



**CLOVER
INVESTMENTS, LLC**

Downtown Oshkosh Business center for lease

217 N Main St Oshkosh, WI - 54901



Office / Retail space:

- 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. (Refer below for details)
- Signage space available with a great traffic count visibility.
- 1st floor = 15,000 sq. ft.
- 2nd floor = 13,500 sq. ft.
- 3rd floor = 12,600 sq. ft.
- 4th floor = 3,600 sq. ft.
- Basement = 15,000 sq. ft. (Could be used for a conference center etc.)
- Can be sub-divided as needed.
- Up to \$5000 in potential grant funding could be available to prospective businesses through the Downtown Oshkosh Business Improvement district or \$25,000 in incentive based loan funds could be available through the Oshkosh Chamber of Commerce.

To learn more, please contact:

Clover Investments

Call: 925-783-5903

Email: Clover_Investments@Live.com



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The **Downtown Oshkosh Business District** flows with a rich heritage of economic opportunities for entrepreneurs and corporations alike. Situated along the banks of the Fox River, Downtown Oshkosh is a business district rooted in 150 years of economic diversity.



This office building is located on

- Main square in the heart of downtown Oshkosh, (Captured above)
- Few blocks away from the New Best Western waterfront hotel and Ground Round water front restaurant, across the downtown convention center.
- Over 13,000 college students enrolled in UW-Oshkosh.
- Annual air shows draws over 800,000 visitors and
- Rallies and events scheduled at the convention center and Leach Amphitheater draws significant

crowd throughout the year. (Captured below is air show and left is concert at the amphitheater)

- Downtown Oshkosh is proud of its established financial district, retail diversity, cultural amenities and water centered community events.
- Businesses in Downtown Oshkosh find centrally located support services right at their fingertips. From accountants, printers, consultants, and attorneys, to retail shopping, local and county government to the federal post office, Downtown Oshkosh is at the center of it all.
- Downtown Oshkosh has a strong mix of unique restaurants, theaters, art galleries, night clubs, dance



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studios and lunch-time concert series attract local and regional residents and tourists to Downtown Oshkosh who spend time and dollars in downtown businesses



- Downtown Oshkosh remains the center for banking and finance. Local and regional banks and credit unions call downtown Oshkosh home. Along with professional financial planners, certified public accounting firms, insurance companies and major investment houses, Downtown Oshkosh can provide any type of financial help a business may need.
- Oshkosh on the Water provides a unique atmosphere and resource to the Downtown Business District. Day-in and day-out, the beauty of the Fox River provides a backdrop for special events and promotional activities that bring a steady stream of walking, biking, boating and car traffic through the streets of downtown Oshkosh
- It is an exciting time to do business in Oshkosh. The economy continues to enjoy good health and provides unlimited opportunities for business growth.
- Whether engaged in manufacturing, retail or service, or in business large or small, Oshkosh on the Water is synonymous with business opportunity

Demographics:

- 2012 Total Daytime Population - 85,000
- % Population Change 1990-2009 - 14.75%
- % Household Change 1990-2009 - 22.84%
- 2012 Average Household Income - \$68,546

Retail Sales Volume

- 2009 Children/Infants Clothing Stores - \$10,352,896
- 2009 Mens Clothing Stores - \$15,843,380
- 2009 Shoe Stores - \$14,753,537
- 2009 Womens Clothing Stores - \$29,196,493
- 2009 Automobile Dealers - \$200,274,808
- 2009 Automotive Parts/Acc/Repair Stores - \$23,986,537
- 2009 Home Centers - \$21,624,305
- 2009 Restaurant Expenditures - \$127,363,130
- 2009 Supermarkets/Other Grocery - \$134,366,434
- 2009 Department Stores excl Leased Depts \$186,289,321
- 2009 General Merchandise Stores- \$149,446,138
- 2009 Pharmacies/Drug Stores - \$64,894,704

Property profile / Potential:

