

OFFICE/FLEX/DESTINATION RETAIL SPACE



TRANSWESTERN

REAL ESTATE
SERVICES

12308 NORTH CORPORATE PARKWAY

MEQUON, WI 53092



Leasing Information:

MARIANNE BURISH, MBA

Executive Vice President

M 414.305.3070

E marianne.burish@transwestern.com

310 W Wisconsin Ave, Ste ME100

Milwaukee, WI

T 414.225.9700

transwestern.com/milwaukee

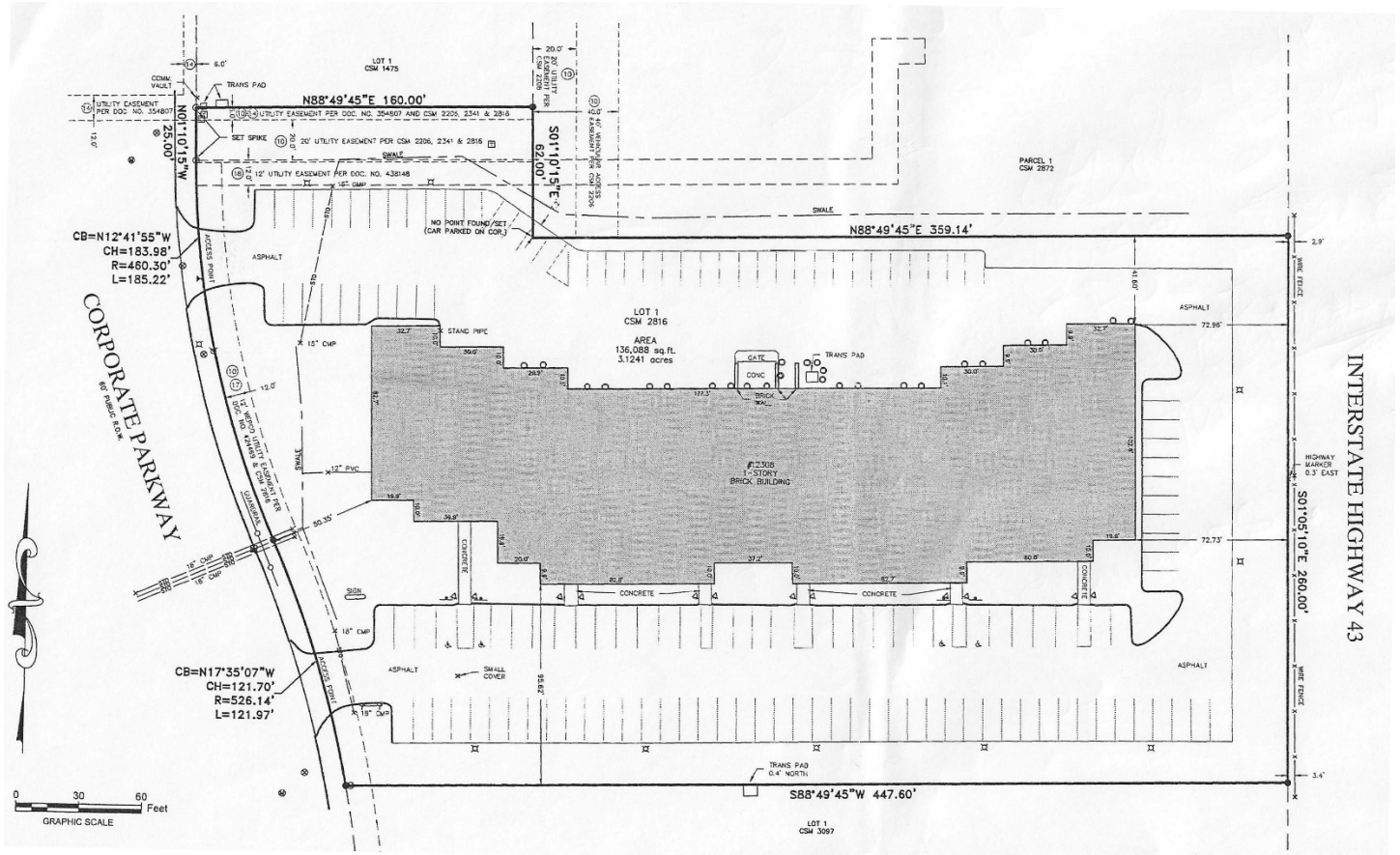
GENERAL INFORMATION

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.

