

FOR LEASE • FOR SALE

N25W23255 PAUL RD.

PEWAUKEE, WISCONSIN 53072

PEWAUKEE BUSINESS CENTER



AVAILABLE

55,940 SF

LEASE RATE

\$10.00/SF NNN

OPERATING EXP.

\$3.71/SF

SALE PRICE

\$4,975,000

PROPERTY HIGHLIGHTS

- Well maintained **55,940 SF office facility** on 4.83 acres in the Pewaukee Business Center.
- Can be converted to **flex and/or industrial** use; divisible to approximately 20,000 SF.
- One overhead door and one depressed dock door already in place.
- Great access — **one mile to I-94** — with 235 surface parking stalls.
- Conveniently located near retail, restaurant and hospitality amenities.
- Extensively renovated in 2013 and move-in ready.

SPECIFICATIONS

BUILDING SIZE	55,940 SF
MIN. DIVISIBLE	+/- 20,000 SF
LOT SIZE	4.83 Acres
YEAR BUILT	1986 • Renovated 2013
CLEAR HEIGHTS	9' Drop • 11' Clear • 15' Deck
PARKING	235 Surface Stalls
LOADING	1 Overhead • 1 Depressed Dock
SPRINKLERS	Yes
ZONING	M-4
TAX KEY	PWC 0920 994

FOR MORE INFORMATION, CONTACT

Craig Bartsch MANAGING BROKER

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55,940 SF OFFICE • CONVERTIBLE TO FLEX

A well maintained single-story office facility renovated in 2013, with a full-height glass entry and lobby, large open workstation floors, private offices and conference rooms, a StoneCafé break room and a service area with one overhead door and one depressed dock. The plan can be demised to roughly 20,000 SF or converted to flex and light industrial use.

CLEAR HEIGHTS

**9' Drop
15' Roof Deck**

DIVISIBLE FROM

+/- 20,000 SF

LOADING

**1 Overhead
1 Depressed Dock**

PARKING

235 Stalls



LOBBY & RECEPTION



OPEN OFFICE FLOOR



BREAK ROOM • STONECAFÉ



SERVICE AREA • OVERHEAD DOOR

SITE PLAN · TAX KEY PWC 0920 994

4.83 ACRES ON PAUL RD., PEWAUKEE BUSINESS CENTER



SURFACE PARKING

235 Stalls

LOT SIZE

4.83 Acres

ZONING

M-4

SINGLE STORY • 55,940 SF

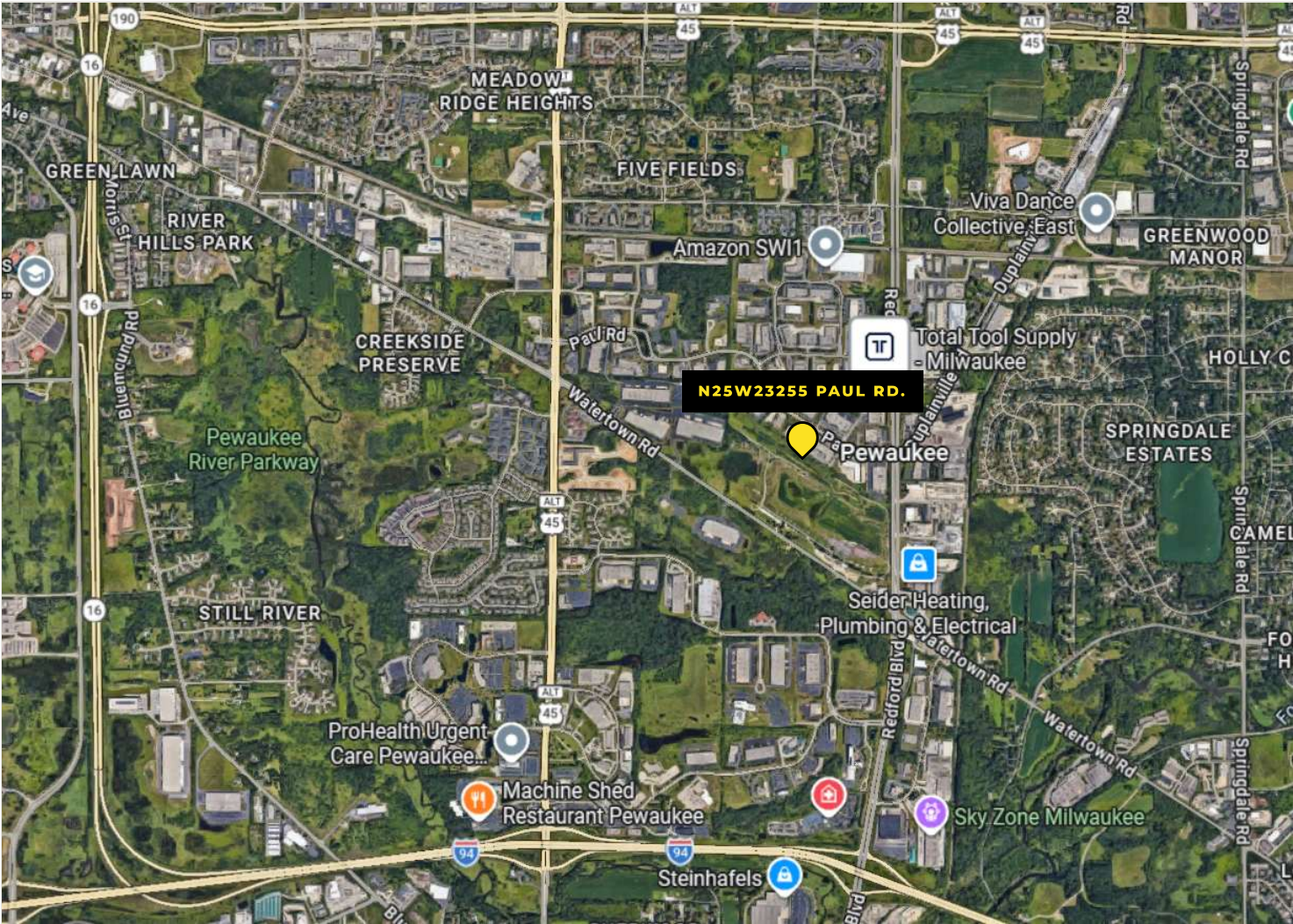
DIVISIBLE TO +/- 20,000 SF • \$10.00/SF NNN

Corporate Office

N25 W23255 Paul Road
Pewaukee, WI 53072



AERIAL • PEWAUKEE & THE I-94 CORRIDOR



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	1,910	27,440	118,129
Avg. HH Income	\$123,307	\$115,500	\$108,450

Radius estimates supplied by ownership. Figures approximate; verify before reliance.

ACCESS & AMENITIES

I-94 Interchange	1 Mile
Business Park	Pewaukee Business Center
Municipality	City of Pewaukee

ESTABLISHED CORRIDOR

Set among corporate users in the Pewaukee Business Center, one mile from I-94 and minutes from retail, restaurant and hospitality amenities along the Highway 16 and Capitol Drive corridors.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to the broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential, unless the information must be disclosed by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing services to you.

Prior to negotiating on your behalf the broker must provide you the following disclosure statement. The following information is required to be disclosed by law: (1) material adverse facts, as defined in section 452.01 (5g) of the Wisconsin Statutes; and (2) any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION**NON-CONFIDENTIAL INFORMATION (MAY BE DISCLOSED BY BROKER)****CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A material adverse fact is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An adverse fact is defined as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.