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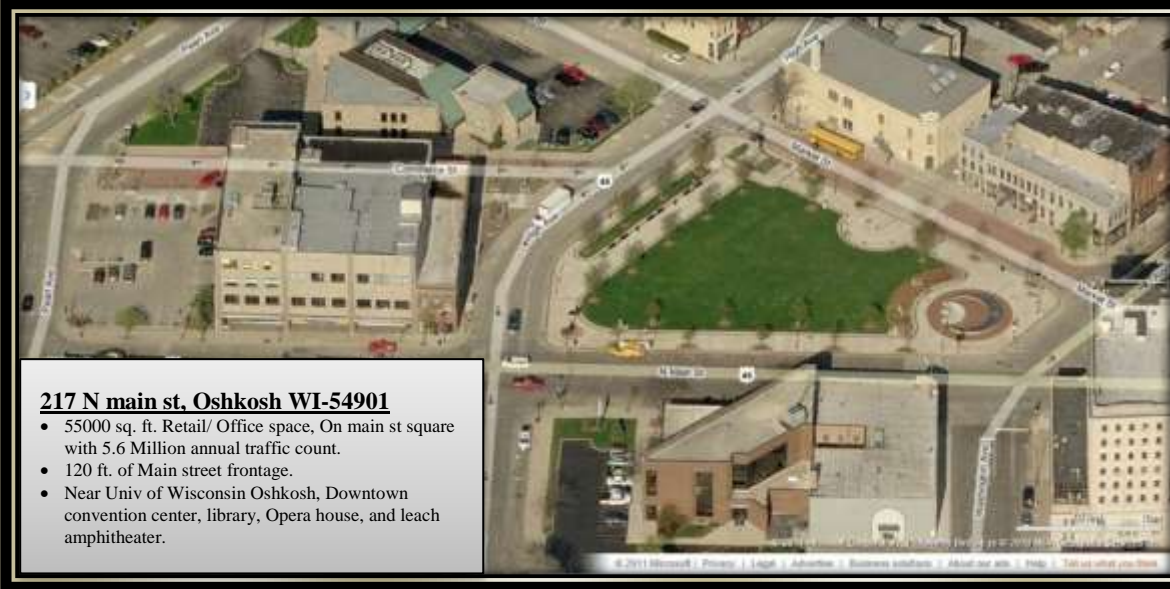
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217 N main st, Oshkosh WI-54901

- 55000 sq. ft. Retail/ Office space, On main st square with 5.6 Million annual traffic count.
- 120 ft. of Main street frontage.
- Near Univ of Wisconsin Oshkosh, Downtown convention center, library, Opera house, and leach amphitheater.