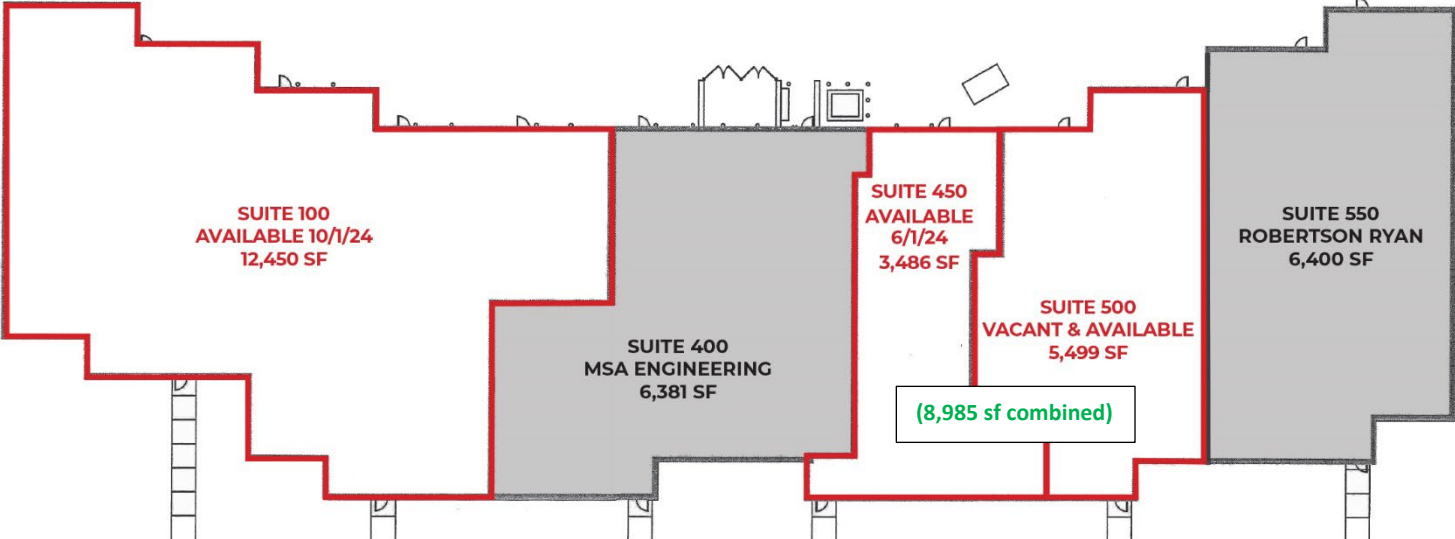
| | |
|---|---|
| Building Size | Approx. 39,972 GSF |
| Vacant & Available Space | Suite 100 - 12,145 sf Suite 450 - 3,486 sf Suite 500 - 5,499 sf |
| Net Lease Rate | \$12.00 - \$16.00/sf |
| Stories | Single story slab on grade office/flex/destination retail building |
| Tenant Improvements | Competitive TIs or turnkey improvement packages available to qualified credit |
| Lease Term | Flexible |
| Real Estate Taxes & Operating Expenses | \$4.50/sf (2024 budget) |
| Utilities | <ul style="list-style-type: none"> Heating Separately metered; payable by Tenant Air Conditioning Separately metered; payable by Tenant Overhead Lights & Outlets Separately metered; payable by Tenant Water & Sewer Expense Included Common Area Grounds Included Janitorial - Premises Excluded; tenant responsibility |
| 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 |

