GREYSTONE COMMERCIAL

For Lease

Hudson Center Retail Suites Available

- Easy Access from I-94
- Traffic Counts Over 80,000 VPD
- Area Retailers Include: Starbucks, Cold Stone Creamery, Chipotle, Verizon, FedEx Office, Buffalo Wild Wings, Perkins, US Bank, Massage Envy, Mattress Galaxy, Home Depot, County Market, Menards, Leeann Chin, Hudson Staffing, Caribou Coffee, Mainstream Boutique, AT&T, Pita Pit

FREEWAY VISIBILITY

2220 Badger Drive
Hudson, WI

GREYSTONE COMMERCIAL

For Lease

2220 Badger Drive
Hudson, WI

Site Information:

Property Type:	Retail
Available:	Immediate
SF Available:	Please Call to Discuss

Retail Center Leasing Rates/SF:

Retail:	$26.00 PSF NNN
CAM:	$3.42 PSF
RE Tax:	$2.82 PSF
Total OpEx:	$6.24 PSF
Tenant Pays:	Rent, CAM, Tax & Utilities
Lease Term:	Five (5) Year Minimum
SF Available:	1,000—6,474 SF

Building Data:

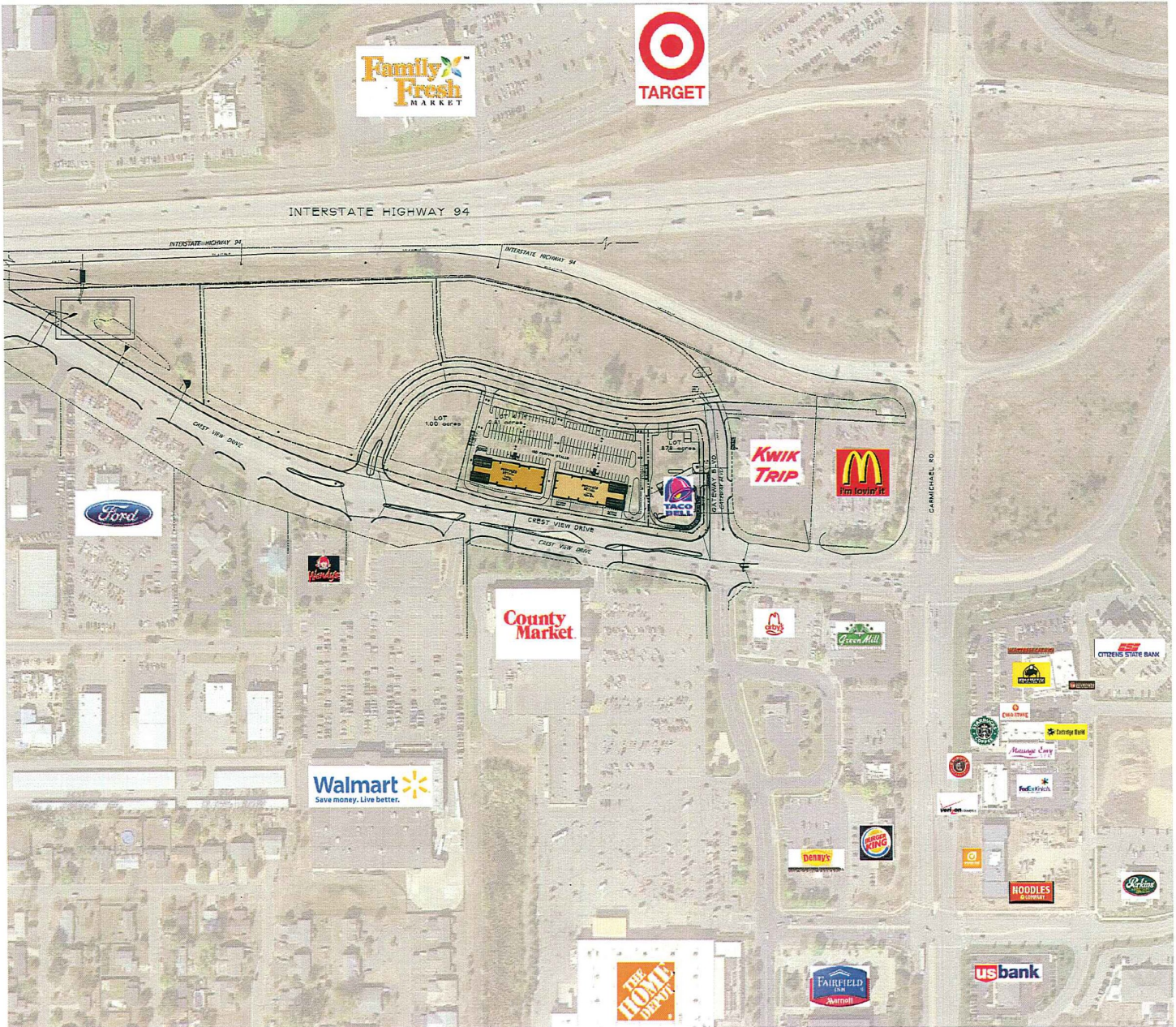|	
Year Built:	2014
Construction:	Brick EIFS & Steel
Parking:	7:1 Ratio
Clear Height:	Varies 11' - 14'
Utilities:	City Sewer/Water, Gas/Electric, DSL
HVAC:	Individual Tenant Units
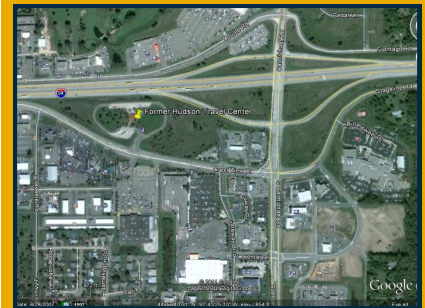
For more information contact:

