

Chippewa Valley *Innovation Center*

3132 Louis Ave. • Eau Claire, WI 54703

The mission of the Chippewa Valley Innovation Center is to encourage new and emerging entrepreneurial business utilizing community resources to provide temporary facility, managerial, technical, and financial assistance.



Site Features

- 8 bays at 1,250 square feet
- 1 bay at 1,740 square feet (bay 9)
- 5 offices at 250 square feet
- 1 office at 480 square feet
- 440 Amp / 3 Phase power
- 1 loading dock - 9x9 overhead door
- 2 10x10 overhead doors at grade level
- Ceiling height: 17' at eaves - 20' at center
- 32 parking spaces available (24 marked, 8 unmarked) & street parking available
- Less than 1 mile to Hwy 53 with quick access to I-94 and Hwy 29
- Less than 1 mile to the Chippewa Valley Regional Airport

Benefits

Flexible, Low-Cost Building Accommodations

- Businesses rent only the number of bays needed, including manufacturing space and private office space
- Common areas include: lunchroom and rest rooms
- Loading Docks and overhead doors available to all tenants
- Conference room available at no charge
- Heat to all manufacturing areas provided
- Tenants pay their own electricity
- Heat, power, internet and air conditioning in all offices
- Provided maintenance includes lawn care, snow removal, garbage collection and building repair
- Shared amenities: fax, computers, copy machine, audio/visual equipment, forklift, pallet jack and compressed air

Managerial and Technical Assistance

- Low Cost/No Cost Professional Consultation available
- Access to local economic development agencies
- Access to UW-Eau Claire, UW-Stout, Chippewa Valley Technical College and Northwest Wisconsin Manufacturing Outreach Center (NWMOC)

Terms

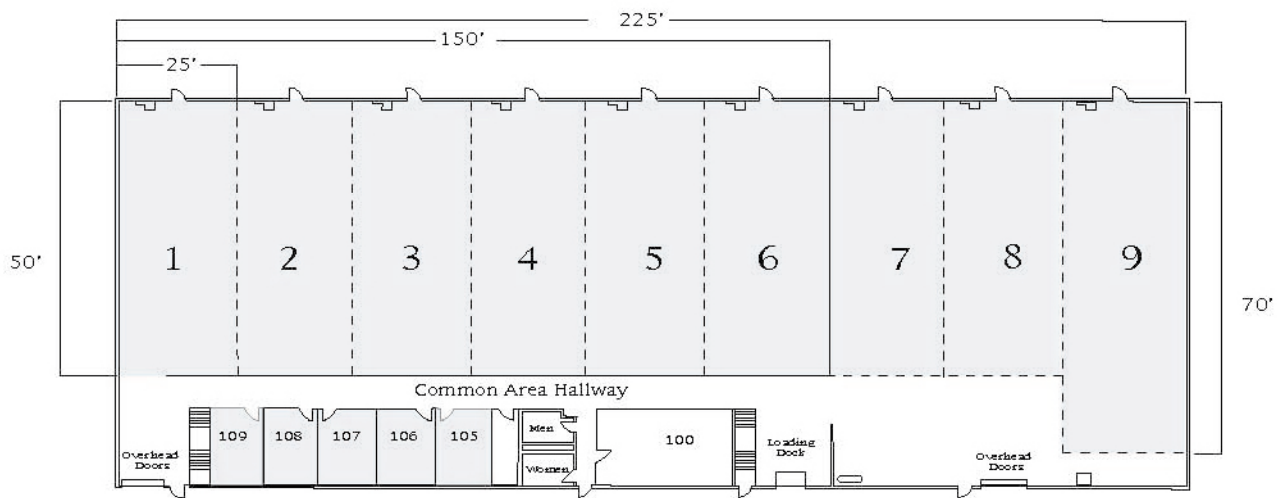
Lease Rates*

- Manufacturing:
 - \$2.60 per square foot - Year 1
 - \$2.85 per square foot - Year 2
 - \$3.10 per square foot - Year 3
- Office:
 - \$4.35 per square foot

Leases are set up in one-year increments. Businesses are limited to three years in the Center (extensions are granted by Board approval). Rent is established on a cost-per-square-foot basis.

*Common area charges of \$.65 per foot apply





Selection Process

Applicant Criteria

- Candidates should be a light manufacturing, value-added or service related business
- A business plan is required (within 90 days of occupancy). Business plan assistance will be made available to any business that requests it

Applicant Process

- Step 1: Business files application with CVIC Director
- Step 2: Business interviews with CVIC Board Member
- Step 3: Business is approved or denied by the board
- Step 4: If approved, lease is signed by the business

Testimonials

“The CVIC helped us network with people and to identify manufacturing related help for small business.”

-Doug Richardson, Parco Manufacturing

“The CVIC has a lot of little things provided that people don’t think about... a copy machine, lunch room, internet access, garbage service, compressed air, and more!”

-Steve Jonjak Premier Dies Corporation

Contacts

Chippewa Valley Innovation Center

3132 Louis Avenue
Eau Claire, WI 54703
Phone: (715) 836-2842
Fax: (715) 836-3945

Chippewa County Economic Development Corporation

770 Scheidler Road, Suite #3
Chippewa Falls, WI 54729
Phone: (715) 723-7150
Fax: (715) 723-7140
Email: ccedc@chippewa-wi.com

Eau Claire Area Economic Development Corporation

P.O. Box 1108
101 North Farwell
Eau Claire, WI 54701
Phone: (715) 834-0070
Fax: (715) 834-1956
Email: ec.info@eauclaire-wi.com