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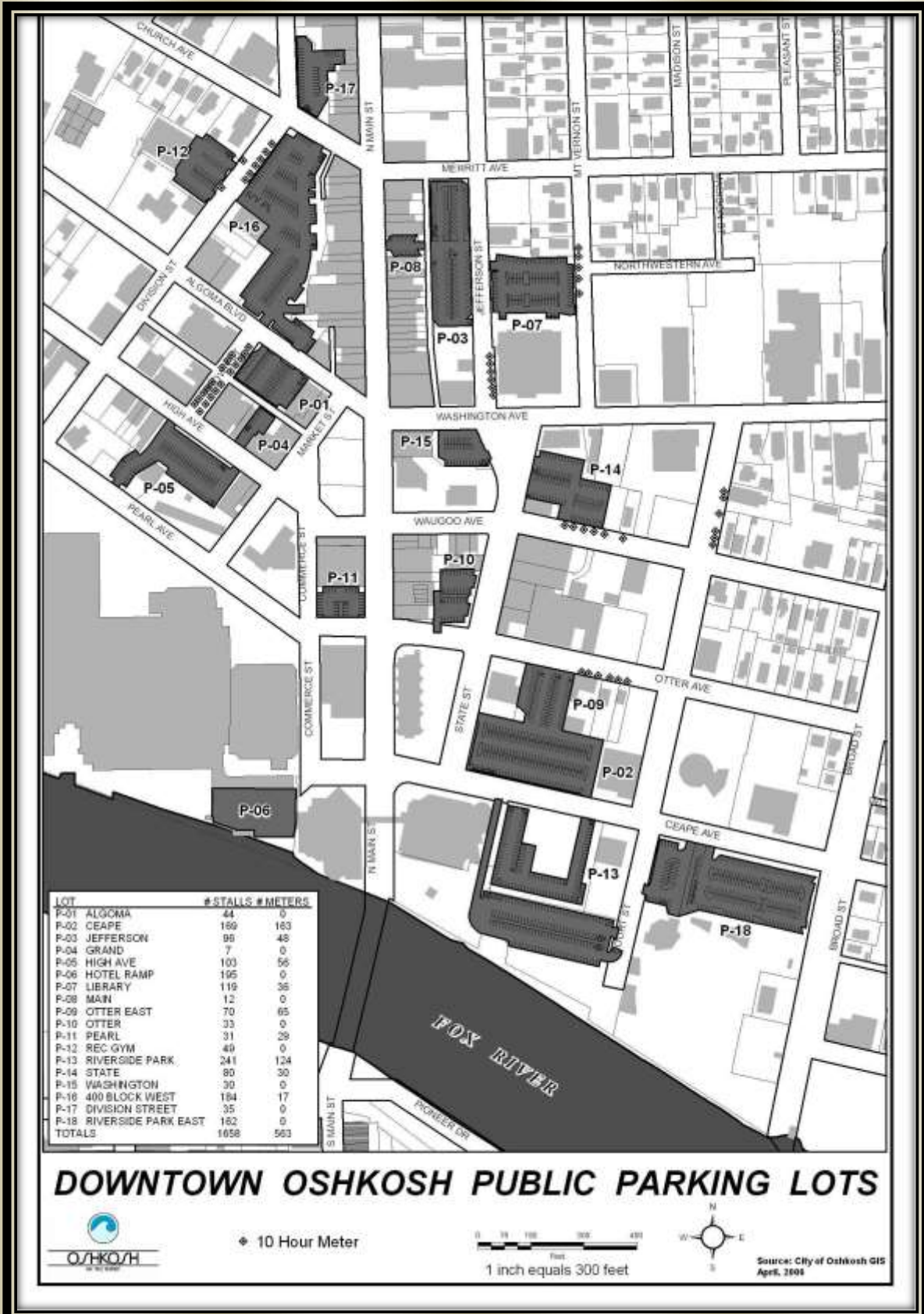
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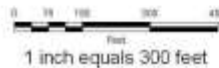
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DOWNTOWN OSHKOSH PUBLIC PARKING LOTS



