

HUDSON BOATWORKS DEVELOPMENT

LEASING OPPORTUNITY

A 15,000 S.F. MIXED USE OFFICE / RESTAURANT / LIVING DEVELOPMENT SERVING THE GREATER HUDSON WISCONSIN AREA



HAF
GROUP
ARCHITECTURE
DEVELOPMENT
CONSTRUCTION
233 SOUTH MAIN STREET
STILLWATER, MN 55082
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OVERVIEW

Hudson Wisconsin is conveniently located along Hwy 35 & Hwy 94 making Hudson only 15 minutes from downtown St. Paul. Hudson is located in St. Croix County which is one of the fastest growing counties in the state of Wisconsin. Hudson is also one of the fastest growing cities in Wisconsin, having grown by more than 50% since the year 2000.

Our property development consisting of mixed-use concept is located just north of the first exit from the I94 overpass. The project will be perceived as the new "gateway" to Hudson as this development is situated at the entrance to the downtown main street businesses. The cities' downtown retail/business district and "old town" residential district rest along the St. Croix River. We are suited well for business development as our project will be the "first stop" approaching downtown business. The Boatworks development will consist of approximately 15,000 square feet of mixed-use businesses. As of May 2016, we have leased over 9,000 square feet leaving only 6,000 square feet remaining. The excitement has been unprecedented. The first building is currently under construction and will be the home of LoLo American Kitchen, HAF Group, The Works Design Group interior design group, along with Lindau Engineering. The restaurant space will be LoLo's third location. The offering of the remaining buildings will be consistent in design and engineering, however flexible depending on user's needs and requirements.

Site Info:

- Location: Downtown Hudson, Wisconsin
- Description: Strong mixed use business property
- Total Area: 1,000 sq. ft – 6,000 sq. ft.
- Zoning: Commercial

Demographics:

- Population: 13,400
- Median Household Income: \$74,254
- Average Household Income: \$83,658

Anchor Tenants:

- LoLo American Kitchen
- HAF Group
- The Works Design Group

Comments:

A strong opportunity to be positioned in the highly coveted Hudson downtown business district. The property offers a tremendous amount of visibility and architecture that enhances the history of Hudson.

The property's position benefits greatly from the multiple surrounding anchor retail, medical and offices as well as excellent visibility on Hwy 35 and I94 and easy access to the downtown area.



BUILDING 1 TENANTS



LOLO American Kitchen & Craft Bar is the culmination of a dream of two friends, Joe Ehlenz & Brad Nordeen, coming together and opening a thriving restaurant in their hometown of Stillwater, MN. After working at some of the finest restaurants in the Twin Cities, business partners Joe & Brad created LOLO American Kitchen and Craft Bar where patrons get high quality products and great service at an affordable price.



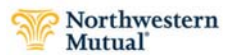
The firm that has become HAF Group was originally established by Michael Hoefler, NCARB in 1992 and based in Stillwater Minnesota. The company has gone through many different economic climates and has still thrived throughout the years. Today we are a company that works on a variety of different projects in both the architectural design field as well as the construction field. We have always put service ahead of everything and that is the reason we have so many repeat clients that always come back to us.



We are one of the only Design firms in the Twin Cities that can offer a la carte service offerings in Commercial and Residential Interior Design, Construction, Real Estate Management and Architecture. We take pride in being part of the St. Croix Valley community and look forward to helping people live, work, play and heal in Sustainable and Resilient environments. And that is why we are "The Works"..

