# OFFICE SPACE FOR LEASE

## 17280 W North Ave - Brookfield, WI 53045

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## BUILDING INFORMATION

| | |
|---|---|
| Property Highlights: | › Class A Office Space located at a prime intersection of North Avenue and Calhoun Road<br>› On-site ownership and management<br>› Heated underground parking available<br>› In close proximity to numerous restaurants and retail amenities<br>› Signage Available |
| Available Office Space: | Suite G100 - 3,188 SF<br>Suite G101 - 1,740 SF<br>Suite 103 - 2,800 SF<br>Suite 200 - 4,827 SF<br>Suite 201 - 1,974SF<br>Total Space Available: 14,529 SF |
| Building Size: | 39,000 SF |
| Stories: | 2 |
| Year Built: | 2001 |
| Parking: | 4.64/1,000 SF (181 spaces) |
| CAM & Tax (2016): | $6.76/SF |
| Lease Rate: | $14.50/SF NNN |

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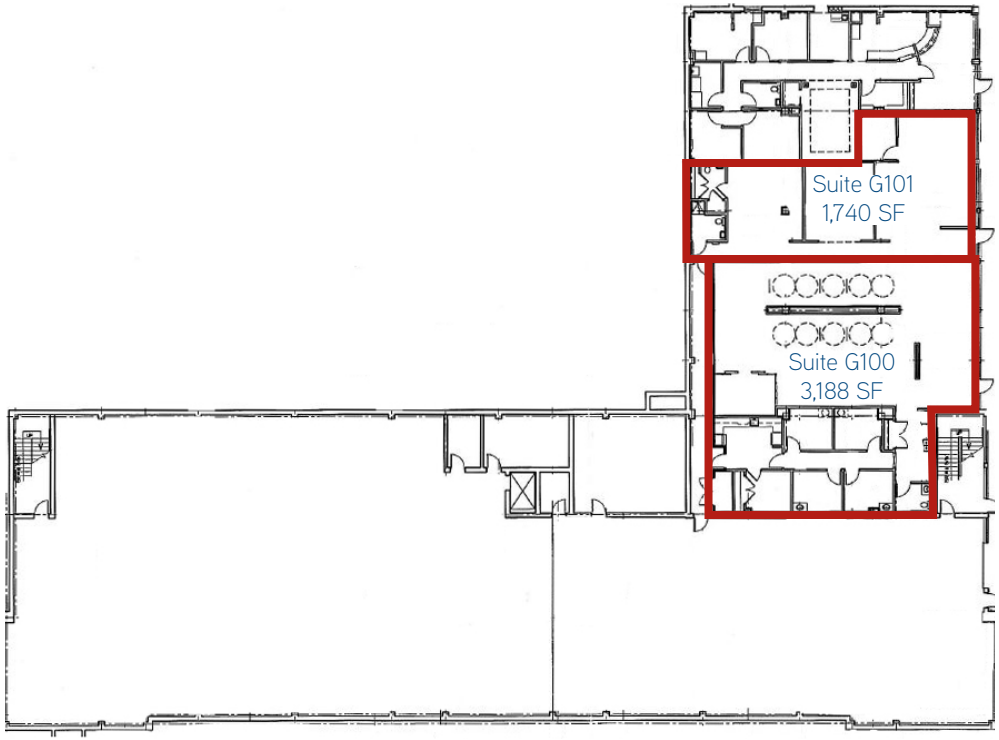
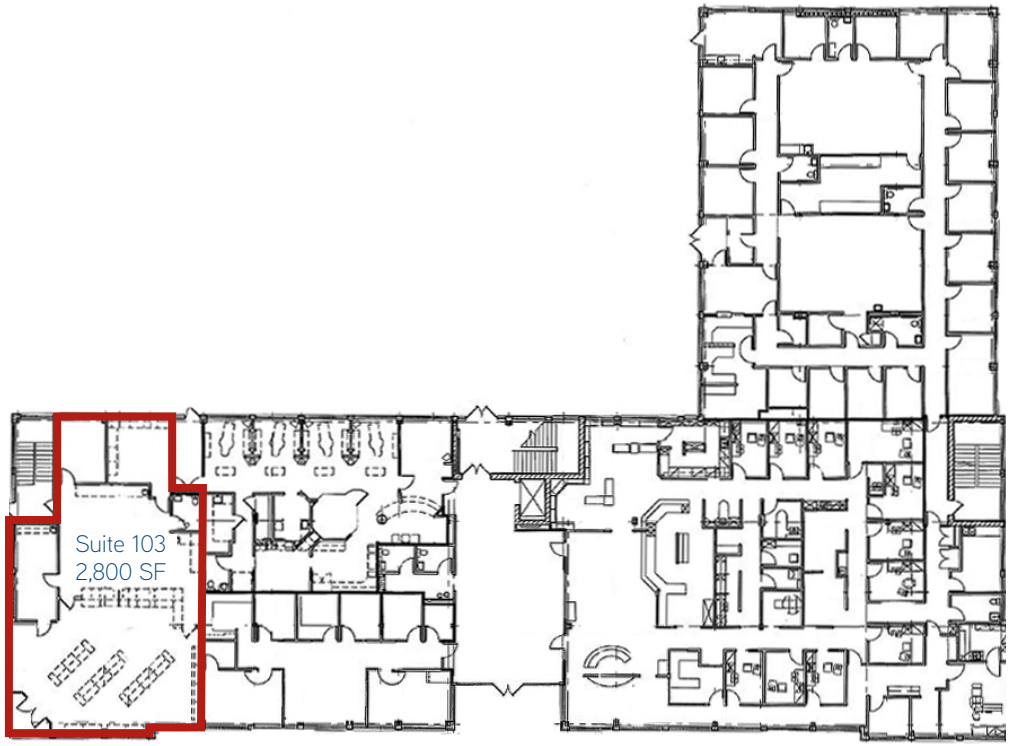
### FLOOR PLAN

