



SLABY & ASSOCIATES

A.D. German Warehouse

Richland Center, WI

## *Be a Part of History — Lease Opportunities Now Available at the A.D. German Warehouse*

We invite you to explore lease options at the iconic A.D. German Warehouse in Richland Center, Wisconsin, as we bring new life to this extraordinary Frank Lloyd Wright design. This ambitious restoration and modernization project blends historic preservation with contemporary vision, aiming to establish the A.D. German Warehouse as a central destination for culture, commerce, and community. As we revitalize this architectural masterpiece, we seek forward-thinking tenants who share in our vision to elevate the space into a thriving hub in downtown Richland Center.

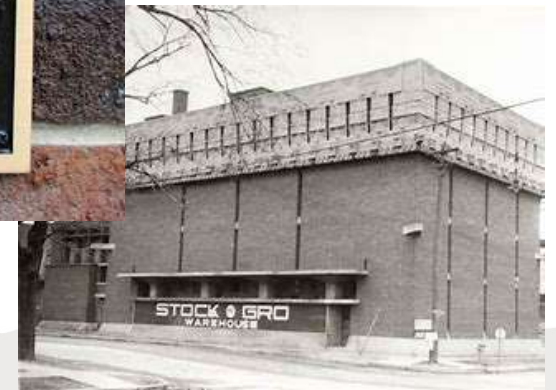
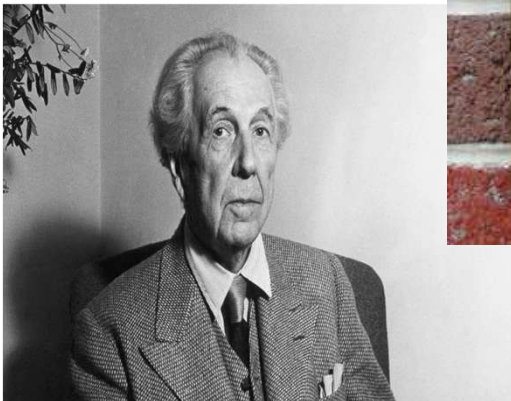
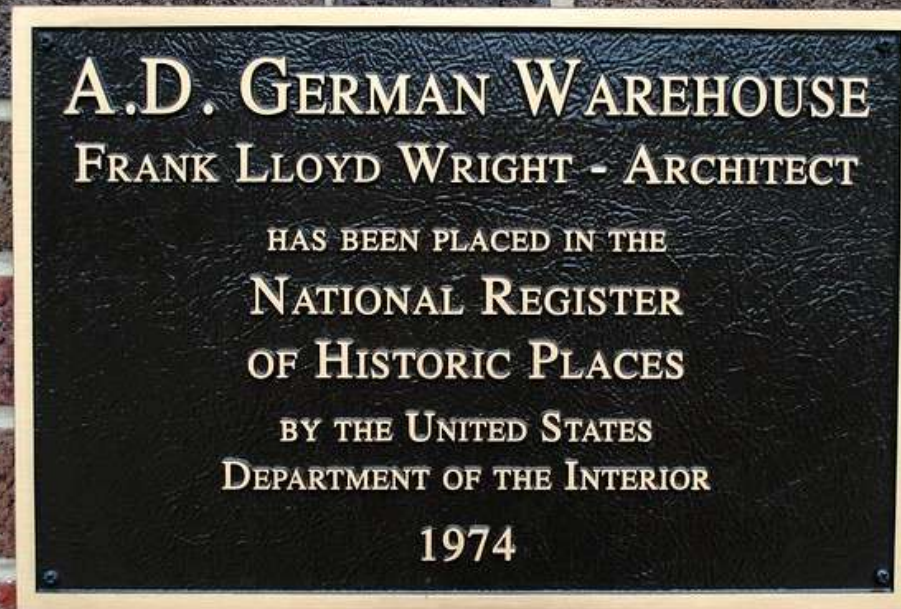
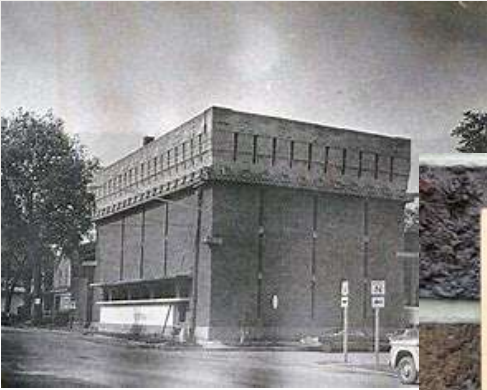
With nearly 10,000 square feet of available lease space, this is a rare opportunity to establish your presence in a landmark property that holds deep historic and architectural significance.

Whether your business connects to the building's original purpose—centered around commodities such as sugar, wheat, and coffee—or represents a new, complementary use, we encourage you to inquire. The A.D. German Warehouse Conservancy is committed to preserving the building's structural and historical integrity and reserves the right to select tenants aligned with the long-term vision of the property.