David Robson
651.689.0081 office
651.248.0390 mobile
651.430.2480 fax
drobson@greystone-commercial.com

Brian Zeller
651.430.2233 office
612.325.3038 mobile
651.430.2480 fax
bzeller@greystone-commercial.com
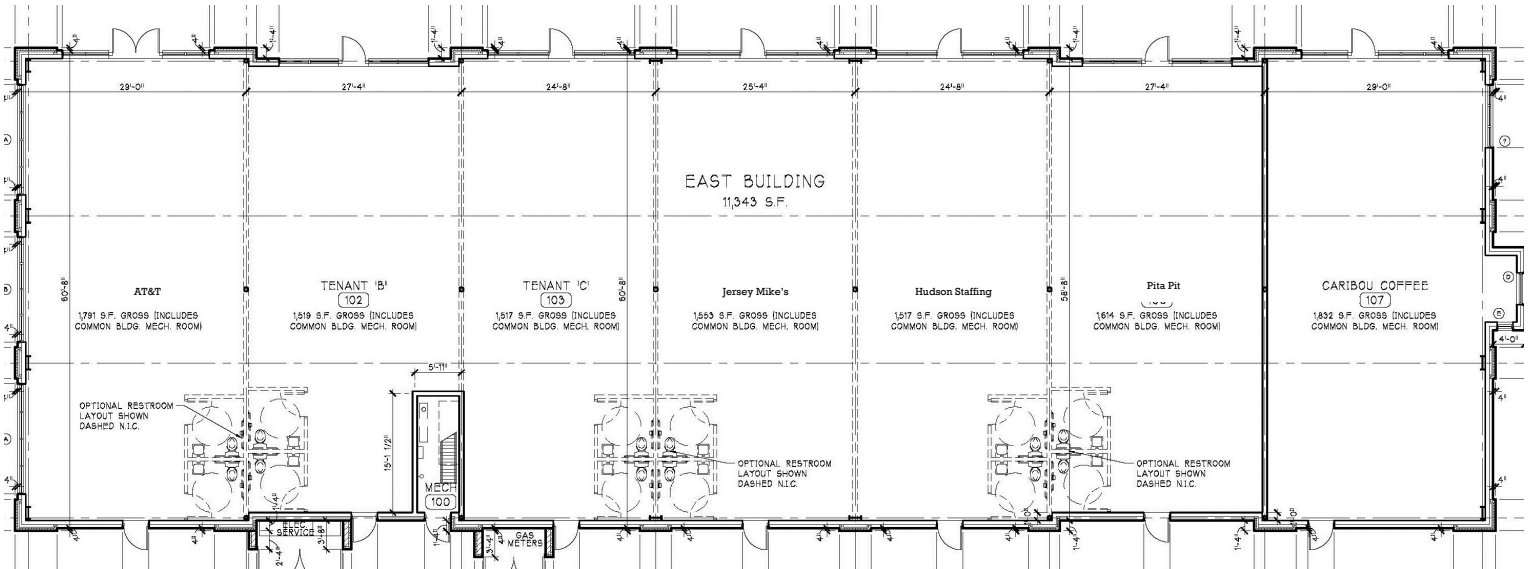
All square footages are assumed to be approximate

