

830 | **NORTH
109TH
STREET**

WAUWATOSA, WI



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**OFFICE SPACE AVAILABLE
FOR LEASE**


TRANSWESTERN
REAL ESTATE
SERVICES

310 W. Wisconsin Ave., Ste. ME110
Milwaukee, WI 53203

830 | NORTH 109TH STREET

General Information

This two story, 6,186 square-foot, mixed use office building is conveniently located within Wauwatosa's desirable residential and commercial district. The out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Add in strong area retailers and demographics and it's perfect for your business.

BUILDING SIZE	6,186 SF
NUMBER OF FLOORS	2
AVAILABLE SPACE	<u>FIRST FLOOR</u> Suite 25 - 207 SF Suite 26 - 247 SF
LEASE RATE	Suite 25 - \$350/month Suite 26 - \$400/month
UTILITIES Gas/Electric Water & Sewer In-Suite Janitorial	Included Included Not Included

PARKING	19 Surface Parking Spaces
TENANT IMPROVEMENTS	Negotiable to Qualified Tenants
SIGNAGE	On Building Facade

WAUWATOSA, WI

Building Attributes



Great Location off
Hwy 100 in Wauwatosa



Prominent Signage
Opportunity

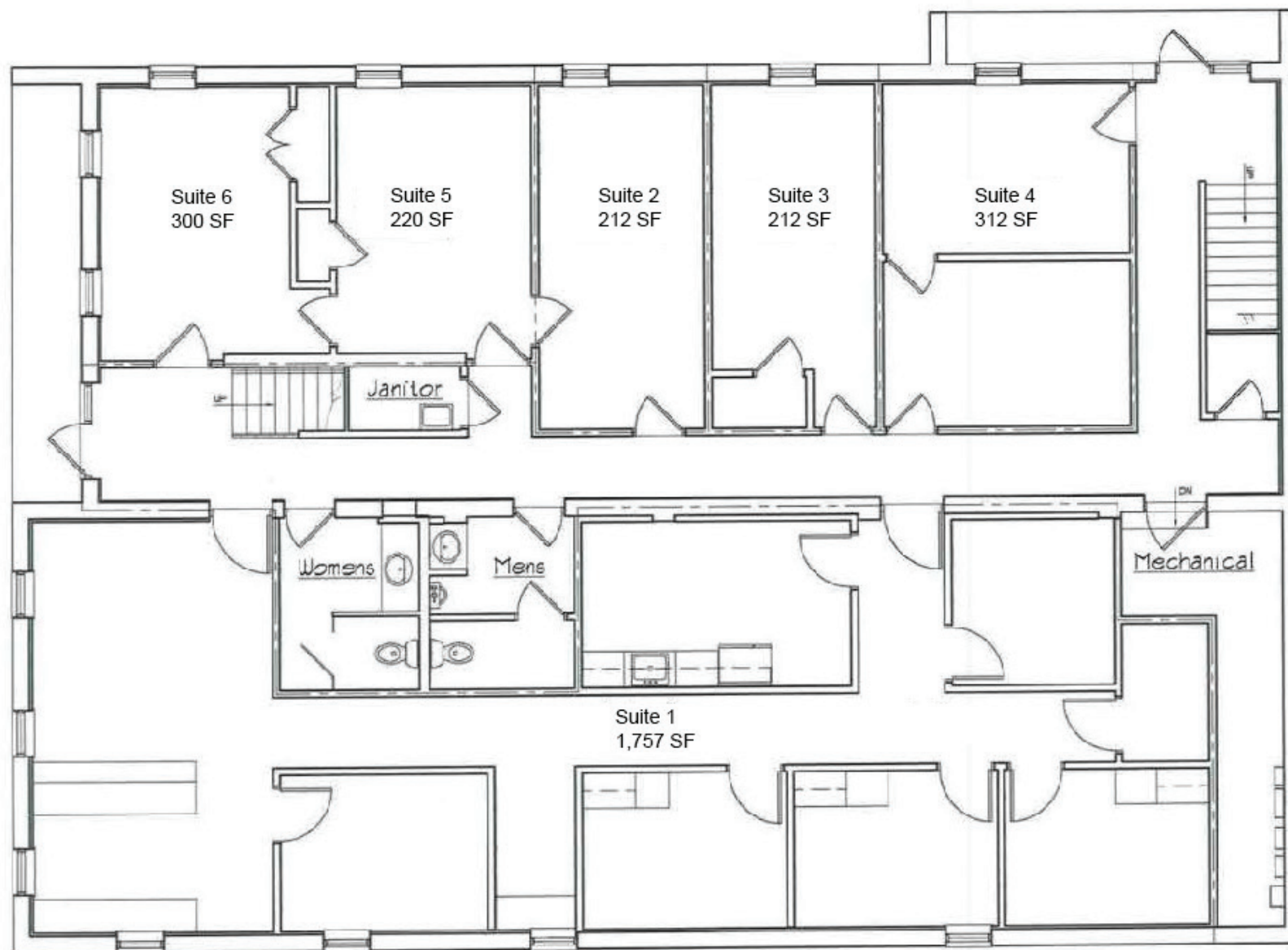


Excellent
Demographics

830

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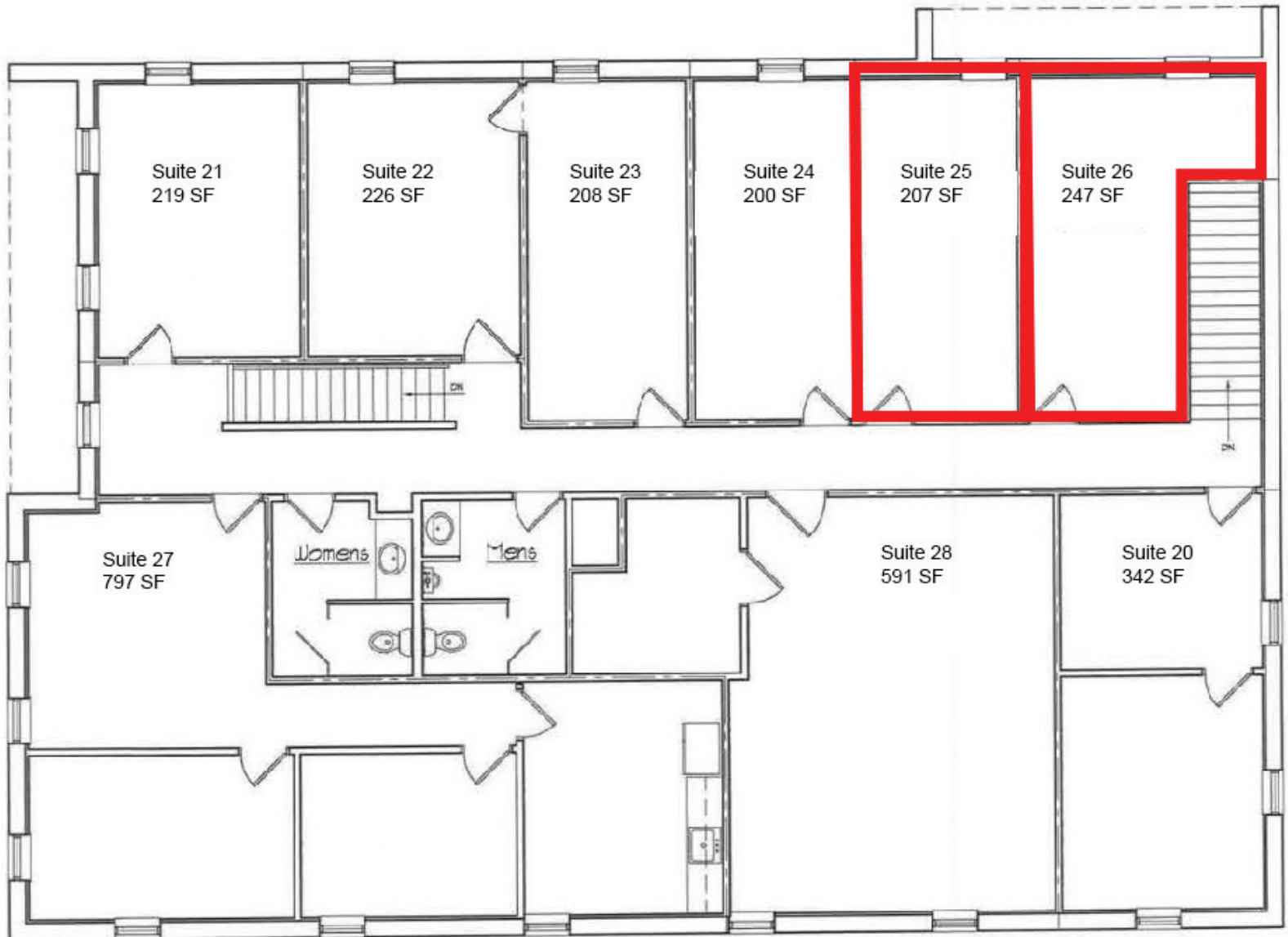
First Floor