◆ 10 Hour Meter



Source: City of Oshkosh GIS
April, 2008

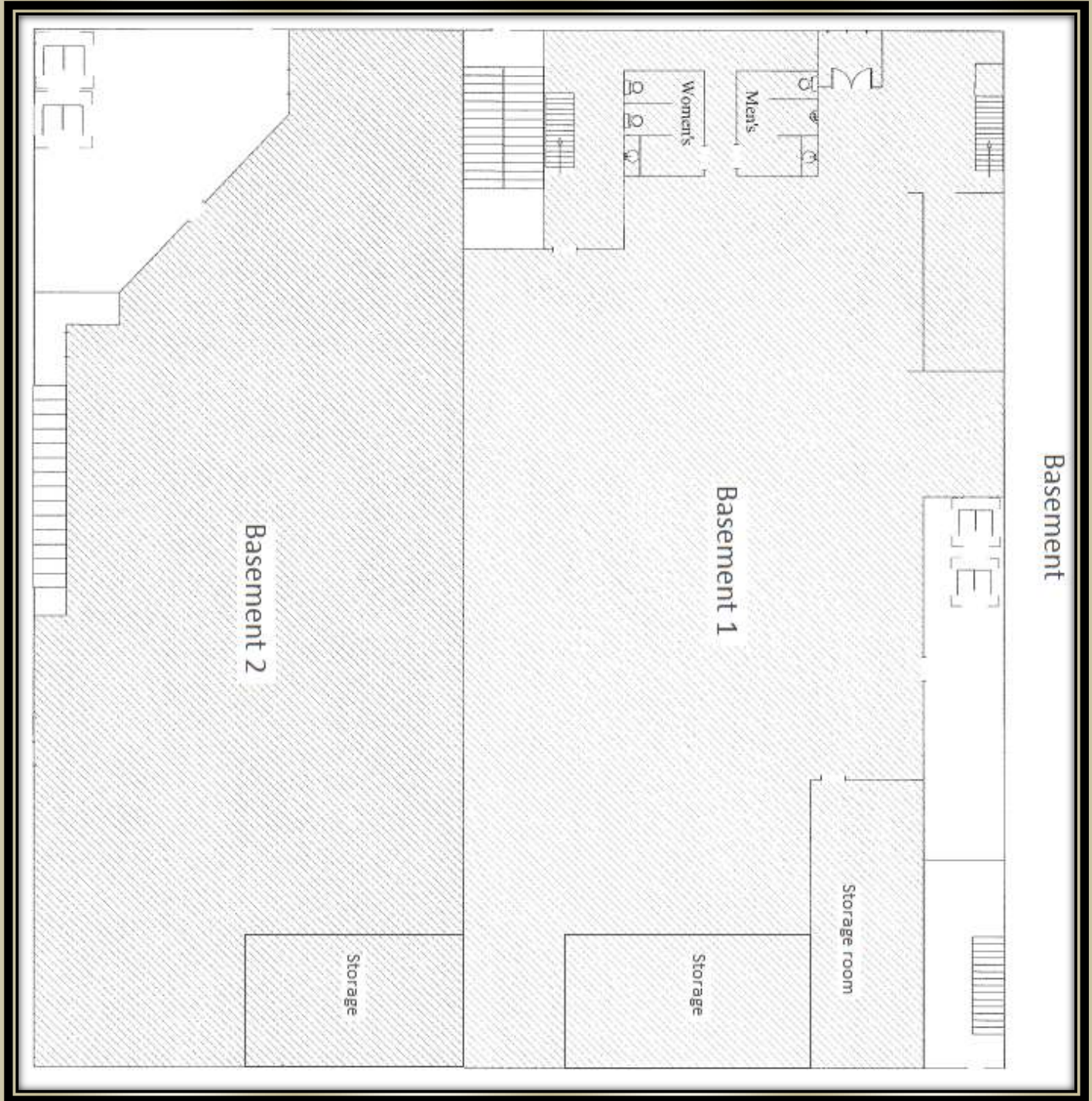
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Basement

Basement 1 = 8000 sq. ft.

Basement 2 = 5825 sq. ft.



