

OFFICE SPACE AVAILABLE FOR LEASE



TRANSWESTERN

REAL ESTATE
SERVICES

4701 NORTH PORT WASHINGTON ROAD

GLENDALE, WI 53212



Lease Information:

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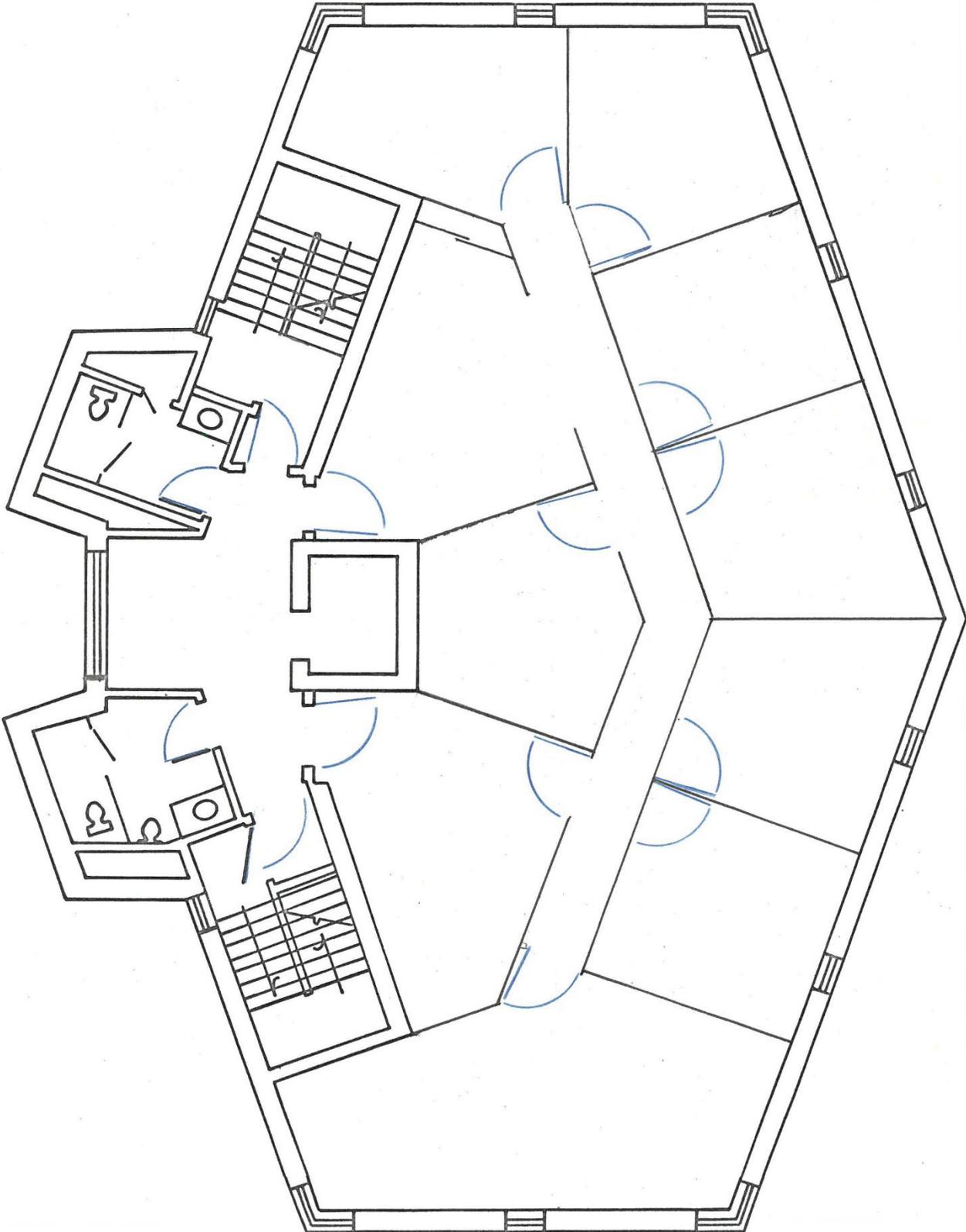
GENERAL INFORMATION

