

# 208 State Street, Oshkosh, Wisconsin

**For Lease! For Sale!**  
**Immediately Occupancy Available!**

**Reserve Today!**



**Oshkosh Wisconsin**

**Onsite Parking**

**8,960 Square Feet**

**C-3/DO Commercial Zoning**

Downtown Oshkosh Office Retail Center  
208 State Street, Oshkosh, Wisconsin



## Incentive Programs



**Low-cost, long-term loans for energy efficiency, renewable energy & water conservation improvements**

**Tax Increment Financing (TIF) & Business Development Tax Credit for expansion or relocation**

[Click Here for Property Website](#)

[Click Here for Property Brochure](#)



Please call to arrange a site visit **920-315-0090**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)





# 208 State Street, Oshkosh, Wisconsin

**For Lease! For Sale!**  
**Immediately Occupancy Available!**

**Reserve  
Today!**



**Oshkosh  
Wisconsin**

**Onsite  
Parking**

**8,960  
Square Feet**

**C-3/DO  
Commercial  
Zoning**

Downtown Oshkosh Office Retail Center  
208 State Street, Oshkosh, Wisconsin



[Click Here for Property Website](#)

[Click Here for Property Brochure](#)



Please call to arrange a site visit **920-315-0090**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

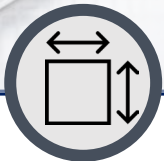
**ProVisions**  
[www.provisions.ws](http://www.provisions.ws)



# 208 State Street, Oshkosh, Wisconsin

For Lease! For Sale!  
Immediately Occupancy Available!

Reserve Today!



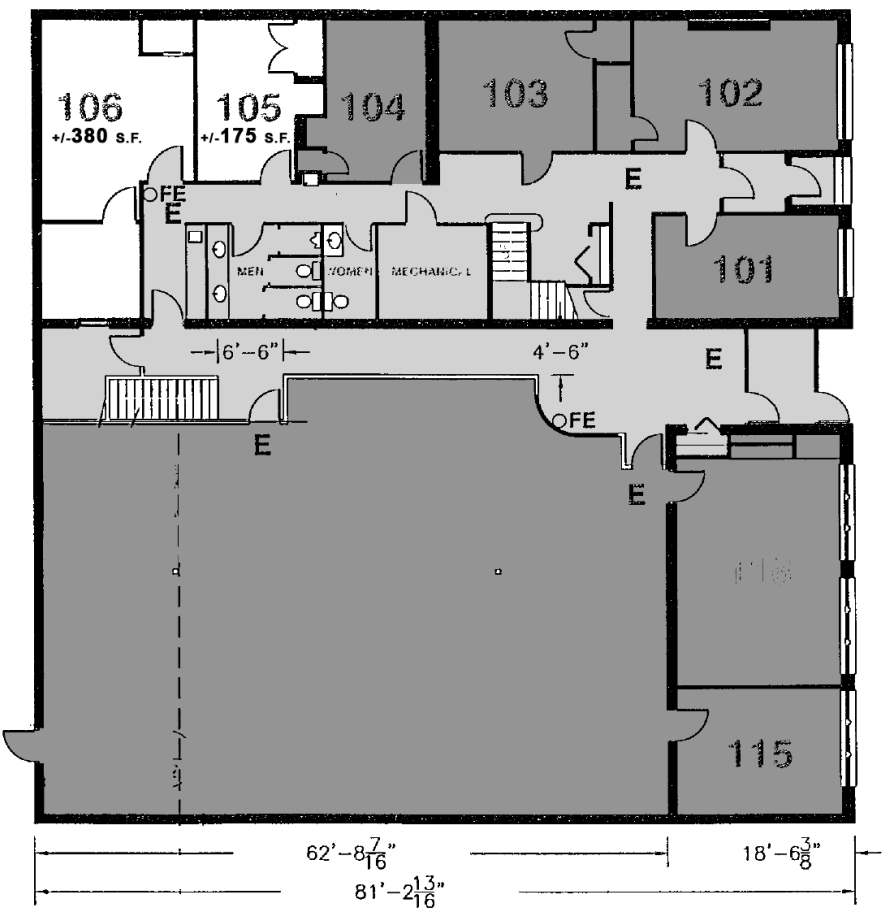
Oshkosh  
Wisconsin

First Floor  
5,971  
Square Feet

Lease 175 to  
380  
Square Feet

C-3/DO  
Commercial  
Zoning

208 State Street, Oshkosh, Wisconsin  
Walkability Score of 83



## FIRST FLOOR



SCALE:  $\frac{3}{32}'' = 1'-0''$

OFE : FIRE EXTINGUISHER  
E : EXIT LIGHT

[Click Here for Property Website](#)

[Click Here for Property Brochure](#)



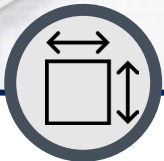
Please call to arrange a site visit **920-315-0090**  
Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)



# 208 State Street, Oshkosh, Wisconsin

For Lease! For Sale!  
Immediately Occupancy Available!