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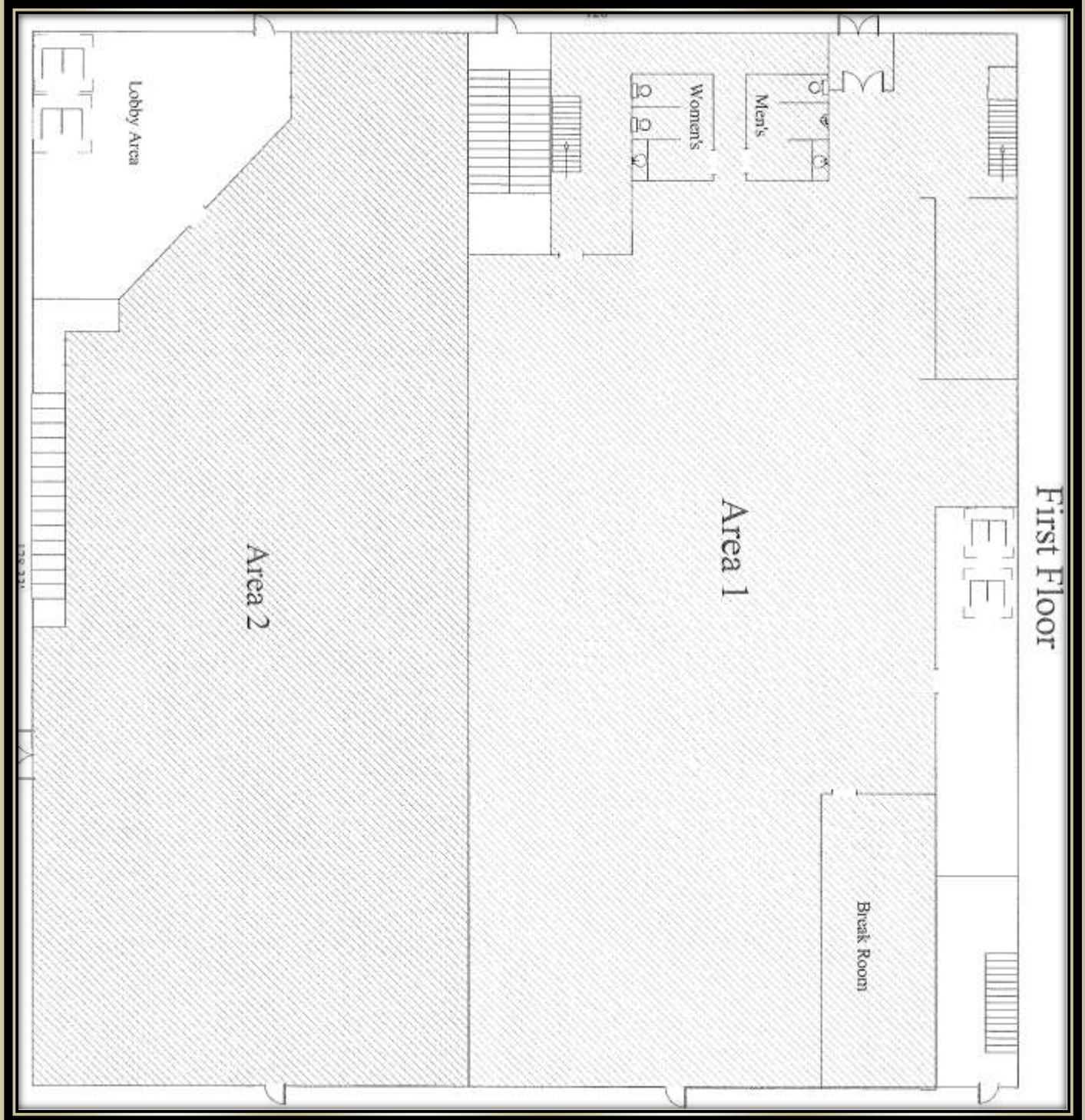


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First floor

Area 1 = 8000 sq. ft.

Area 2 = 5825 sq. ft.