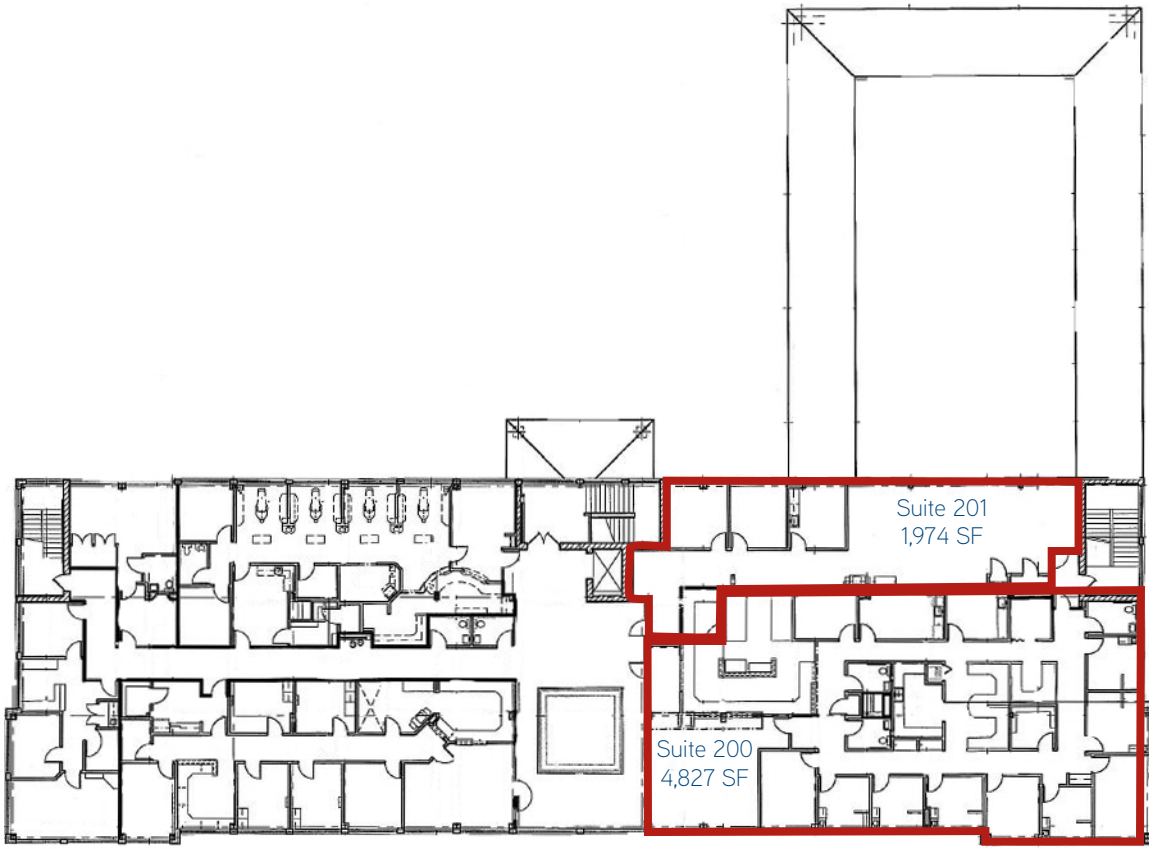



**Ground Floor**




**First Floor**

## FLOOR PLAN




**Second Floor**

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