

# OFFICE/FLEX/DESTINATION RETAIL SPACE



TRANSWESTERN

REAL ESTATE  
SERVICES

## 12308 NORTH CORPORATE PARKWAY

MEQUON, WI 53092



### Leasing Information:

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# GENERAL INFORMATION

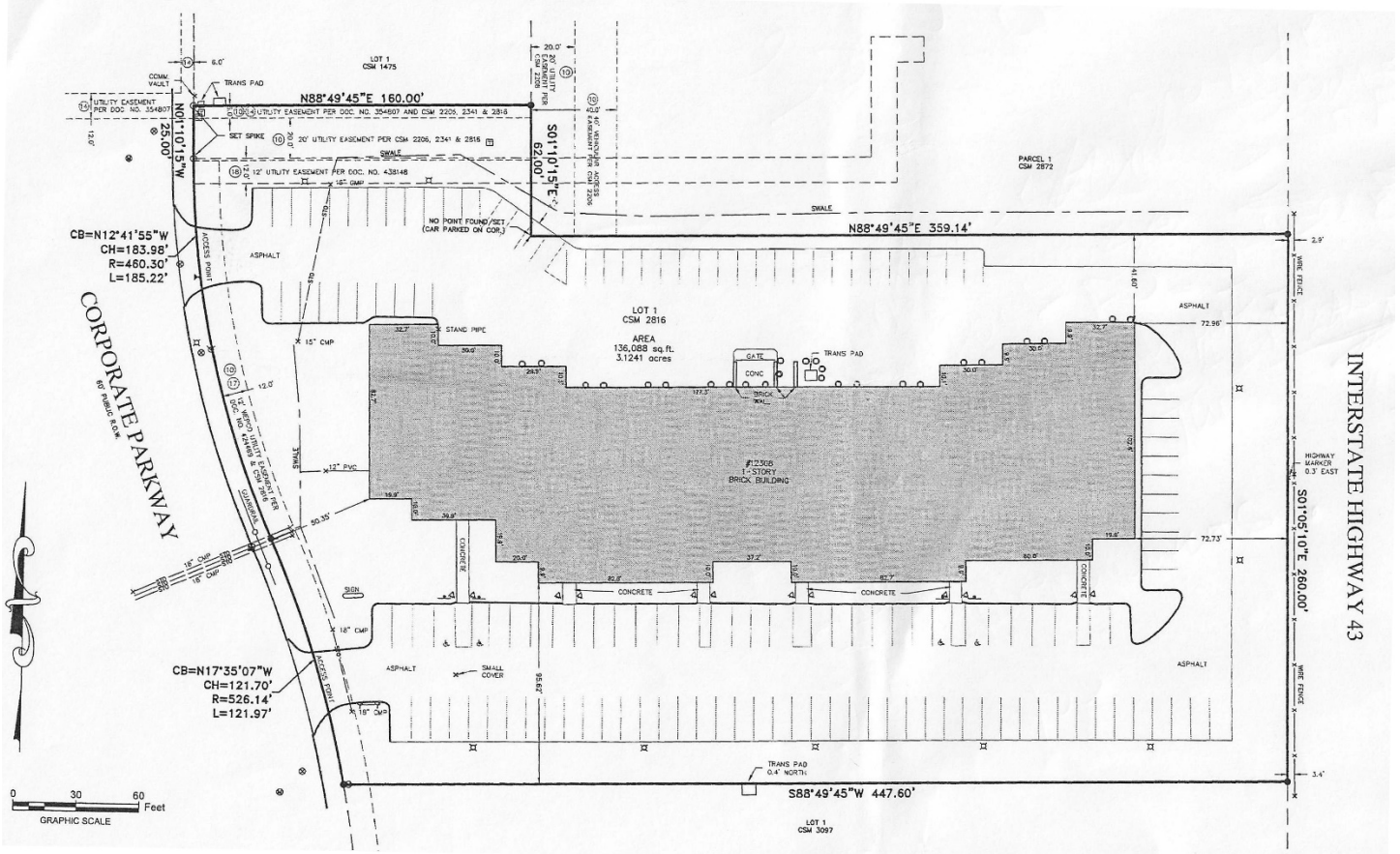
**Unicorn Alert:** *Affordable, well-maintained, and professionally managed single-story office/flex/destination retail building!* Located in the highly coveted Northshore submarket with convenient access off Port Washington Road, clients and customers will enjoy the easy in-and-out of your new location. Proximate to both Mequon and Grafton's vibrant mix of retail, hospitality, grocery, restaurant, healthcare, and fitness/wellness businesses, the property is perfect for any office, flex, or retail/showroom user seeking dedicated suite entry and branding in a single-story facility. Attractive existing conditions in vacant units along with a nice mix of larger and smaller suites means leasing flexibility and the ability to value-engineer occupancy costs with a landlord that self-performs design and construction. Call Marianne Burish today to learn more or to schedule a tour.