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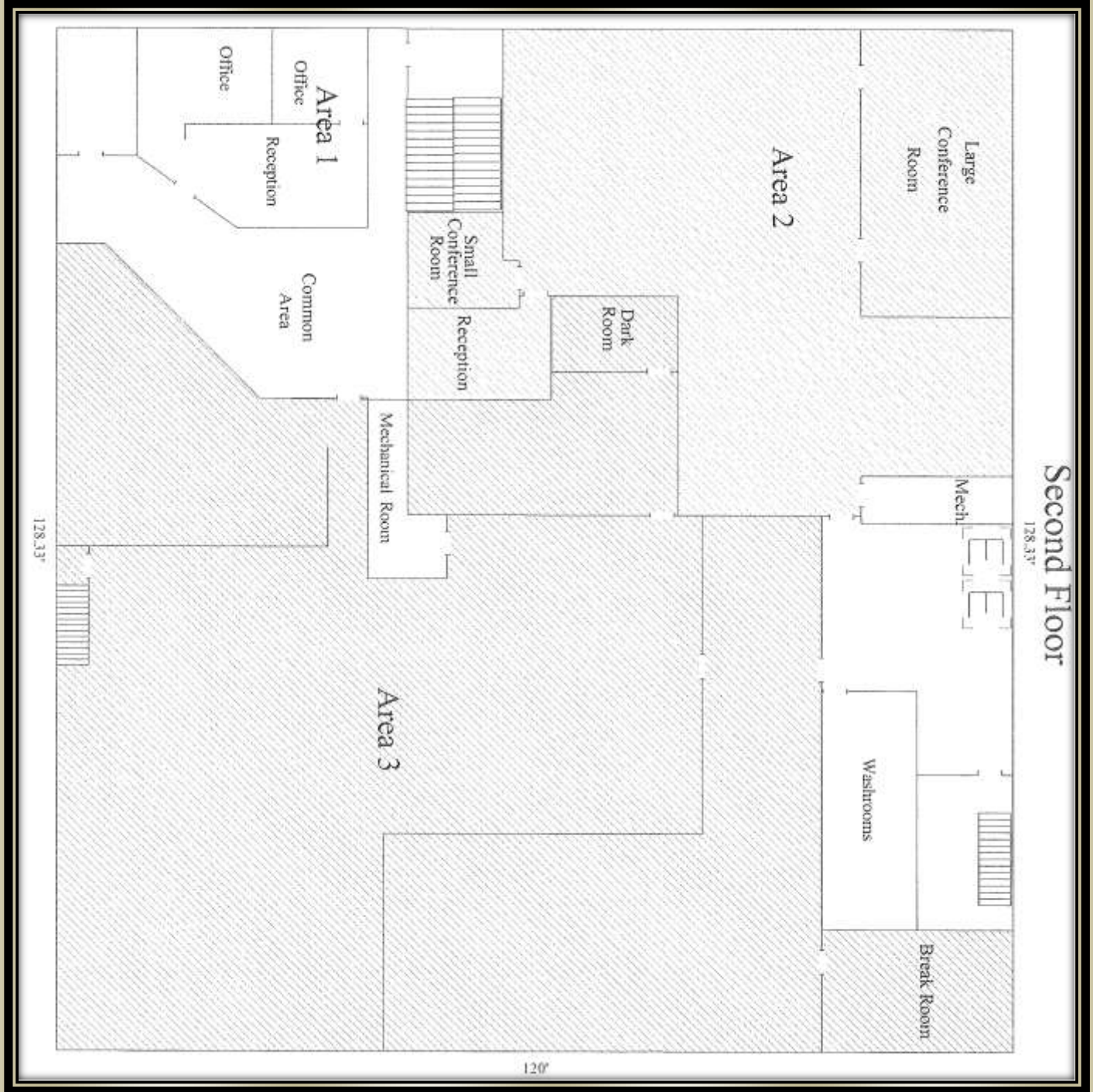
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Second floor

Area 1 = 0670 sq. ft.

Area 2 = 3560 sq. ft.

Area 3 = 5651 sq. ft.