Reserve  
Today!



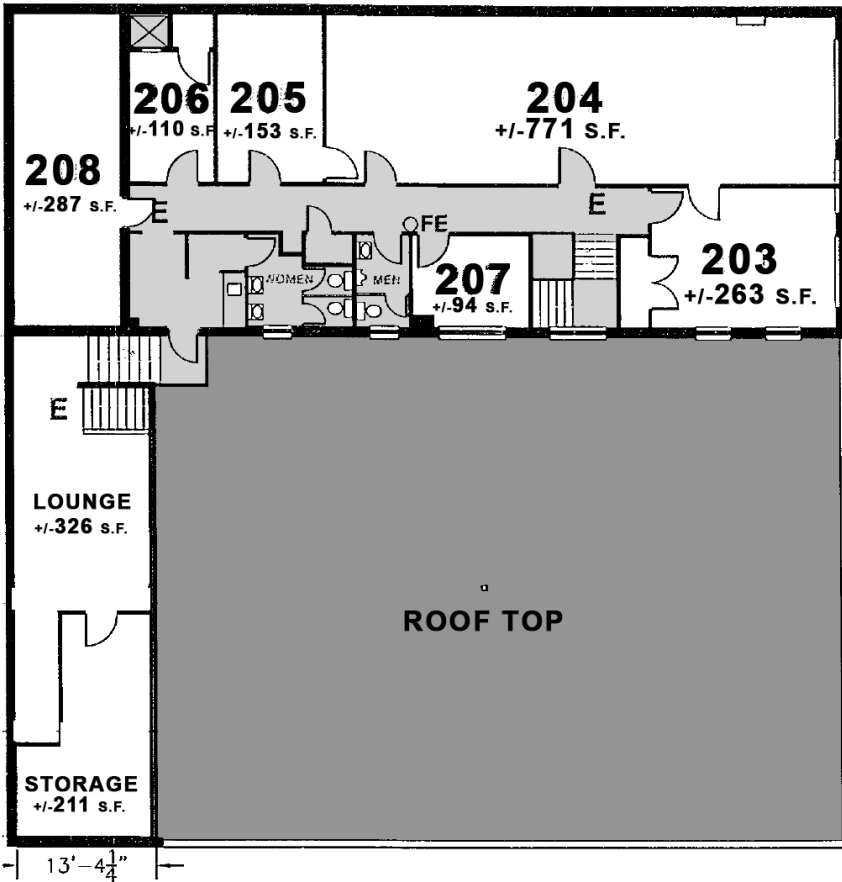
Oshkosh  
Wisconsin

Second Floor  
2,768  
Square Feet

Lease 771 to  
2,768  
Square Feet

C-3/DO  
Commercial  
Zoning

208 State Street, Oshkosh, Wisconsin  
Walkability Score of 83



## SECOND FLOOR



SCALE: 3/32" = 1'-0"

[Click Here for Property Website](#)

[Click Here for Property Brochure](#)



Please call to arrange a site visit **920-315-0090**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

**ProVisions**  
[www.provisions.ws](http://www.provisions.ws)



# 208 State Street, Oshkosh, Wisconsin

## For Lease! For Sale! Downtown Space!

**Reserve  
Today!**

DESIGN & CONSTRUCTION ASSISTANCE AVAILABLE FOR SPACE MODIFICATIONS TO SUIT YOUR NEEDS



**Oshkosh  
Wisconsin**



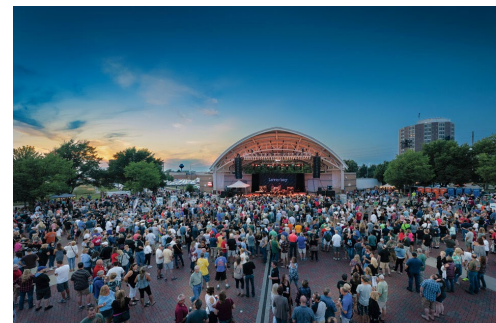
**2019 Rated #2 in  
Best Places for  
Millennials to  
Move**



**2019 Rated #4 in  
Top 10 Livable  
Small Cities in the  
U.S.**



**2019 Rated #5 in  
Top 10 Cities for  
Working Parents**



**2018 5-Mile  
Population  
74,902**



**Top Industries:  
Manufacturing,  
Retail Trade &  
Health Care**



**2018 5-Mile  
Median Age  
36.4**



**3.98% Median  
Household  
Income Growth**

[Click Here for Property Website](#)