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

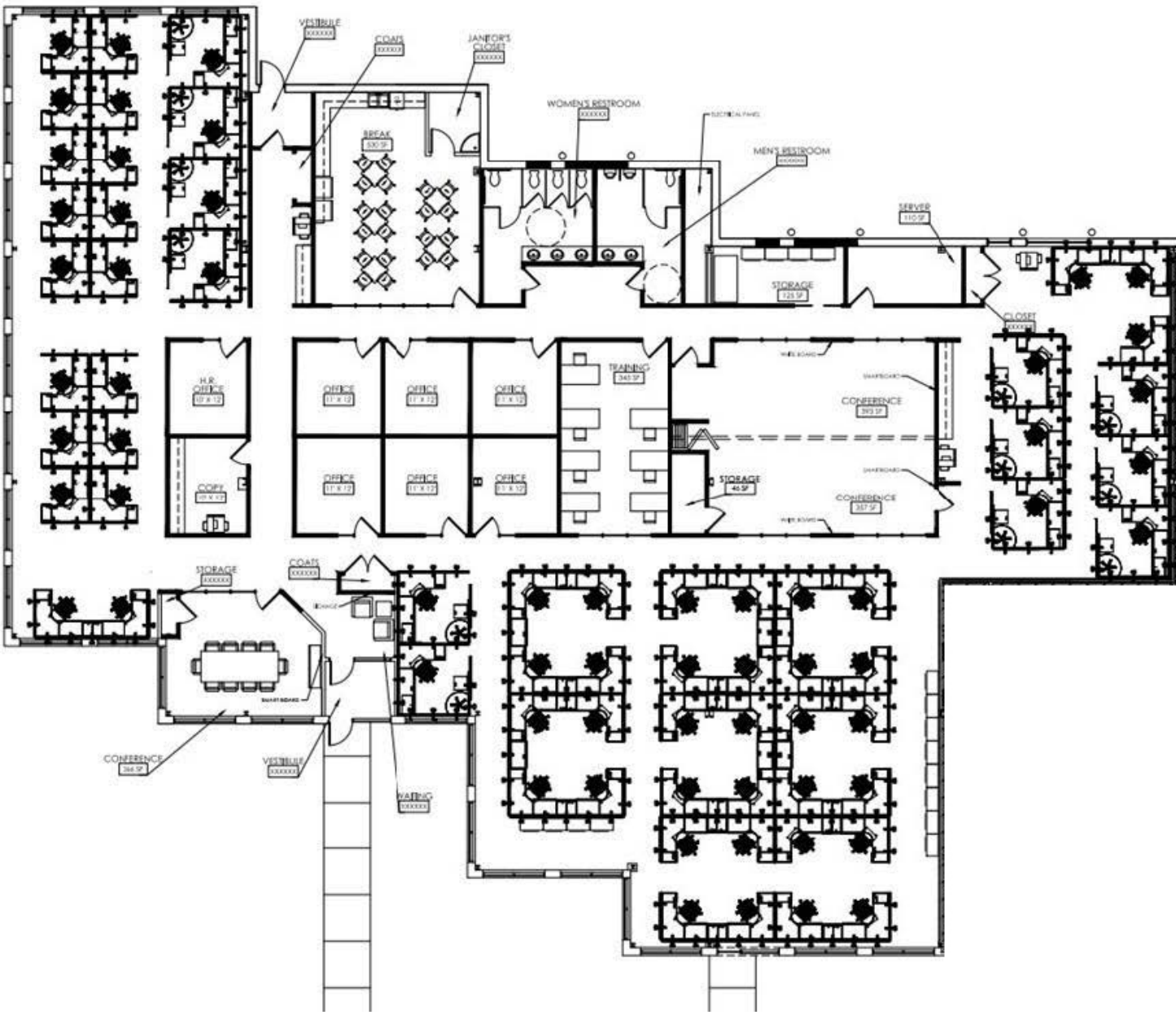
BUILDING SURVEY



BUILDING AVAILABILITIES