Join us in shaping the future of this one-of-a-kind space and become part of a legacy connected to one of America's—and the world's—most revered architects.



## Historical Significance





***Richland Center, WI***











# A.D. German Warehouse Restoration

The A.D. German Warehouse—an architectural gem designed by Frank Lloyd Wright—is coming back to life. After years of quiet decline, this historic treasure is opening its doors for a bold, community-driven restoration effort. Now is your chance to help reimagine its future and shape a new centerpiece for Richland Center. Exciting tenant buildout opportunities are available—join us in bringing history forward.

Visit <https://www.adgermanwarehouse.org/> to learn about A.D. German's unique story or to learn more about setting up a tour group.





# General Information

- Commercial Buildout Lease Opportunity: A.D. German Warehouse – A Historic Frank Lloyd Wright Design
- Location: Richland Center, Wisconsin – Downtown
- Building: A.D. German Warehouse
- Lease Type: NNN (Triple Net Lease)
- Lease Terms: 3 to 10 Years
- Available Space:
  - Total Building Size: Over 10,000 sf across 3+ floors available
  - Available Units Size: 500–3,500 sf (open build-out options)
  - Price: \$10–\$17/annual sf





## Key Features:

- Iconic Frank Lloyd Wright-designed building, a historical landmark in downtown Richland Center and beginning of the famous Frank Lloyd Wright Trail
- Unique opportunities to bring your business ideas to life in this extraordinary space
- Three leasable floors, each offering approximately 3,500 sq ft of flexible space
- Property is run through nonprofit organization focused on preserving and revitalizing the warehouse's history and enhancing the local community with engaging tenants
- Special care taken to maintain the integrity of the building with expert preservation efforts meaning certain tenant buildouts may not be feasible, reach out for more info
- Distinctive areas such as "Anna's Room," complete with its own private balcony



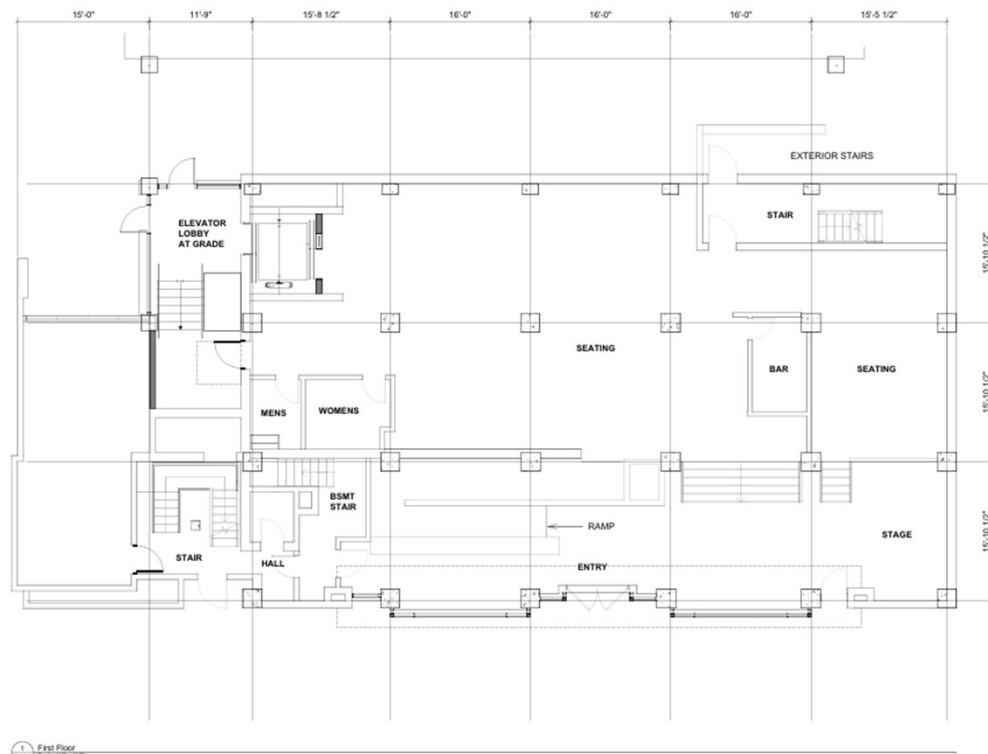
## **Additional Opportunities:**

- Rooftop space available for event-producing businesses, with flexibility in negotiations
- All interested potential tenants will be considered, with preference given whose work aligns with the warehouse's original purpose in wheat, sugar, and coffee industries
- Architecture, design, local artists, craftwork, and creative business ideas will also be given preference
- Historic tours available for tenants and visitors, further connecting your business to the warehouse's legacy and planned traffic to the building