[Click Here for Property Brochure](#)



Please call to arrange a site visit **920-315-0090**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

**ProVisions**  
[www.provisions.ws](http://www.provisions.ws)

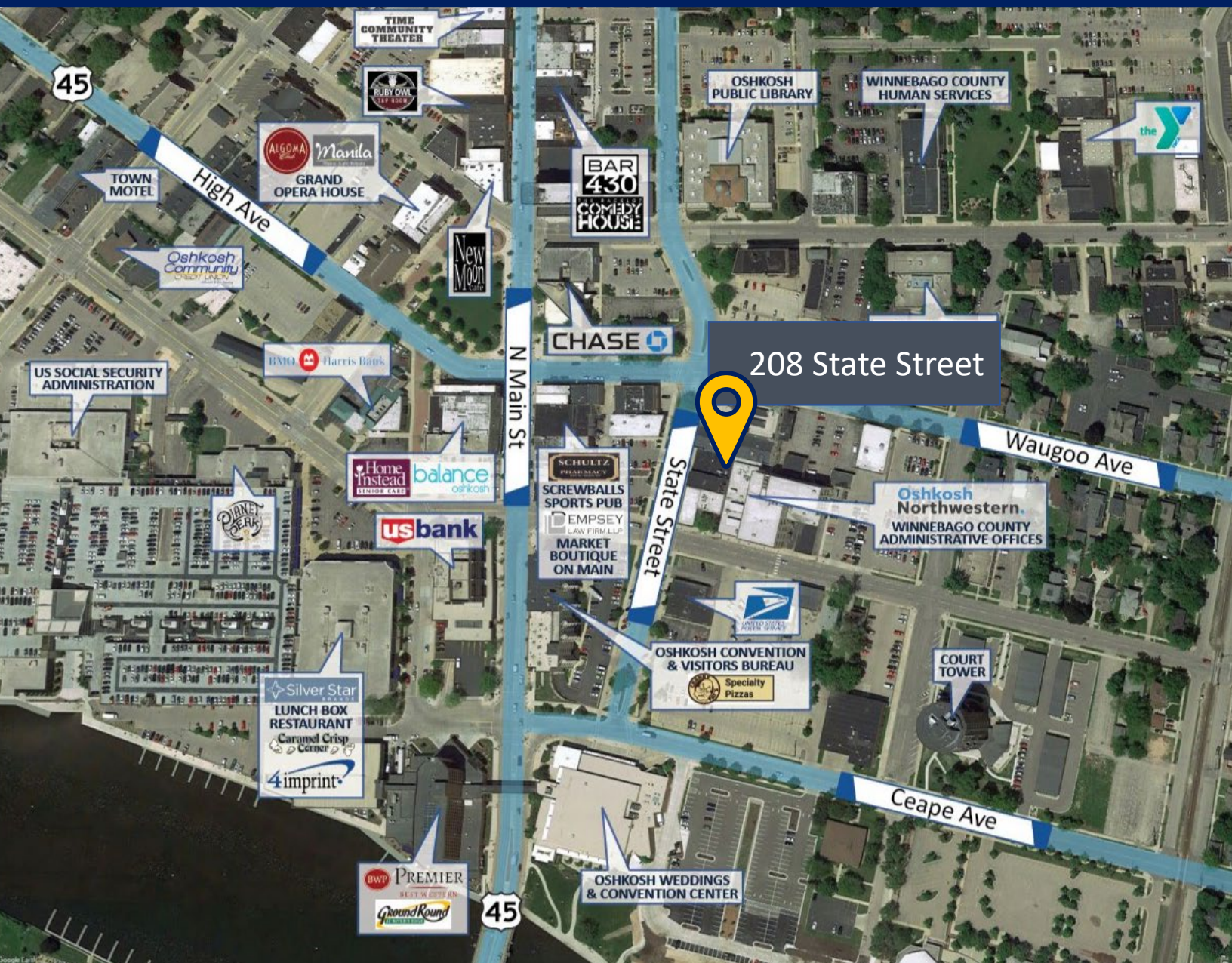


# 208 State Street, Oshkosh, Wisconsin

For Lease! For Sale!  
83 Walkability Score!

Reserve  
Today!

Downtown Oshkosh Office Retail Center  
208 State Street, Oshkosh, Wisconsin  
Walkability Score of 83



## Location Highlights

- Downtown Location
- Value Add Property (62% Leased)
- Traffic Count of 10,000 on Main Street
- Public parking
- Close to U.S. 45 and Interstate 44
- Only 10 minutes from Wittman Airport

[Click Here for Property Website](#)

[Click Here for Property Brochure](#)



Please call to arrange a site visit **920-315-0090**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

**ProVisions**  
[www.provisions.ws](http://www.provisions.ws)