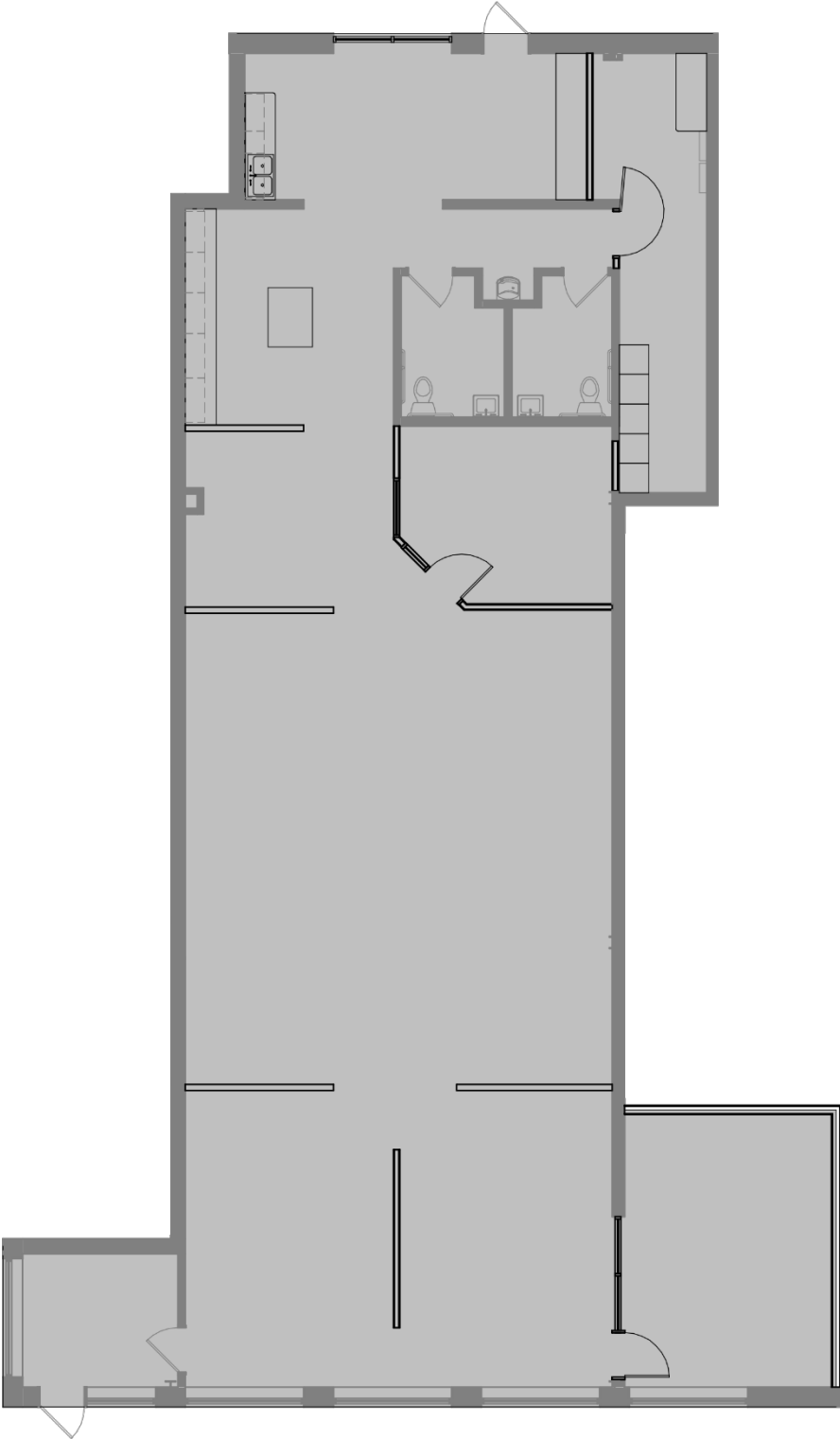


FLOOR PLAN – SUITE 100: 12,450 SF

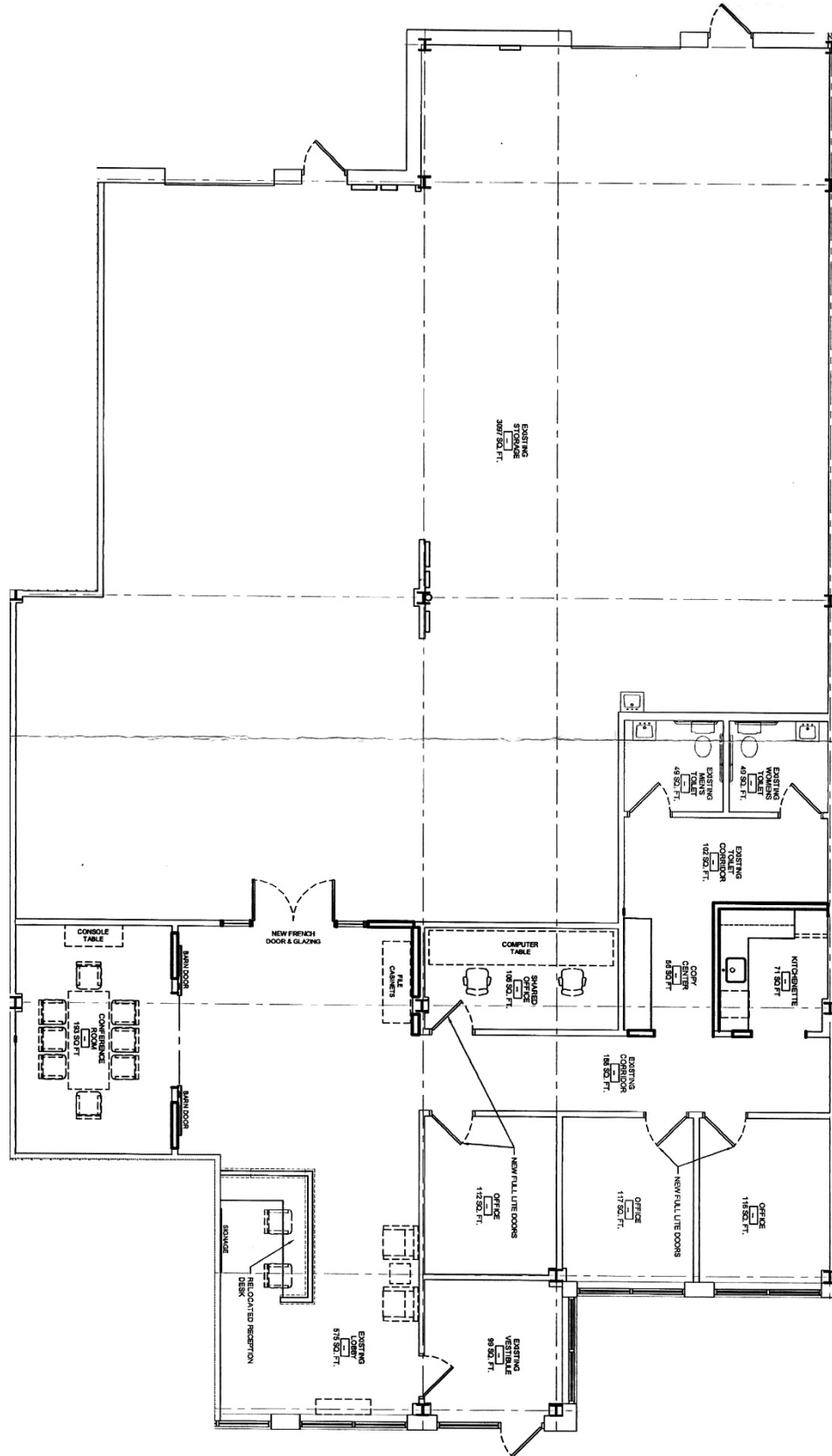


FLOOR PLAN – SUITE 450:

