

**Bureau of Indian Affairs - Ashland, WI - LWI19283 - Property Summary as of February 2025**

Property Information		Lease Information	
Address	916 Lake Shore Dr W	Primary Tenant	Bureau of Indian Affairs
City	Ashland	Other Tenants	None
State	WI		
Zip Code	54806-1357	Expiration Date (Firm)	1/10/2023
Year Built	2004	Years Remaining	0.00 Years
Occupancy	100%	Expiration Date (Full)	1/10/2028
Acquisition Date	12/27/2018	Years Remaining	2.91 Years
Occupied Square Footage	34,970	Lease Number	LWI19283
Vacant Square Footage	0		
Total Square Footage	34,970		



**Key Factors in Location Necessity**

This agency manages the assets of local Native American tribes. The building has multiple departments to provide services in education, economic development, law enforcement, natural resources management, social services, housing improvement, disaster relief, and land and water claim settlement. The BIA Midwest region provides funding and support to 36 federally recognized Indian tribes located in the states of Minnesota, Wisconsin, Michigan and Iowa. During a recent visit, the manager of the building spoke passionately about their belief and mission of enhancing the lives of their fellow tribes. Most employees work in office, but some venture into the field.

Building Improvements	Property Utilization
The BIA has invested over \$150,000 of capital into the space and just invested another \$150,000 into security upgrades.	40 full-time employees per day in office plus additional employees in the field. This building contains a large garage and auto shop area where vehicles are serviced.



**Landlord Overview**

Tanenbaum Equity Partners (TEP) is a commercial real estate investment company with a strategic focus on purchasing government leased commercial real estate ([www.TEPartners.com](http://www.TEPartners.com)). Since 2015, TEP Holdings has been one of the most active GSA acquirers in the market and has amassed a portfolio of over 1,600,000 SF, representing a total capital investment of over \$500MM. TEP's GSA Portfolio includes assets from around the nation and features a variety of tenants including Social Security Administration, Veteran Affairs, Federal Bureau of Investigation, Internal Revenue Service, Drug Enforcement Agency and more. TEP leverages decades of industry experience from its comprehensive team of professionals as well as its direct experience acquiring over 100+ GSA assets to maintain high occupancy and performance across the Portfolio.