



OFFICE/RETAIL SPACE FOR LEASE

FOR LEASE | 17280 W North Avenue, Brookfield | WI

Class A office and retail space located at prime intersection of North Avenue and Calhoun Road. On-site ownership and management. Heated underground parking is available along with signage opportunities. Building is located in close proximity to numerous restaurants and other retail amenities.

Starting from:

\$14.50
PSF NET

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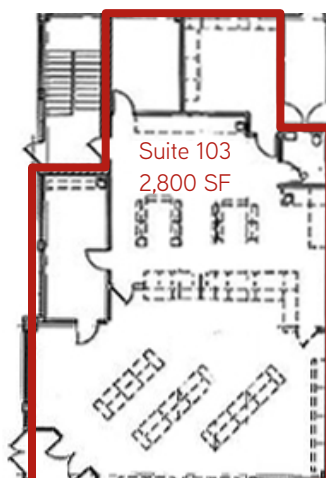
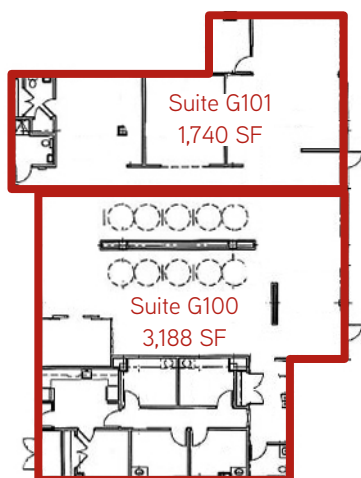


Accelerating success.



Specifications

| | |
|------------------|------------------------------------------------------------------------|
| Available Spaces | Suite G100 - 3,188 SF Suite G101 - 1,740 SF Suite 103 - 2,800 SF |
| Building Size | 39,000 SF |
| Stories | Two (2) |
| Year Built | 2001 |
| Parking | 4.64/1,000 SF (181 spaces available) |
| CAM & Tax Est. | \$6.76/SF |
| Lease Rate | \$14.50/SF NNN |



Traffic Counts

13,400 VPD on W North Ave
16,600 VPD on N Calhoun Rd

Area Demographics

5 Mile Radius



Current Population (2017)

107,506



Projected Population (2022)

109,269



Average Household Income (2017)

\$108,793



Households (2017)

44,646