Law, accounting, insurance, or behavioral health firms (or anyone looking for attractive private offices)...this space is for you! This new-to-market 2,600 sf dedicated full floor suite offers retail-like visibility and an easy-to-find/easy-to-access location at the new exit to Port Washington at Hampton Avenue (to be completed end of 2023). Quality space at affordable rates can be hard to find in the Northshore but this owner-occupied building with long-term tenants keeps good company with its best-in-class medical/healthcare, corporate, and commercial neighbors including Ascension Wisconsin, the Orthopedic Hospital of Wisconsin, Blount Orthopedic, RiverGlen Pediatric Clinic, Heartis Senior Living Village, Northshore Montessori School, Nurturing Nook child daycare, the Holiday Inn Milwaukee Riverfront & Anchorage restaurant, legendary Solly's butter-burger restaurant and others. Call Marianne Burish today to discuss the opportunity or schedule a tour.

Building Size/Year Built	13,055 gross SF (4 floors + improved lower level); 10,444 SF upper 4 floors. Built 1977/78 with subsequent updates/renovations
Available Space	Suite 300 – 2,611 SF; see attached floorplan of existing layout.
Lease Rate	\$18.00-22.00/SF Modified Gross
Occupancy	Available July 1, 2023
Lease Term	Negotiable
Tenant Improvements	Negotiable to qualified credit
Utilities	<ul style="list-style-type: none"> Heating Included Air Conditioning Included Overhead Lights & Outlets Separately metered Water & Sewer Expense Included Janitorial Premises Tenant responsibility Real Estate Taxes Included
Parking	36 on-site surface parking spaces (including 1 ADA space); see attached survey.
Fire Protection	Fire monitoring to fire department
Elevator	Hydraulic Passenger Elevator
Storage	Limited on-site lower-level storage available
Exterior Signage	Monument and/or building façade signage possible for full floor long-term tenancies.
Amenities	Many shopping, dining, hospitality, and retail amenities immediately proximate to the building including Bayshore Mall, the Holiday Inn Milwaukee & Riverfront Hotel & Conference Facility, Solly's, the new Chick Fil-A, Bavarian Inn, Kopp's Custard, Pet Supplies Plus, and so many other businesses!

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

FLOOR PLAN - 3rd FLOOR



PROPERTY PHOTOGRAPHS



Building signage along N. Port Washington Road



Main lobby



Simple, smartly finished elevator cab

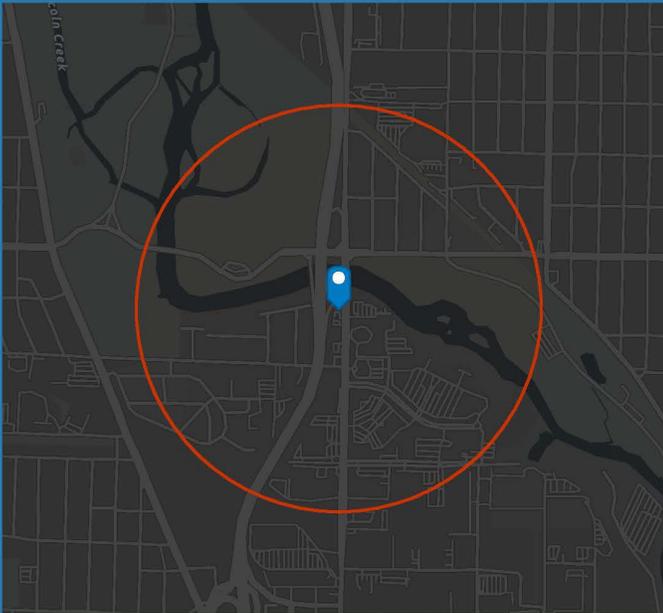
4701 NORTH PORT WASHINGTON ROAD
GLENDALE, WI