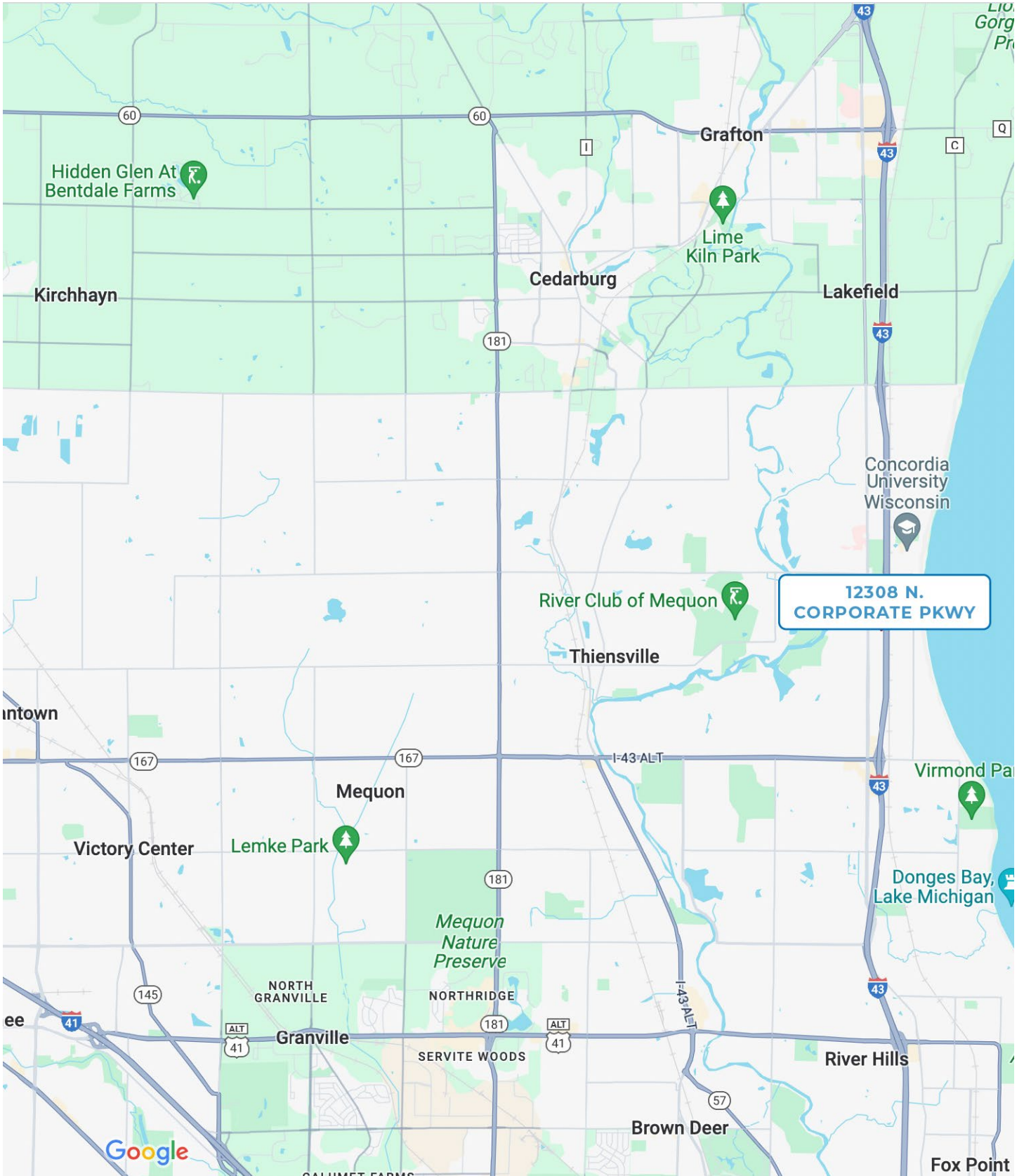
3,486 SF



FLOOR PLAN – SUITE 500: 5,499 SF

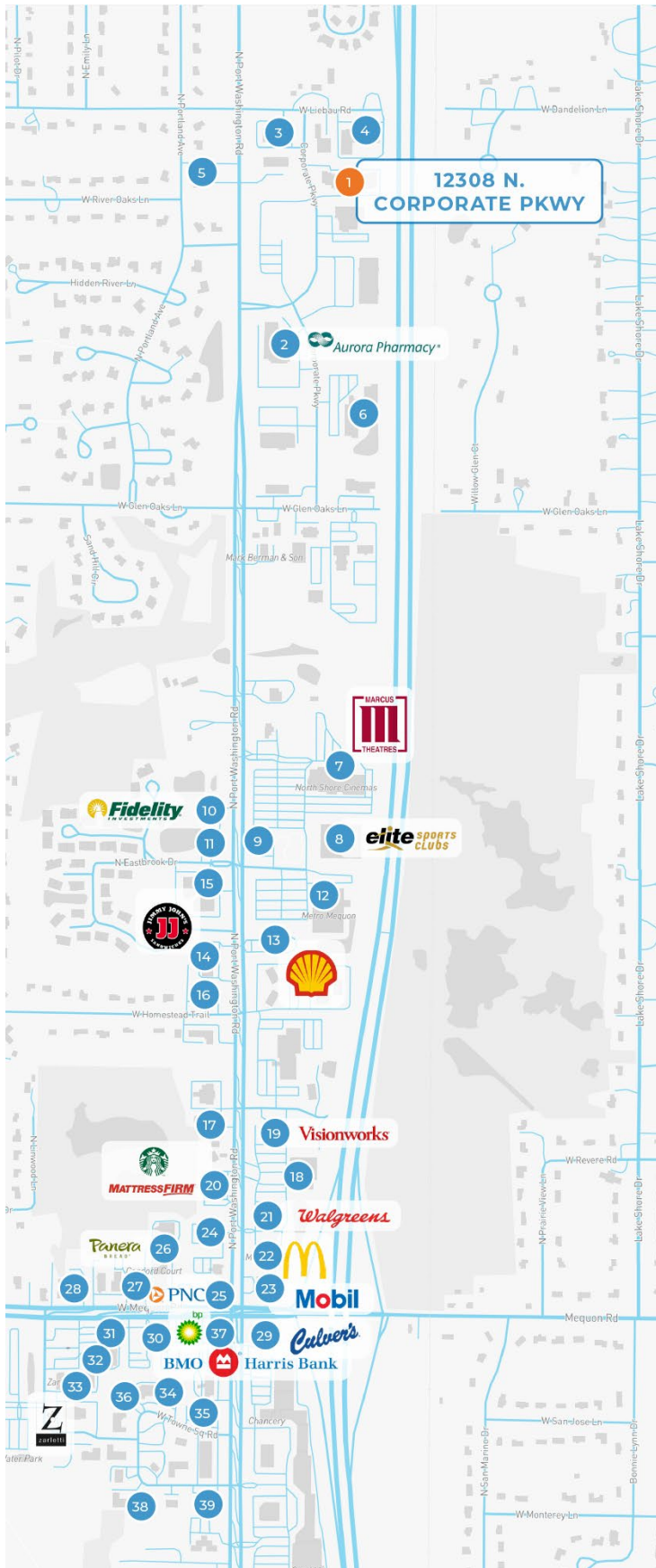


LOCATION MAP



12308 NORTH CORPORATE PARKWAY
MEQUON, WI

AREA BUSINESSES & AMENITIES