Building Size	Approx. 39,972 GSF
Vacant & Available Space	Suite 450 - 3,486 sf
Net Lease Rate	\$12.00 - \$16.00/sf
Stories	Single story slab on grade office/flex/destination retail building
Tenant Improvements	Competitive TIs or turnkey improvement packages available to qualified credit
Lease Term	Flexible
Real Estate Taxes & Operating Expenses	\$4.50/sf (2024 budget)
Utilities	<div> <div>Heating</div> <div>Separately metered; payable by Tenant</div> </div> <div> <div>Air Conditioning</div> <div>Separately metered; payable by Tenant</div> </div> <div> <div>Overhead Lights &amp; Outlets</div> <div>Separately metered; payable by Tenant</div> </div> <div> <div>Water &amp; Sewer Expense</div> <div>Included</div> </div> <div> <div>Common Area Grounds</div> <div>Included</div> </div> <div> <div>Janitorial - Premises</div> <div>Excluded; tenant responsibility</div> </div>
Parking	Ample surface parking
Dedicated Entries & Loading/Staging Areas	All suites have dedicated suite entries and existing or readily reinstated rear overhead doors at grade and service entries—perfect for light warehousing, distribution, technical servicing, or showroom needs.
Exterior Branding & Signage	Dedicated tenant identification on the building façade at suite entry is possible at the tenant's election and expense.
Year Built	2003
Amenities	Convenient access to Interstate I43 via Mequon Road and Hwy 60 (Grafton); monument and/or façade signage; numerous nearby amenities including grocery, restaurants, shopping, healthcare/medical facilities, fitness clubs, and hotels.
Occupancy	Immediate to 90 days