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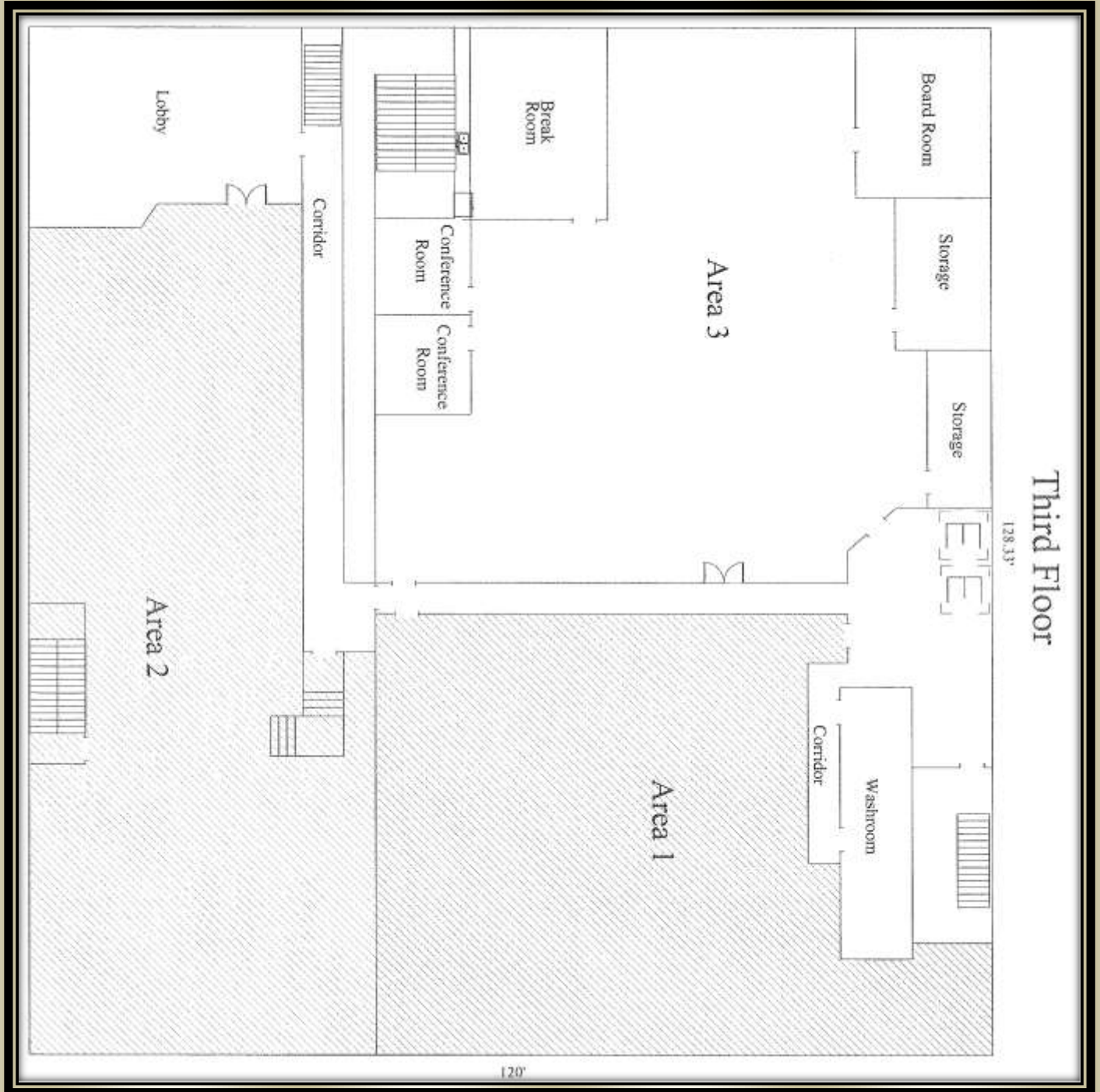
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Third Floor

Area 1 = 4025 sq. ft.
Area 2 = 3350 sq. ft.
Area 3 = 5460 sq. ft.