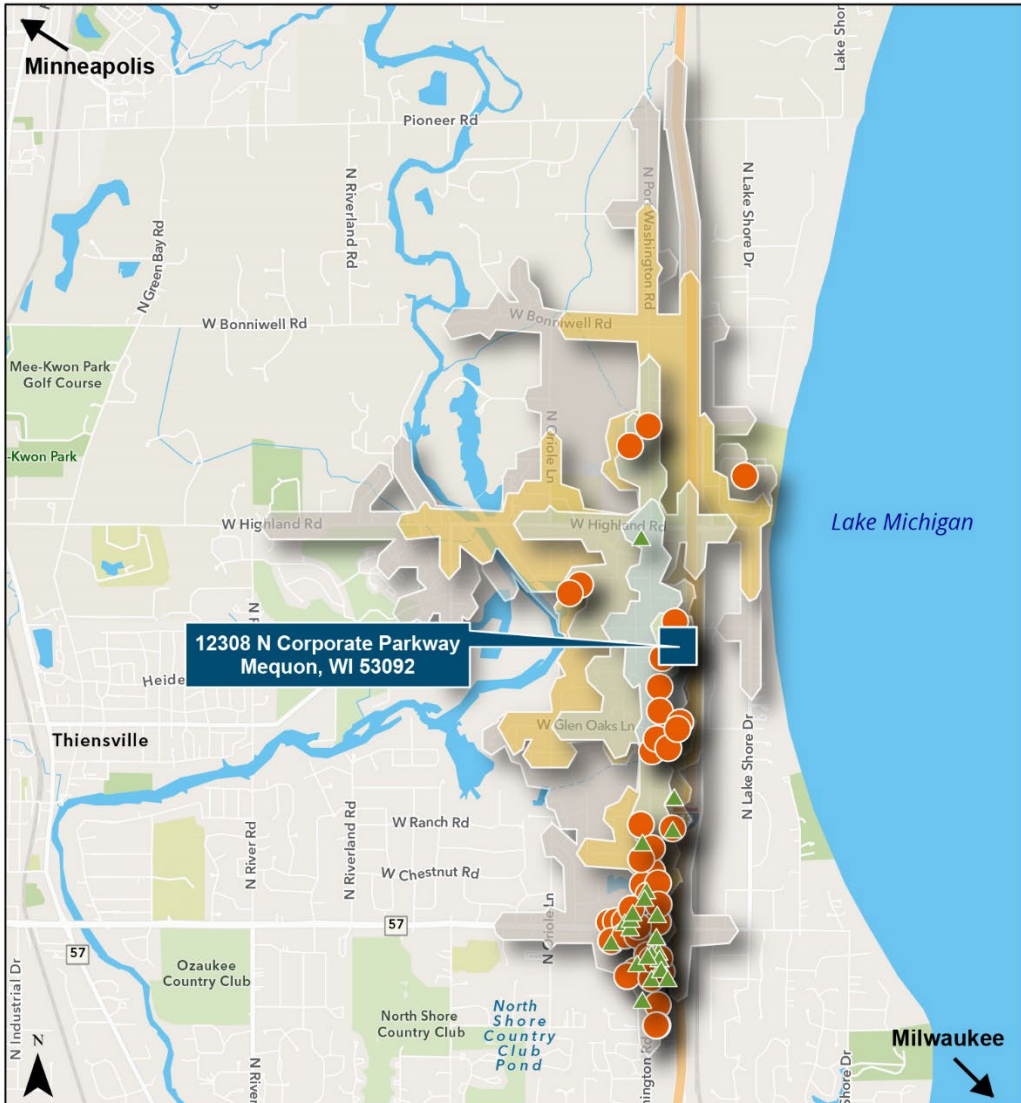


MAP KEY

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

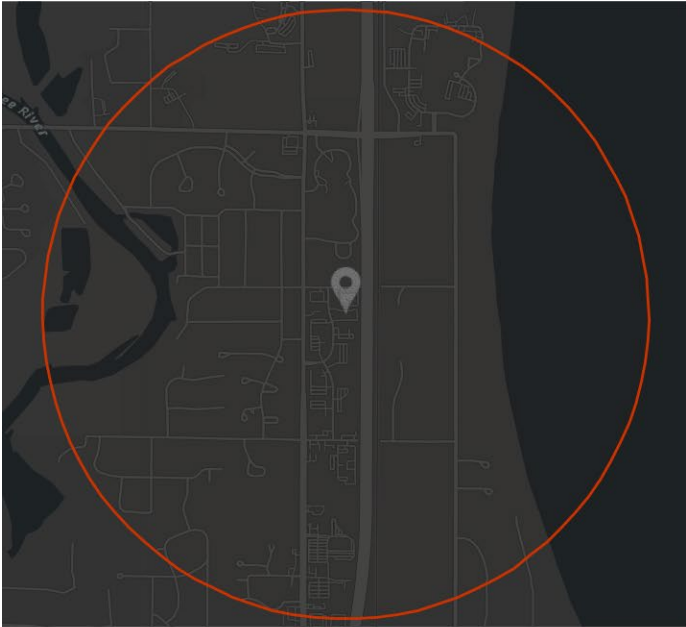
Area Amenities (Within Driving Distances)

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



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
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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