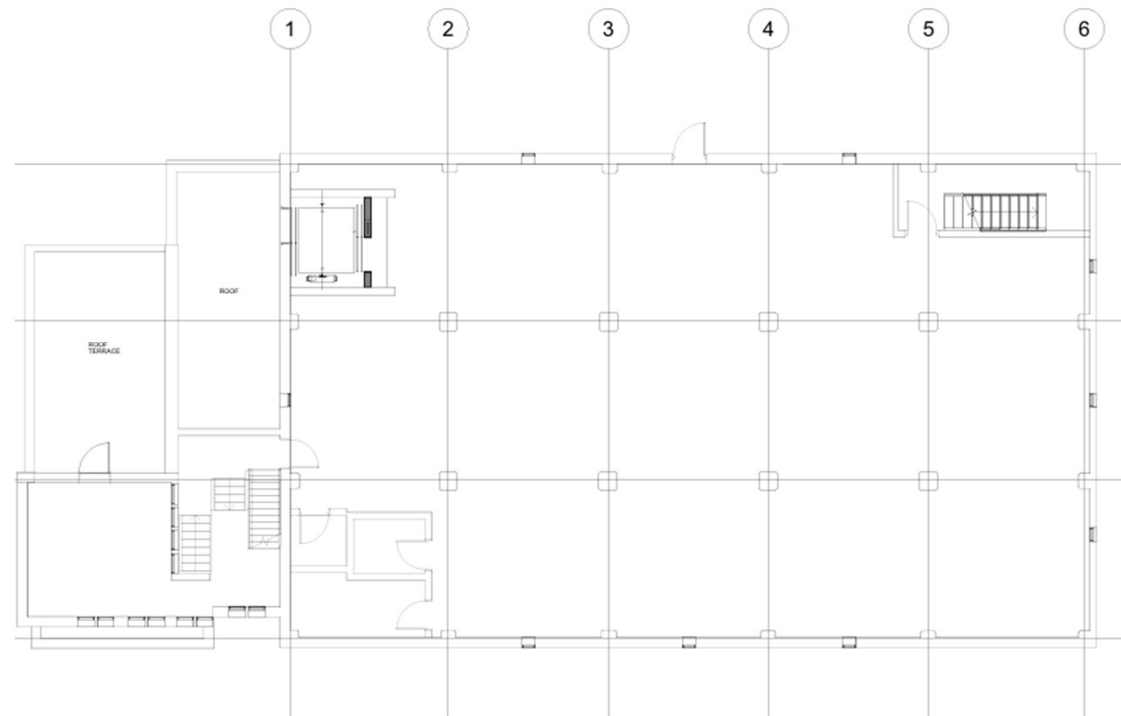




# 1<sup>st</sup> Floor

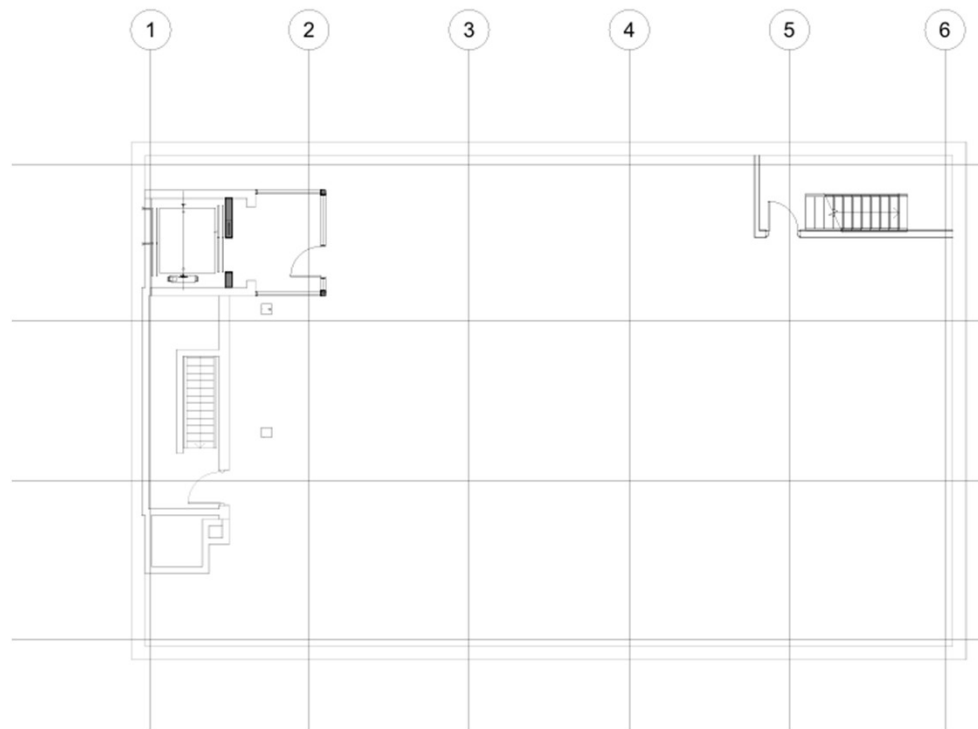


# Floors 2-4





# Roof Top





Built in Foot Traffic





Intricate Details & Design







## Additional Photos





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