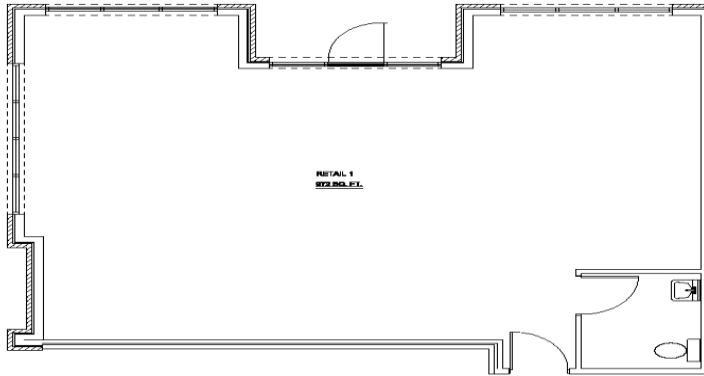
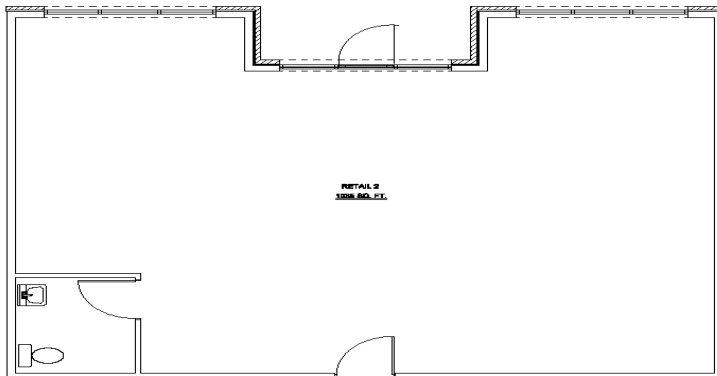


**Corner Bay (Approx. 36' X 27')**



**Center Bay (Approx. 37' X 28')**



**Madison Street Retail Center**

309-315 E. Madison Street



**Features:**

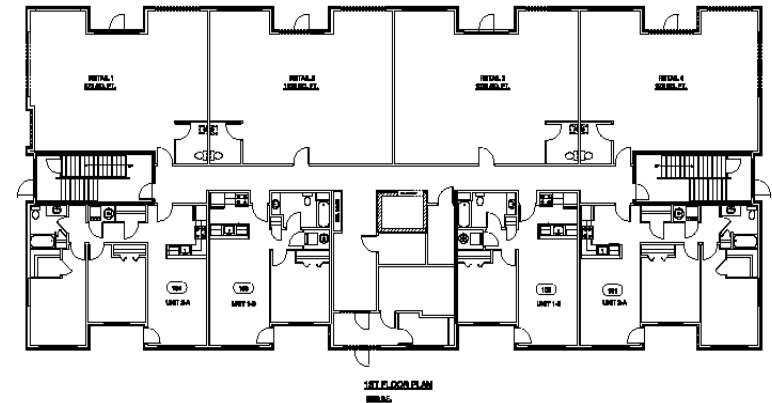
- 4010 square feet of retail space that can be configured in to as many as four separate bays as small as 964 square feet.
- Live work possibility with apartment in same building.
- Large 9 foot tall storefront windows, 12 foot ceiling height.
- Parking at the front door with lot of 105 stalls plus street parking on Wisconsin and Hobart.
- Traffic count: Madison Street in 2003 was 15,400 cars per day. The current count is estimated to be 20,000 cars per day.

**Rent:**

- Rates competitive with existing downtown properties.
- Tenant pays own electric, gas, water, trash and a pro-rata share of parking lot maintenance.

## First Floor Plan

Retail with parking on North Side  
Apartments opening to Wisconsin St. on South Side



## South Elevation

Residential Side



- **Finishes:**
  - 200 amp electrical panel included, 400amp is available at extra cost. Lighting and distribution by tenant.
  - HVAC, exposed spiral duct, mains included; extra distribution by tenant if needed.
  - Drywall ceiling and walls ready for paint.
  - Concrete floor ready for staining or other finish.
  - 1 Storefront door and 1 rear service door to hallway per bay.
  - 1 bathroom with 1 toilet and 1 sink per bay.
- **Signage:**
  - Exterior lit with channel letters (similar to Midelfort Pharmacy sign at 325 E. Madison), by tenant.
- **Parking:**
  - In the lot to the north (105 Stalls with 15 at the door) plus on street parking. Parking is not assigned.
- **Activity:**
  - Luther and Mayo Hospital Campus 1,800 employees and 26,000 patients per month.
  - Midelfort Pharmacy 35 employees 200 customers per day
  - Post Office 40 employees and 700 customers per day
  - RCU Headquarters over 200 employees and growing
  - Food and Beverage: The Livery, Stella Blues, The Redroom, Wigwam, Galloway Grill and Pad Thai.
  - New shopping: Isabelle's Clothing, TEC Computers
  - Phoenix Park: Farmers market 3 days per week in season, Thursday evening concerts in season, Taste of Eau Claire, Open Air Festival of the Arts and more.
  - 28% of all jobs in Eau Claire are located downtown!
  - New residential activity: Riverfront Building 33 apartments, Wisconsin St. Lofts 24 apartments, with more apartments and condos planned.
- **The "Alley":**
  - A unique "pedestrian alleyway" is being built between this building and the Livery. This will provide a great outdoor seating area for the tenant in Bay #4 and add a very special feature to the project that will help draw customers.