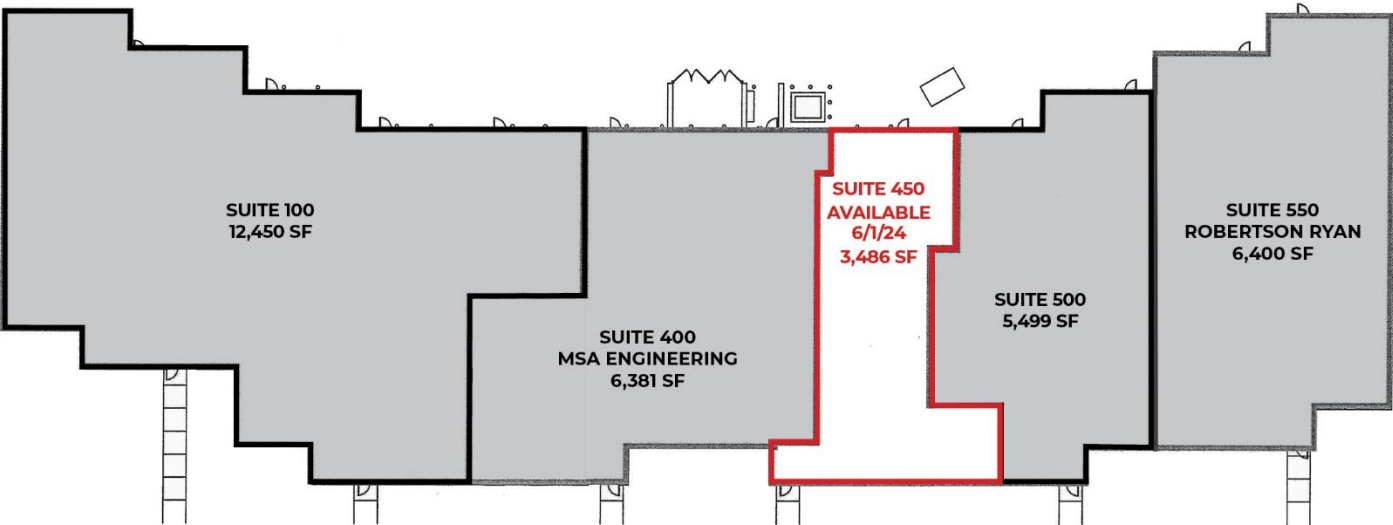
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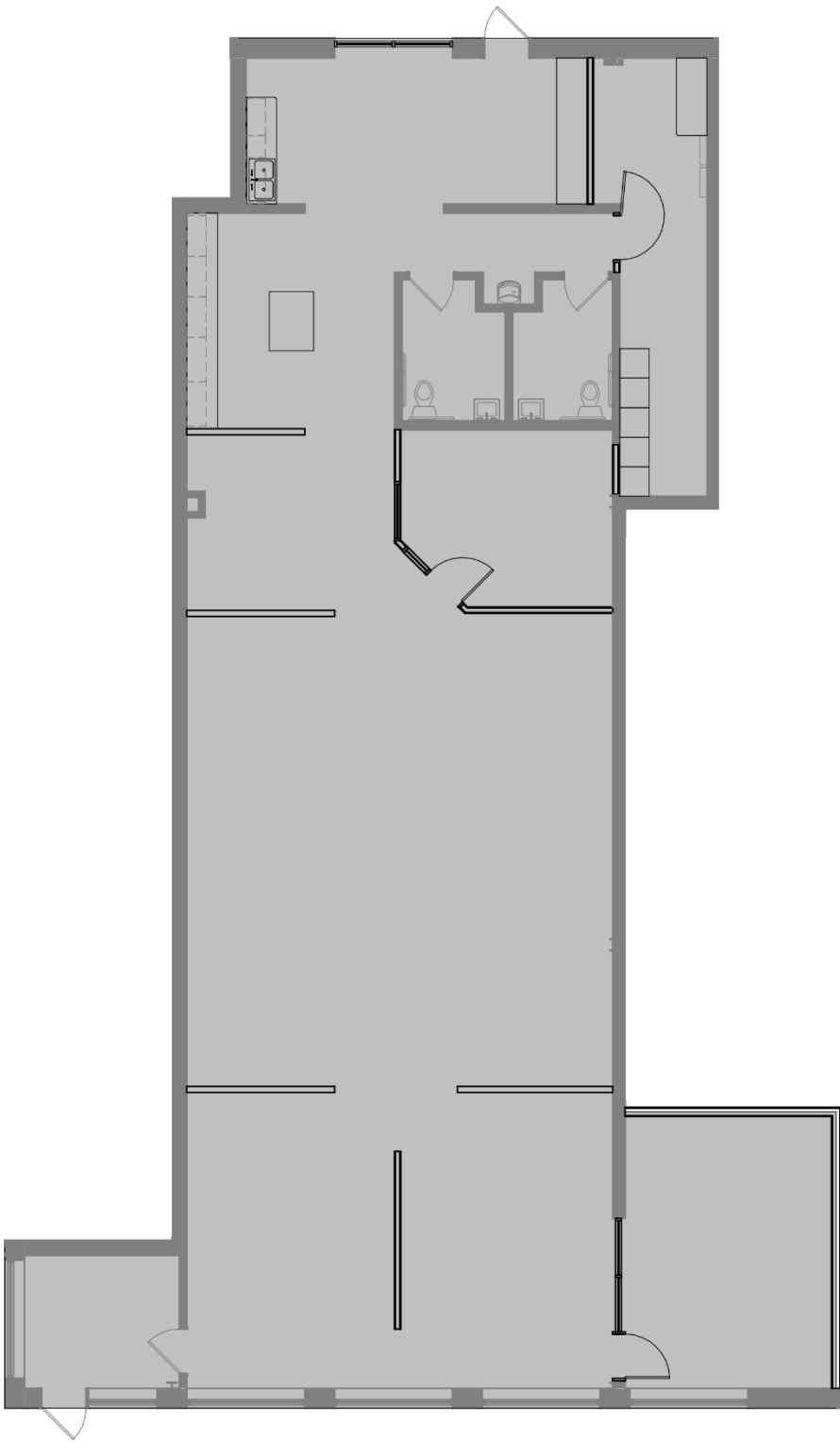
# BUILDING SURVEY