DEMOGRAPHICS – .5 MILES

DEMOGRAPHIC PROFILE

4701 N Port Washington Rd, Milwaukee, Wisconsin, 53212

Ring of 0.5 miles

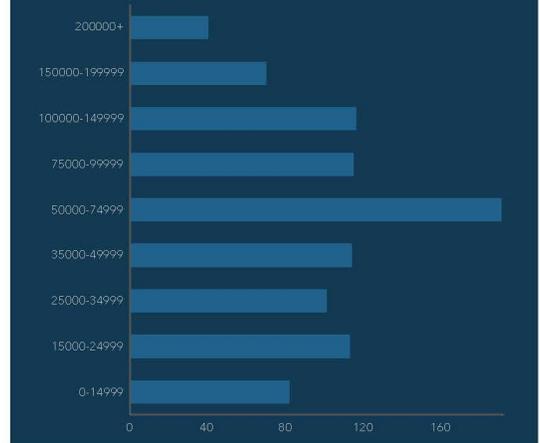


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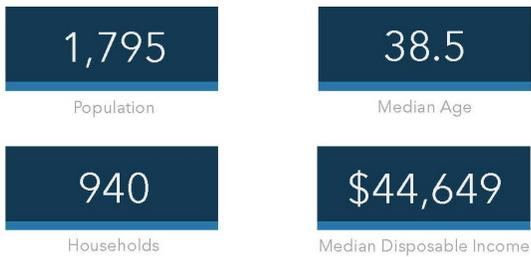
INCOME



HOUSEHOLD INCOME (\$)



KEY FACTS



EDUCATION



EMPLOYMENT

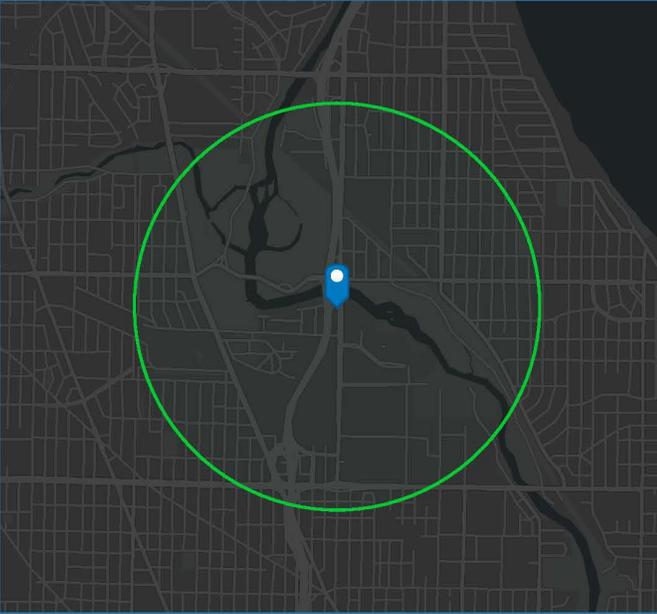


DEMOGRAPHICS – 1 MILE

DEMOGRAPHIC PROFILE

4701 N Port Washington Rd, Milwaukee, Wisconsin, 53212

Ring of 1 mile

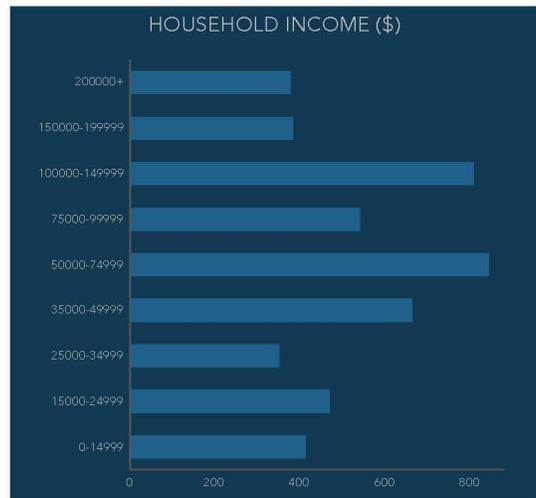


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INCOME

-  **\$63,466**
Median Household Income
-  **\$38,597**
Per Capita Income
-  **\$118,166**
Median Net Worth



KEY FACTS

- 11,353**
Population
- 39.0**
Median Age
- 4,858**
Households
- \$51,537**
Median Disposable Income