GREYSTONE COMMERCIAL
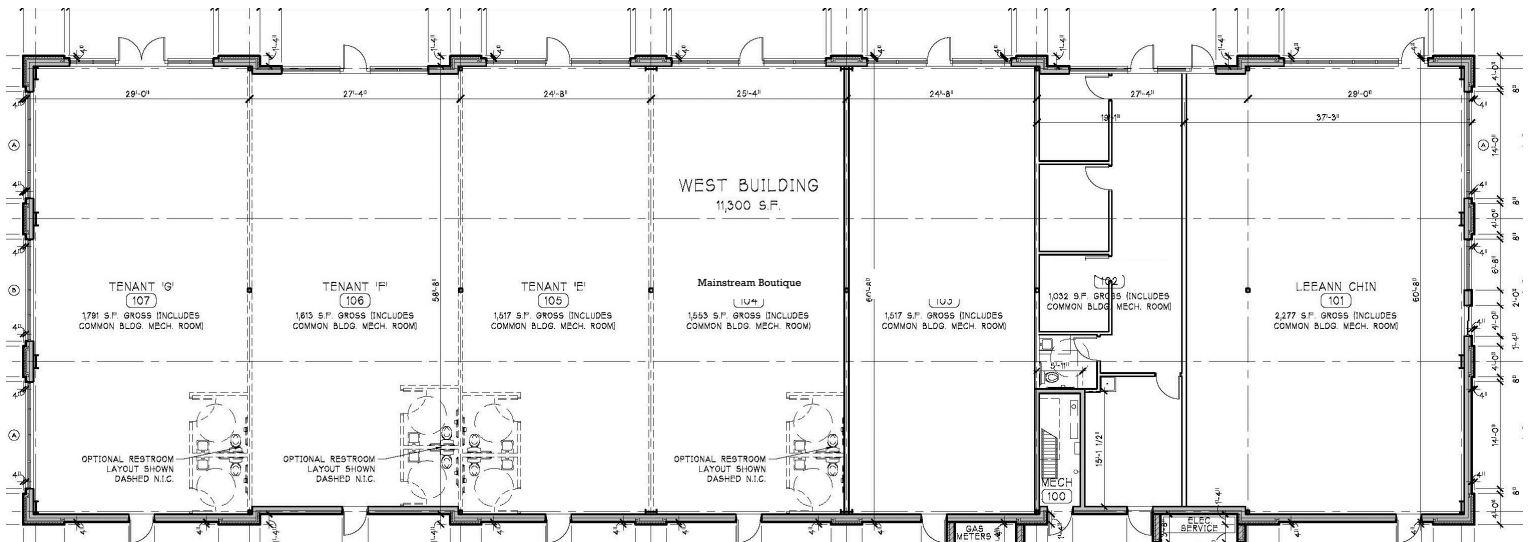
2220 Badger Drive
Hudson, WI

Development Plan

2220 Badger Drive
Hudson, WI

EAST BUILDING
11,343 S.F.

| AT&T | TENANT 'B' [102] | TENANT 'C' [103] | Jersey Mike's | Hudson Staffing | Pita Pit | CARIBOU COFFEE [107] |

East Building

WEST BUILDING
11,300 S.F.

| TENANT 'G' [107] | TENANT 'F' [106] | TENANT 'E' [105] | Mainstream Boutique [104] | [103] | [102] | LEEANN CHIN [101] |

West Building