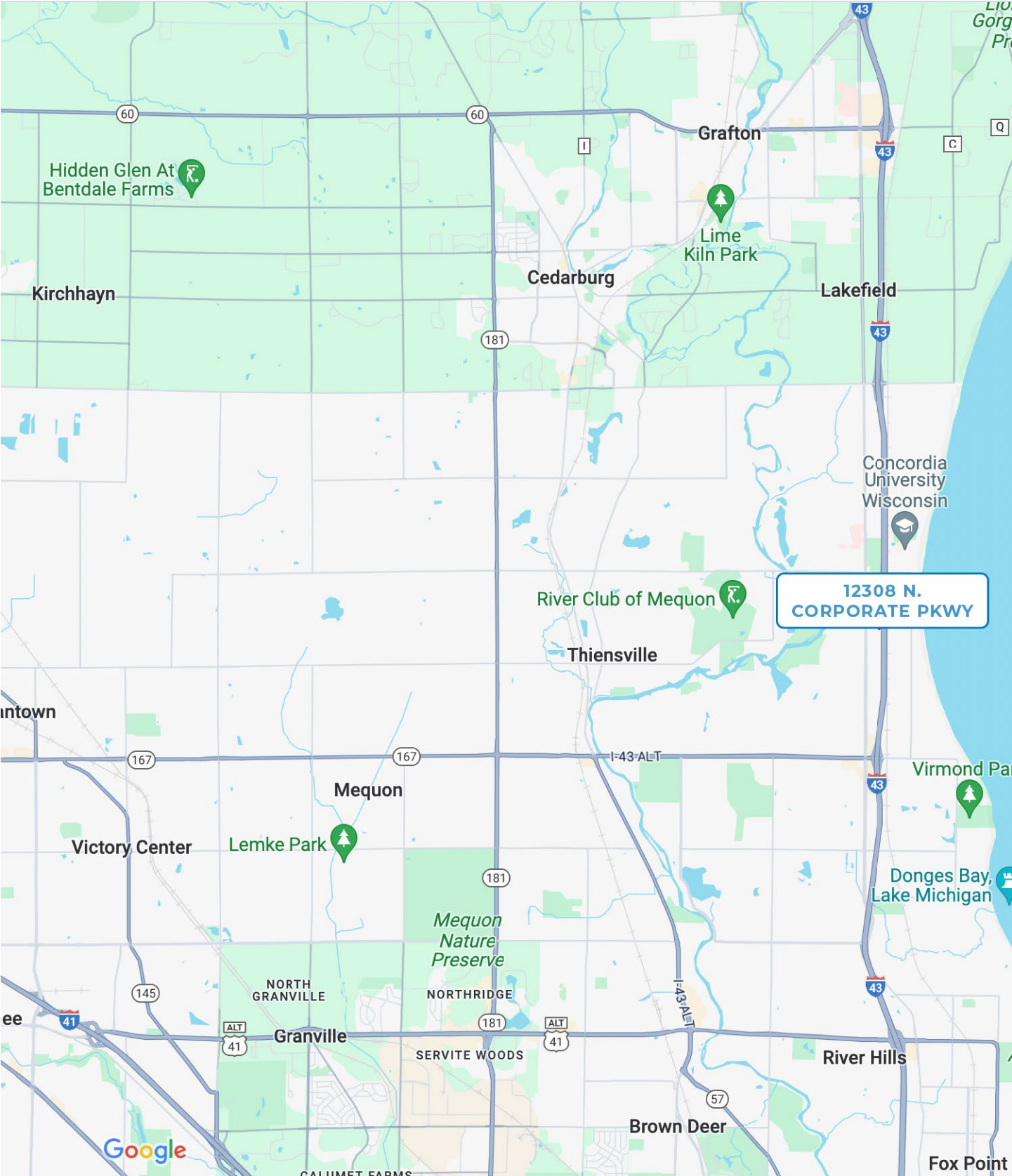
# BUILDING AVAILABILITIES



**FLOOR PLAN – SUITE 450:                    3,486 SF**



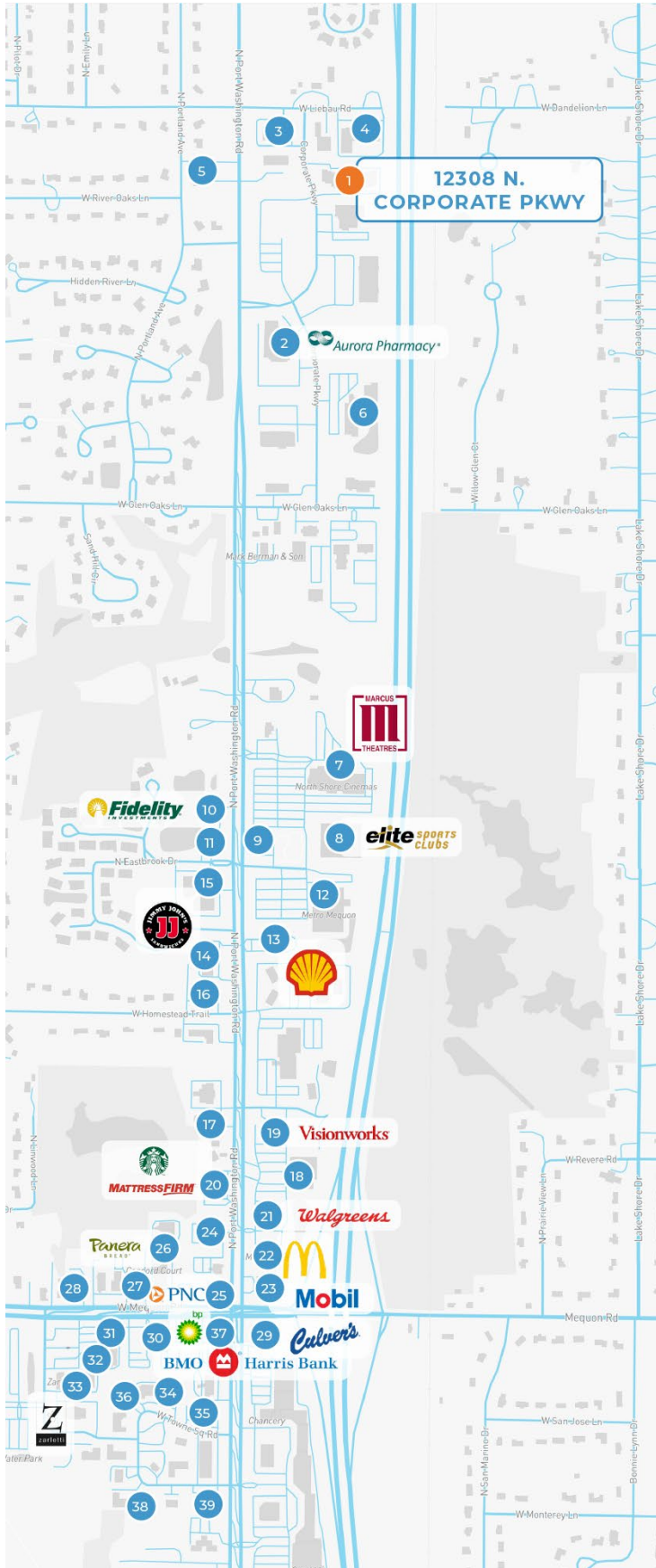
# LOCATION MAP



12308 NORTH CORPORATE PARKWAY  
MEQUON, WI



# AREA BUSINESSES & AMENITIES

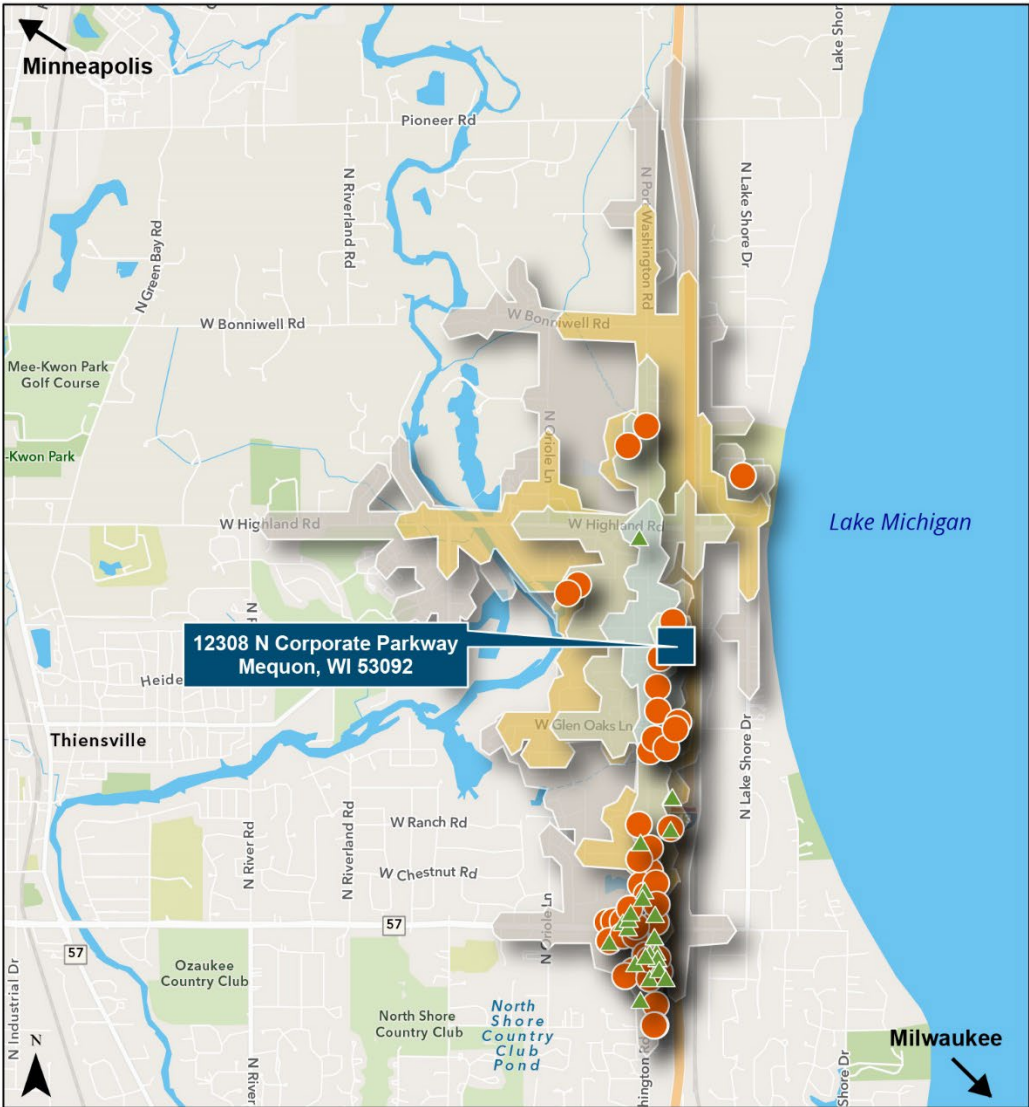


## MAP KEY

1. 12308 N. Corporate Parkway
2. Aurora Pharmacy
3. Aurora Sports Medicine Institute
4. Ozaukee Day Care & Learning
5. Retman Decorating
6. Stantec / Finastra
7. Marcus North Shore Cinema
8. Elite Sports Club Mequon
9. East Towne Veterinarin Clinic