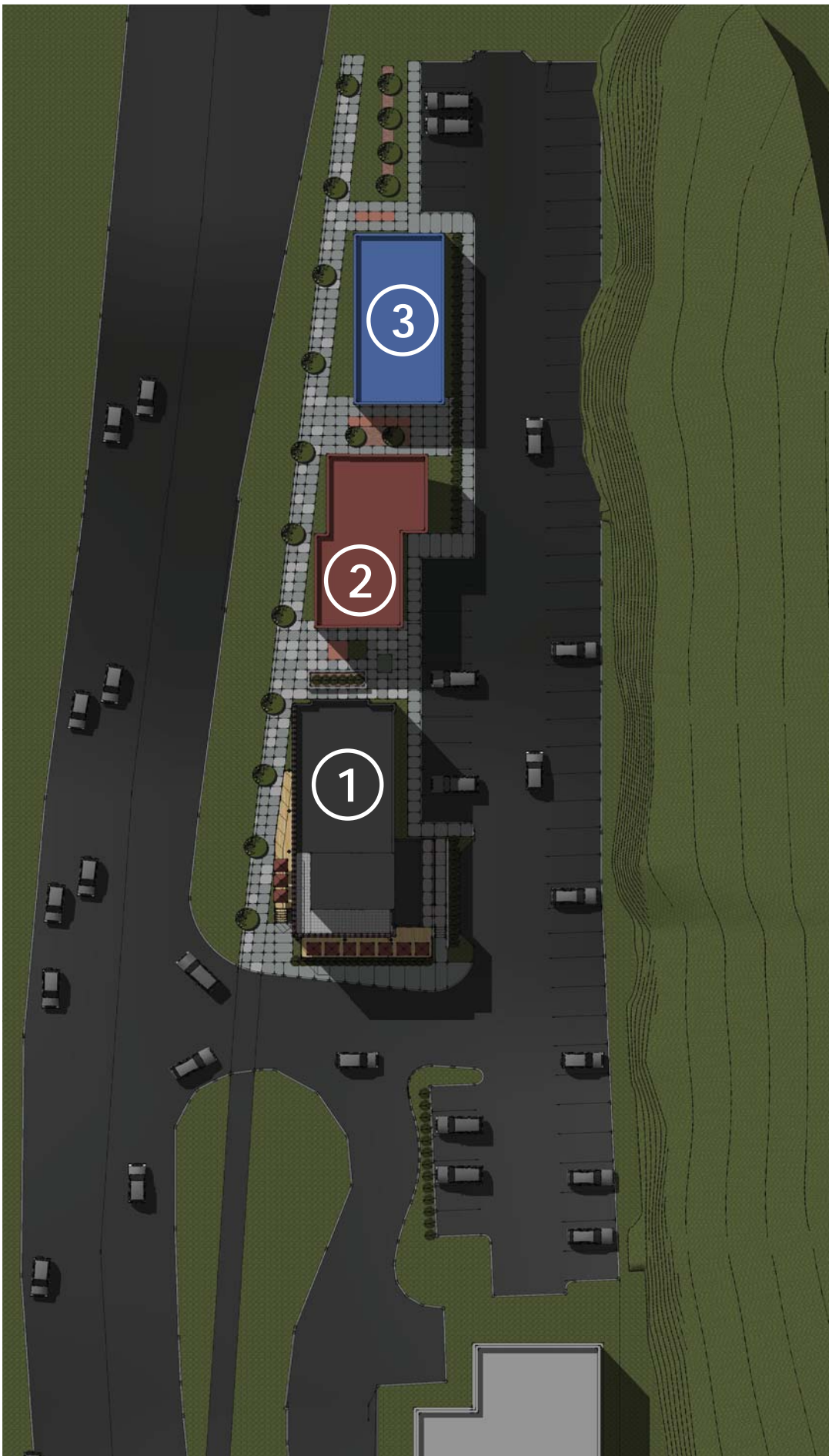


CONTEXT MAP





BUILDING SITE PLAN



Highlights:


- Excellent curb appeal with brick finish and heavy glass
- Potential patio option
- Free off-street parking
- Easy access to 94,
- Located adjacent to the St. Croix River
- Space may be easily sub-divided with many exterior entrance opportunities
- Glass potential on all exterior walls
- Potential lower level basement area for storage
- Structurally sound building
- Energy efficient building concepts incorporated through Wisconsin Focus on Energy program
- On-site management / ownership
- Retail, office and medical opportunity
- Hwy 35 signage
- Buildings are stand-alone
- Great neighborhood with many well-known businesses
- Strong income demographic
- High traffic counts, both vehicle and pedestrian



BUILDING 1 APPROVED DESIGN



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