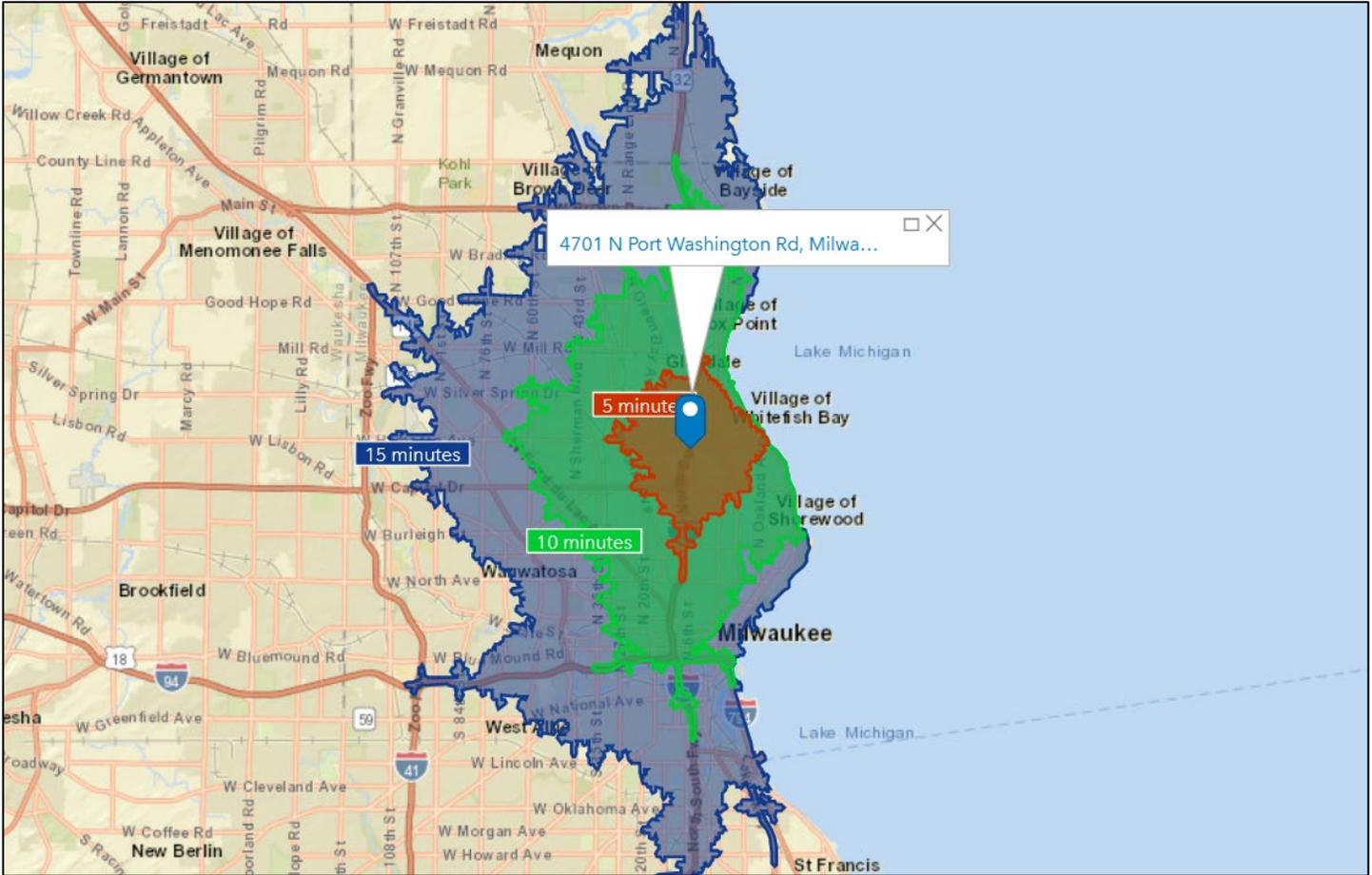
EDUCATION

- 6%** No High School Diploma
- 14%** High School Graduate
- 29%** Some College
- 51%** Bachelor's/Grad./Post Degree

EMPLOYMENT

- 80%** White Collar
- 12%** Blue Collar
- 8%** Services
- 7.0%** Unemployment Rate