10. Fidelity
11. Bank Five Nine
12. Metro Market
13. Shell
14. Jimmy Johns / Elegant Nail Spa
15. Lexington Square
16. East Towne Dental Association
17. Froedtert Community Hospital
18. Rental Point Car Rental
19. Vision Works
20. Mattress Firm / Starbucks
21. Walgreens
22. McDonald's
23. Mobil
24. Associated Bank
25. PNC Bank
26. Concord Court
  - Panera Bread
  - Vietnamese Noodles of Mequon
  - Cocoa Tree Confectionary
  - GF Smoothies
  - Little Sprouts Play Cafe
27. Cousin's Subs / CPR Cell Phone Repair / Mequon Family Pharmacy
28. Fifth Main Thrift Store
29. Culver's
30. BMO Harris Bank
31. Erik of Norway Salon & Spa
32. Cafe 1505
33. Zarletti Mequon
34. Harvey's Central Grille
35. Leonardo's Pizza
36. Special Effect's Salon & Spa
37. BP
38. Knitting Knook
39. Hahn Ace-Mequon

12308 NORTH CORPORATE PARKWAY  
MEQUON, WI

# DRIVE TIMES

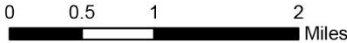


## Drive Time

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

## Area Amenities (Within Driving Distances)

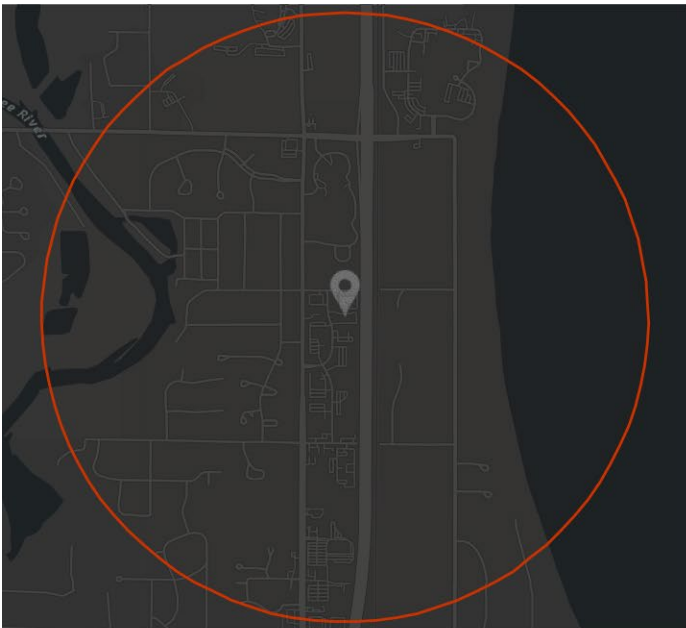
- ▲ Restaurants & Bars (26)
- Retail Shops (79)



