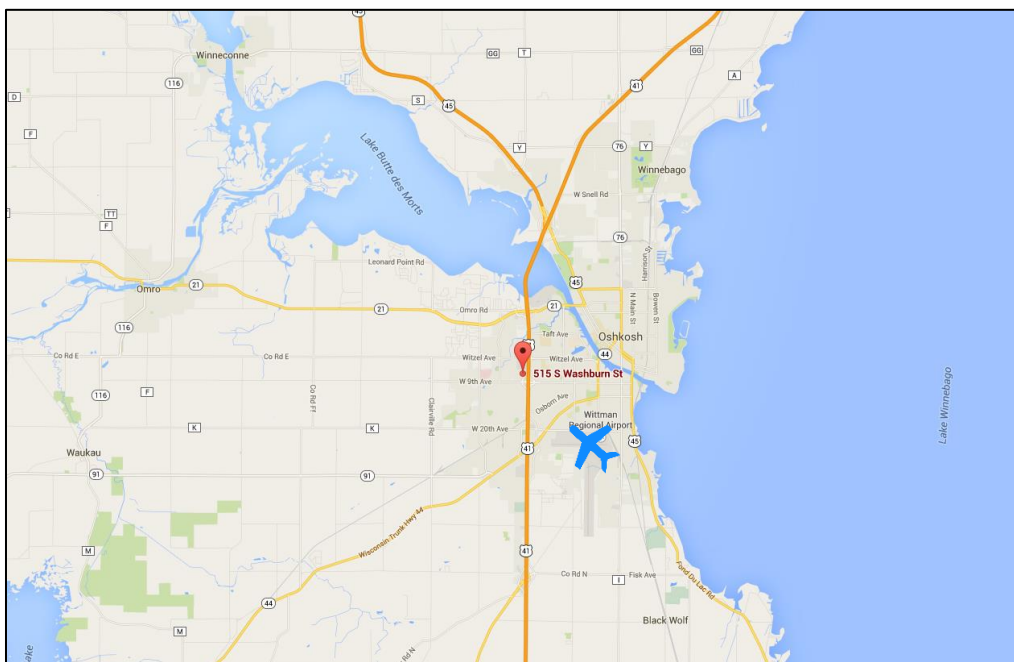
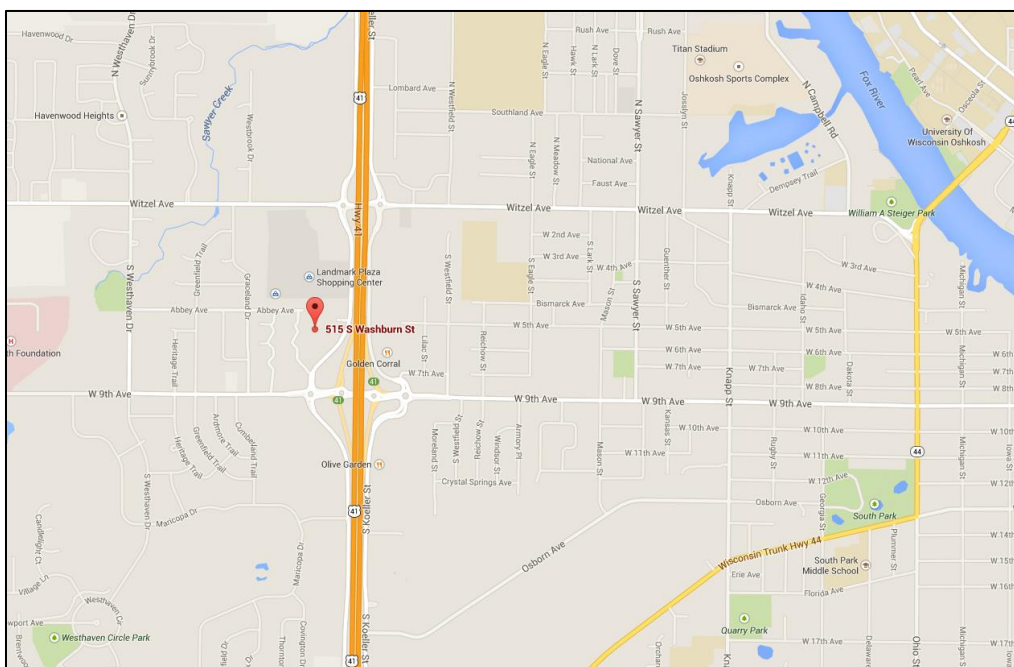
Floor Plans (cont.)

Available Second Floor Suites



Location

Tower West has great linkages to major roadways in the area. Washburn Street is a frontage road to State Highway 41, the main north-south route connecting Green Bay and Milwaukee. This offers convenience for both tenants of the building and people trying to locate the subject property. The site is also within walking distance of the residential neighborhoods to the west of the property and several retail and restaurant destinations in all directions. Wittman Regional Airport is located just 3 miles southeast of the site.



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Subject Property & Building