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Second Floor



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Demographics - 1 Mile Radius



6,443

Population

44.8

Median Age



790

Total Businesses



17,055

Total Employees



1.90

Avg Household
Size



\$89,002

Median Household
Income



\$53,900

Per Capita
Income



\$150,790

Median
Net Worth

WAUWATOSA, WI

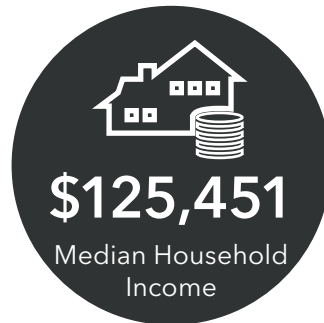
Source: U.S. Census Bureau and Esri forecasts



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Demographics - 3 Mile Radius

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Source: U.S. Census Bureau and Esri forecasts



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Demographics - 5 Mile Radius

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312,535

Population

39.6

Median Age



12,036

Total Businesses



182,554

Total Employees



2.30

Avg Household
Size



\$81,179

Median Household
Income



\$46,170

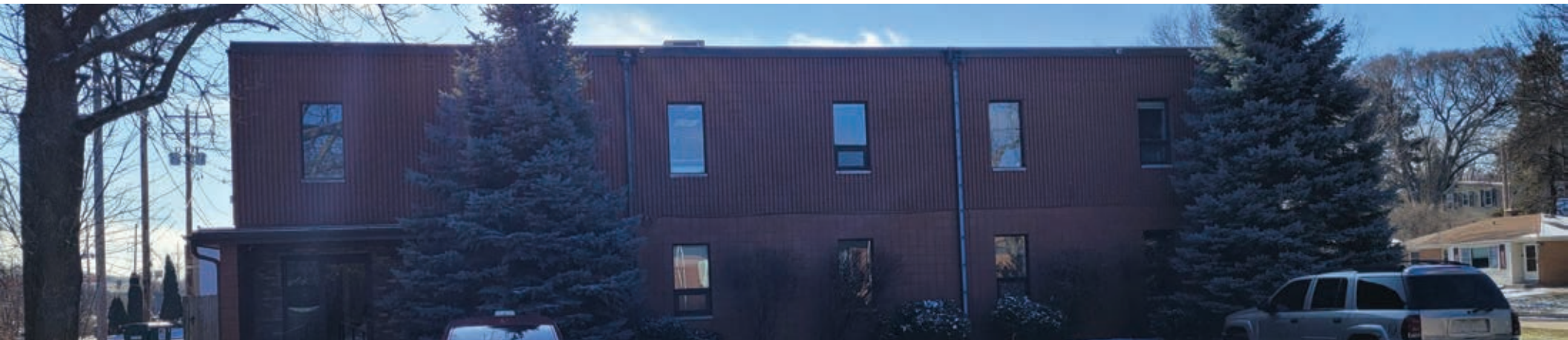
Per Capita
Income

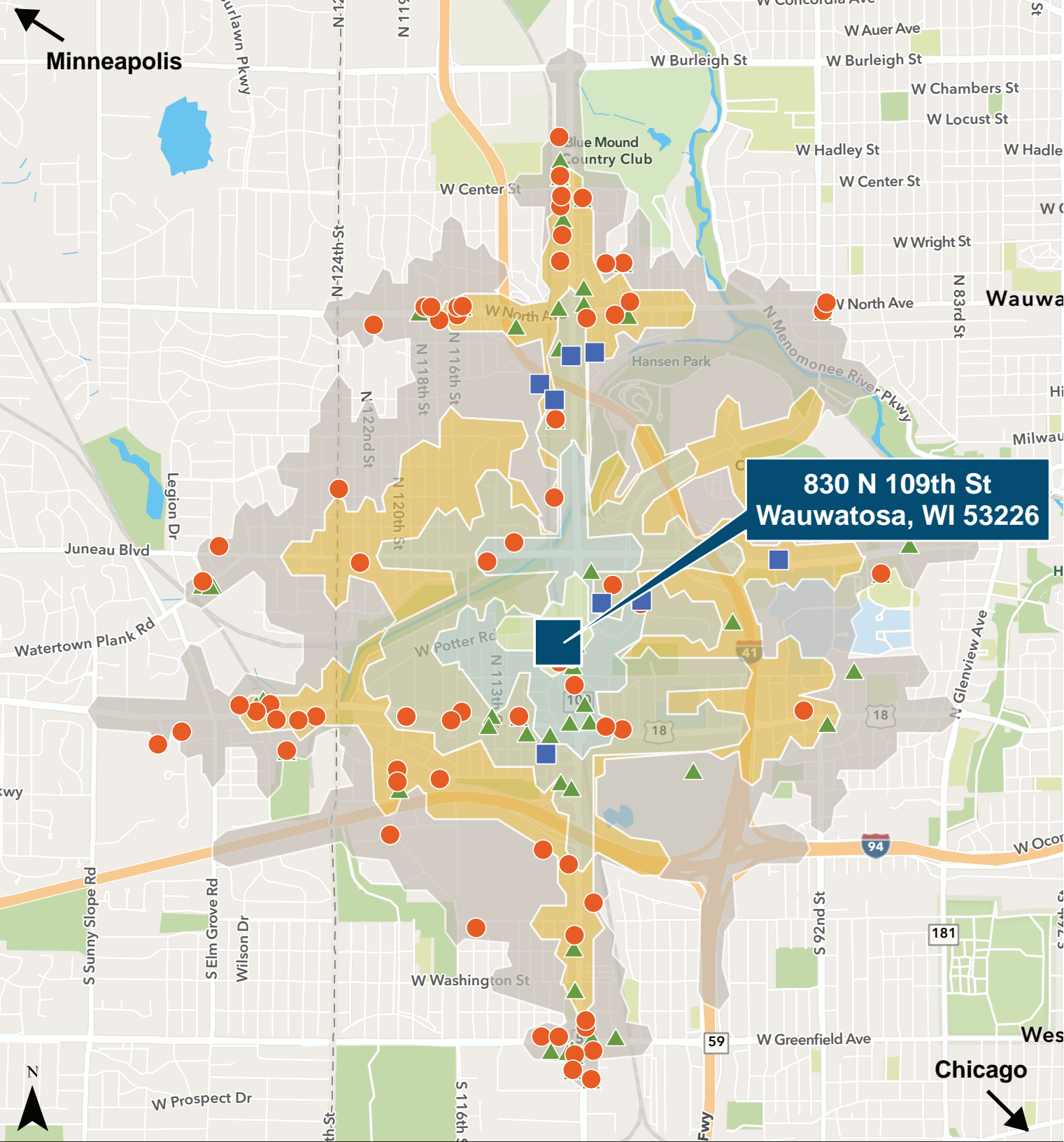


\$115,806

Median
Net Worth

Source: U.S. Census Bureau and Esri forecasts





Minneapolis

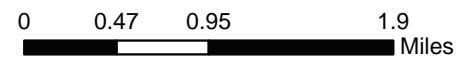
**830 N 109th St
Wauwatosa, WI 53226**

Drive Times

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

Area Amenities
(Within Driving Distances)

- Retail Shops (198)
- Lodging Facilities (9)
- ▲ Restaurants & Bars (107)



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