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# DEMOGRAPHICS – 1 MILE



## INCOME



**\$144,412**  
Median Household Income



**\$71,144**  
Per Capita Income



**\$1,326,736**  
Median Net Worth

## KEY FACTS

**44.4**

Median Age

**3,570**

Population

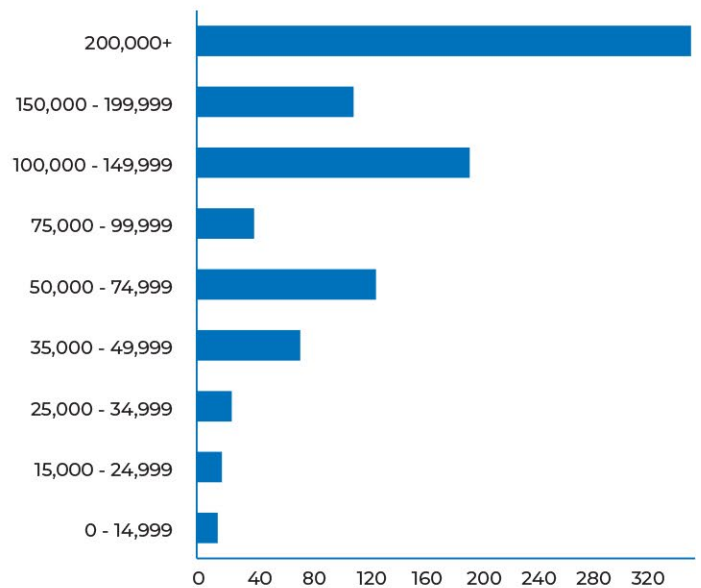
**961**

Households

**\$111,955**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**75.3%** White Collar



**10.6%** Blue Collar



**14.2%** Services

**1.6%**

Unemployment  
Rate

## EDUCATION

**1.4%**

No High  
School  
Diploma



**16.1%**  
High  
School  
Graduate

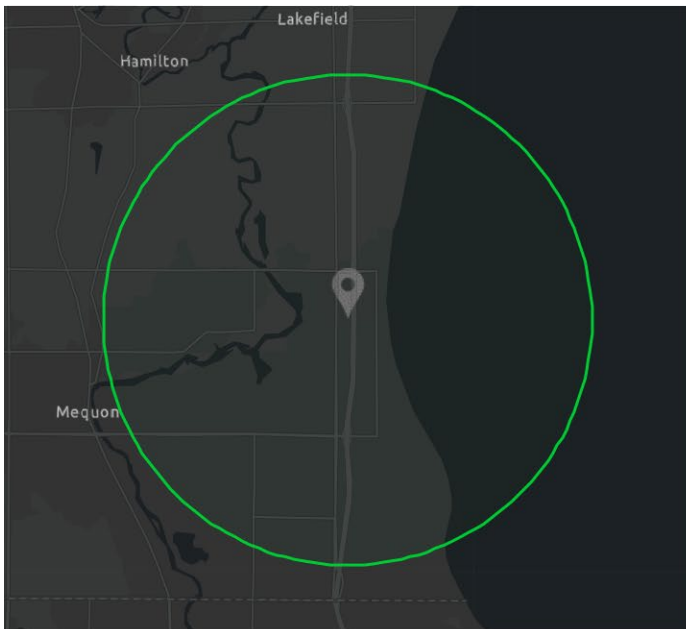


**15.9%**  
Some  
College



**66.6%**  
Bachelor's/  
Grad/Prof  
Degree

# DEMOGRAPHICS – 3 MILES



## INCOME



**\$125,395**

Median Household Income



**\$72,319**

Per Capita Income



**\$844,580**

Median Net Worth

## KEY FACTS

**49.1**

Median Age

**15,474**

Population

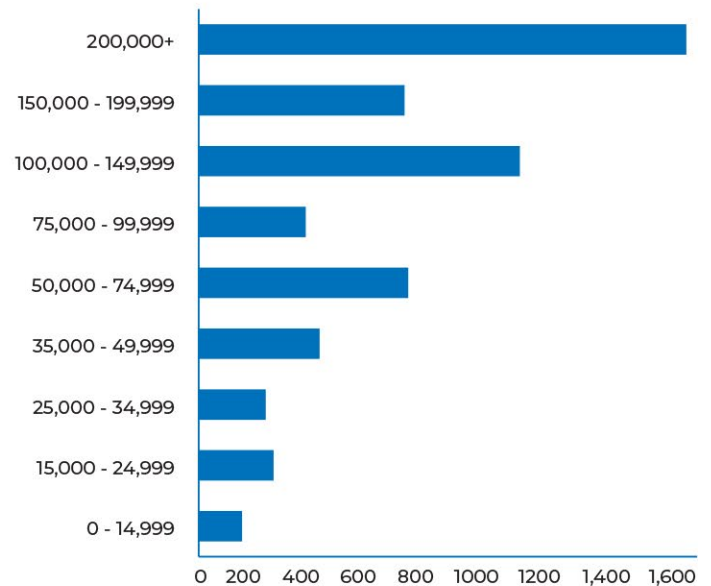