DRIVE TIMES



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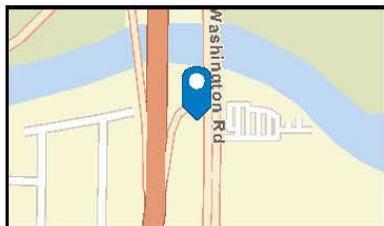
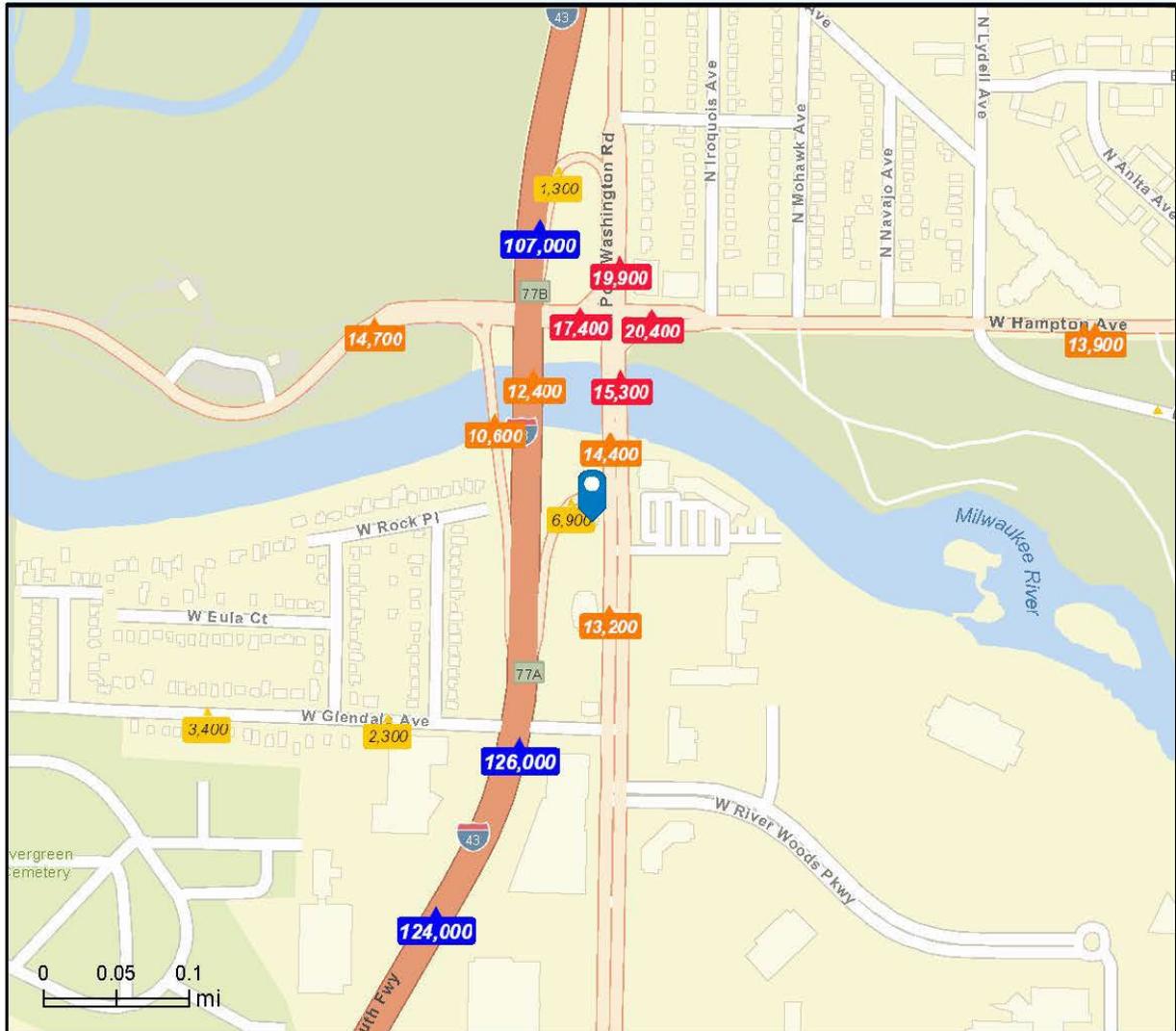
TRAFFIC COUNTS



Traffic Count Map - Close Up

4701 N Port Washington Rd, Milwaukee, Wisconsin, 53212
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.10212
Longitude: -87.91723



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).