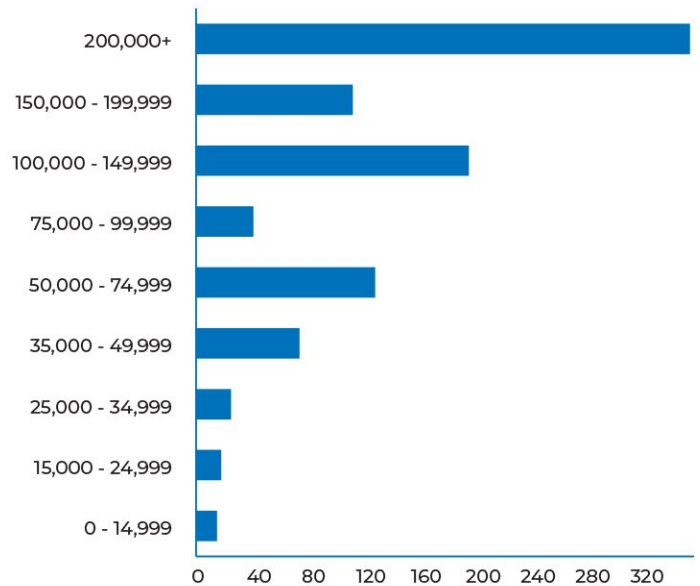
961

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

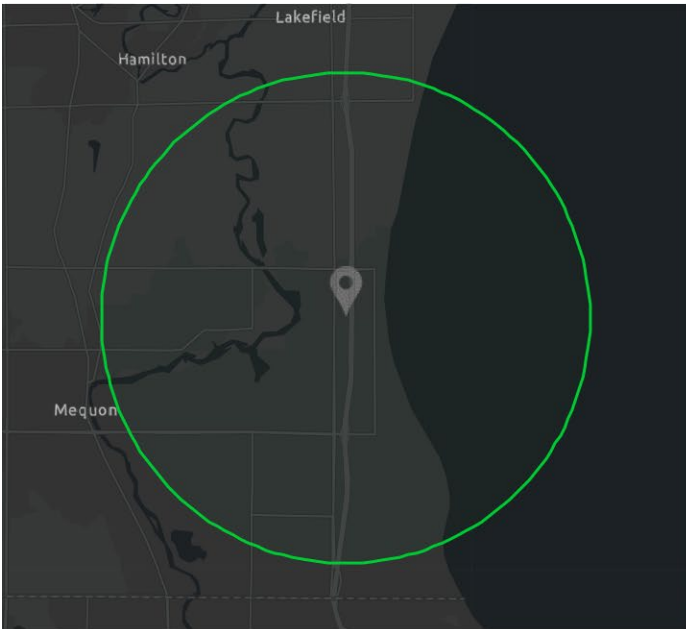
15.9%

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

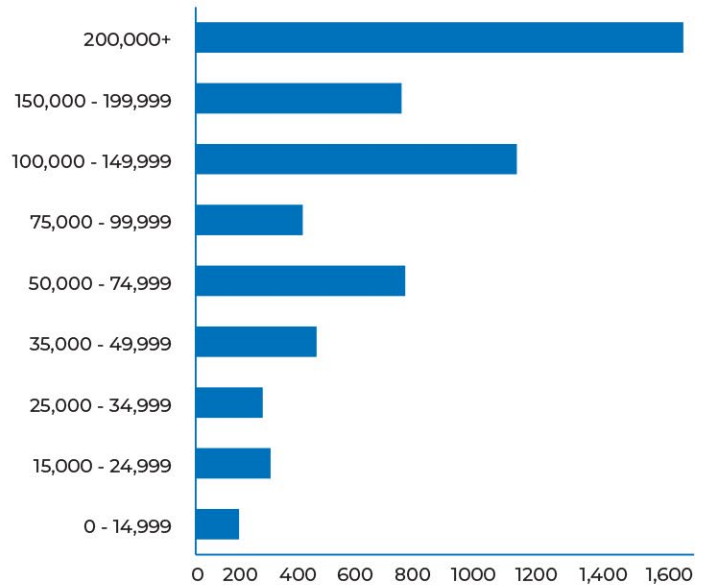
49.1
Median Age

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

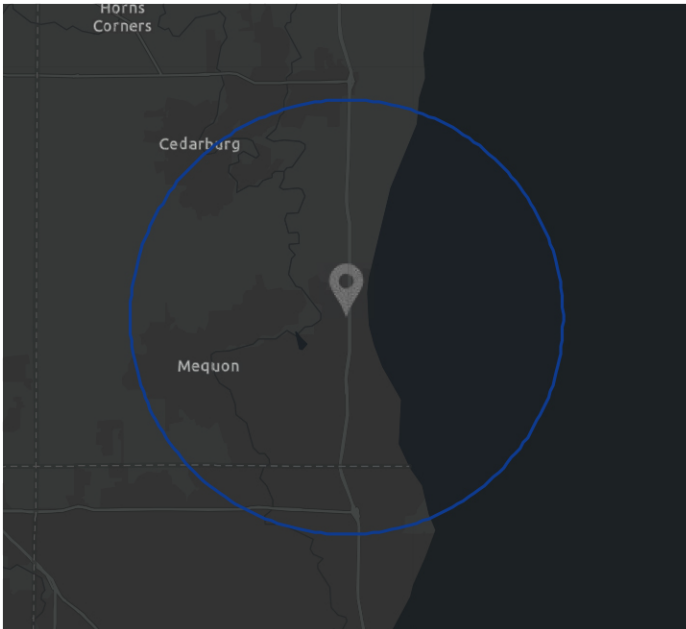
16.2%

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

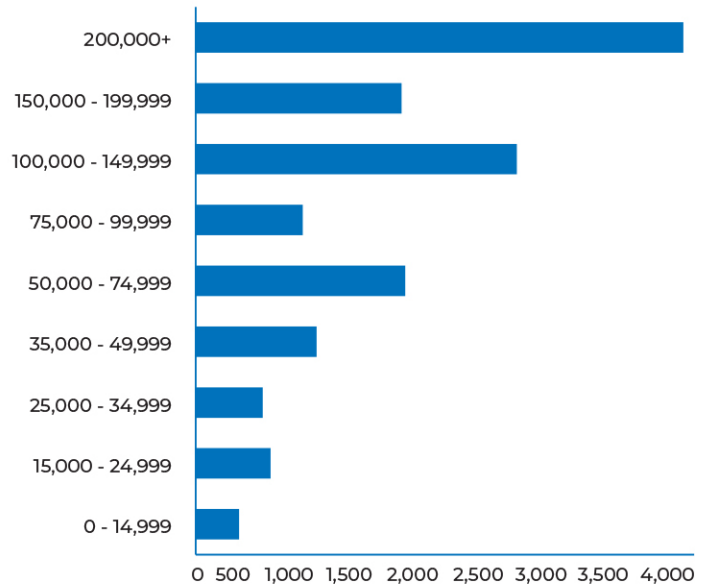
18,772

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