

Waterford Professional Building

216 Pinnacle Way
Eau Claire, WI 54701
Eau Claire County



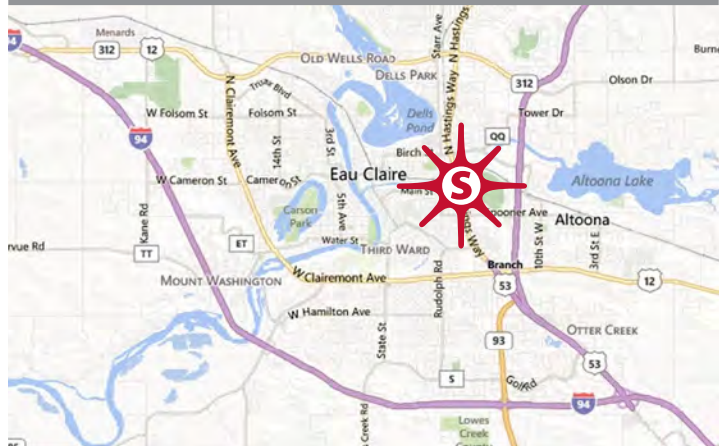
key features

- beautifully designed and constructed buildings provide sophisticated appeal
- underground parking to avoid the elements
- anchor pad and outlots available
- signage opportunities capture the attention of 50,000 motorists on Hastings Way each day
- easy access from signalized intersection at Main Street and Hastings Way allows customers and employees to travel to and from Waterford with ease

demographics

	1 mile	3 miles	5 miles
population	8,262	66,594	88,765
households	3,849	27,540	37,206
avg. household income	\$87,038	\$89,562	\$93,005
daytime population	7,418	50,080	73,708

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



office space for lease 1,495 – 7,512 sf

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first floor

UNIT	TENANT	S.F.
100	FDIC	5,566
120	AVAILABLE	1,750
150	AVAILABLE	7,213
190	AVAILABLE	435

second floor

UNIT	TENANT	S.F.
200	AVAILABLE	7,512
210	RISK PLACEMENT SERVICES	2,496
212	AVAILABLE	2,281
250	TRUEJOURNEY	1,247
260	AVAILABLE	1,495

third floor

UNIT	TENANT	S.F.
300	UNITED STATES GSA	3,744
320	AVAILABLE	2,063
350	AVAILABLE	4,290
360	AVAILABLE	2,371