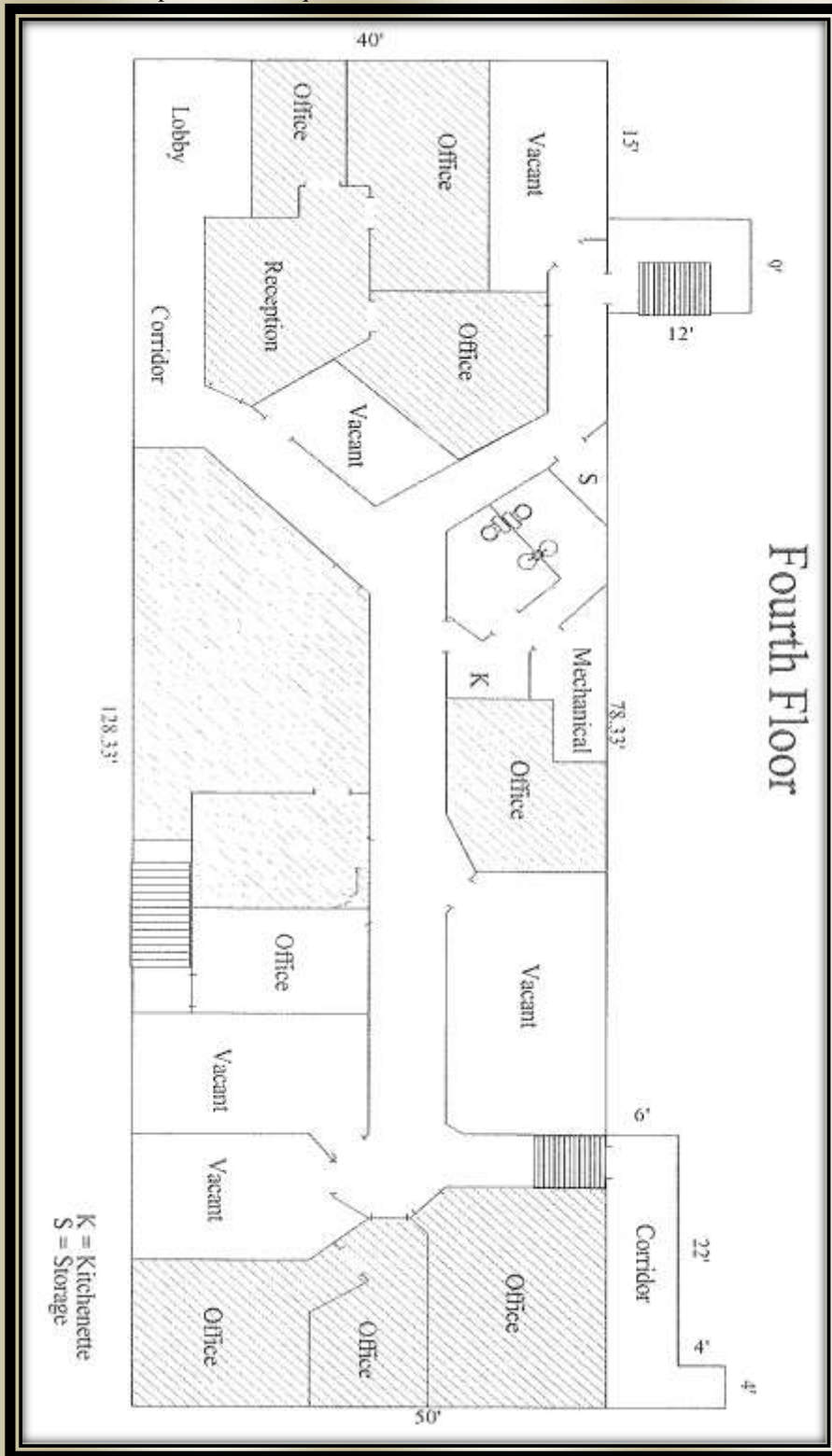


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Fourth Floor

Total rentable space = 3600 sq. ft.



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- B2B Office = 750 sq. ft.
- Vacant office next to B2B = 100 sq. ft.
- TL office = 200 sq. ft.
- Suzette = 150 sq. ft.
- Office next to Suzette = 150 sq. ft.
- Next to the next = 200 sq. ft.
- Fox photographic = 500 sq. ft.
- Office adjacent to stair = 300 sq. ft.
- Office next to mech = 150 sq. ft.
- Right 2 offices = 700 sq. ft.

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