**5,690**

Households

**\$101,888**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**78.8%** White Collar



**9.7%** Blue Collar



**11.5%** Services

**0.9%**

Unemployment Rate

## EDUCATION

**1.9%**

No High School Diploma

**13.7%**

High School Graduate

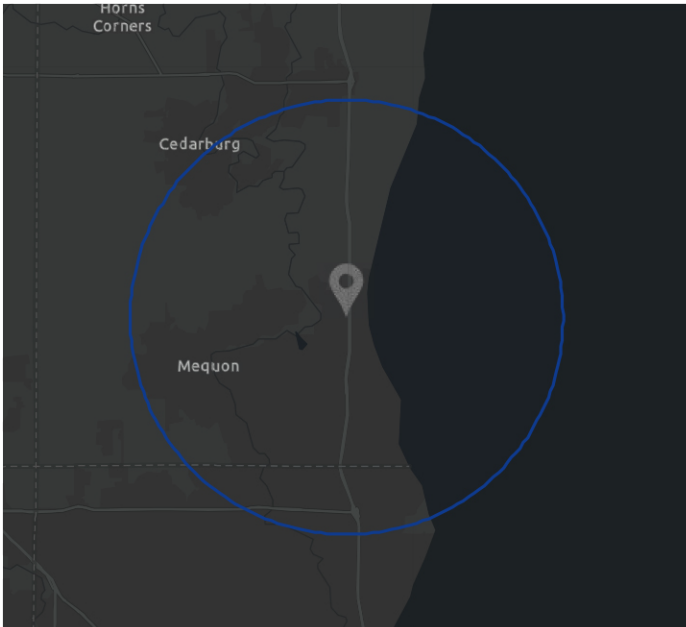
**16.2%**

Some College

**68.3%**

Bachelor's/ Grad/Prof Degree

# DEMOGRAPHICS – 5 MILES



## INCOME



**\$107,213**

Median Household Income



**\$66,520**

Per Capita Income



**\$461,851**

Median Net Worth

## KEY FACTS

**47.7**

Median Age

**45,196**

Population

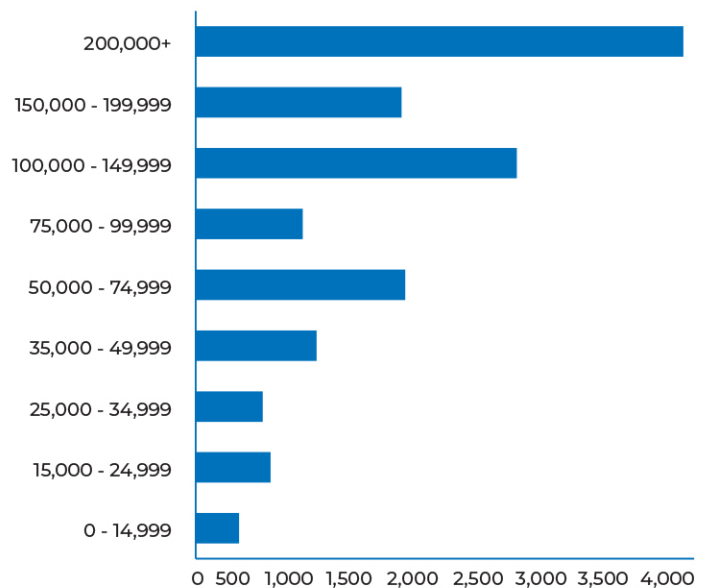
**18,772**

Households

**\$85,590**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**79.4%** White Collar



**10.5%** Blue Collar



**10.1%** Services

**1.5%**

Unemployment  
Rate

## EDUCATION

**1.6%**

No High  
School  
Diploma

**13.4%**

High  
School  
Graduate

**20.0%**

Some  
College

**65.0%**

Bachelor's/  
Grad/Prof  
Degree