

# OFFICE SPACE AVAILABLE FOR LEASE

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

## GLENDALE MEDICAL CENTER

5650 NORTH GREEN BAY AVENUE, GLENDALE, WI 53209



Virtual Tours Available  
(see links on next page)



### Leasing Information:

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# GENERAL INFORMATION

## Move your practice into the 21st Century at the Glendale Medical Center.

Now leasing built-to-suit and beautiful modern 2<sup>nd</sup> generation medical office space. The GMC features easy accessibility, ample parking, and an accommodating floor plate specifically designed for medical uses. Please call today to secure the space you need to grow your north shore practice.

Property Description	<ul style="list-style-type: none"><li>• 25,000 sq. ft. Class A medical office building.</li><li>• Two (2) 12,500 sq. ft. floor plates with 31 to 44-foot bay depths.</li><li>• Perfect for both medium and small medical suites.</li><li>• Anchored by long term lease to national healthcare companies.</li></ul>
Location	Silver Spring Drive & Green Bay Avenue
Available	2 <sup>nd</sup> generation suites: Suite 200 – 3,817 sq. ft. <a href="#">(click here for a virtual tour)</a> Suite 100 – 1,664 sq. ft. <a href="#">(click here for a virtual tour)</a>  Built-to-suit: 702 sq. ft.
Access	Excellent access via I-43, Hwy 57 (Green Bay Ave.) and Hwy 32 and all points North and South
Parking	Over 4/1000
Occupancy	Immediate for 2 <sup>nd</sup> generation suites and 60-90 days from lease execution for build-to-suit suite
Lease Term	5 to 10 years
Rental Rate	From \$14.50/SF NNN
Improvements	Negotiable
Benefits	<ul style="list-style-type: none"><li>• Highly visible building perfect for enhancing your practice identity.</li><li>• Ideal location for North Shore area medical practices.</li><li>• Class A interior finishes.</li><li>• Designed to meet the needs of modern medical practice.</li><li>• Part of the final phase of Glendale’s successful rejuvenation of Silver Spring Drive.</li><li>• Excellent array of retail amenities conveniently located within very close proximity.</li><li>• Across Green Bay Ave. from Johnson Control's corporate headquarters campus.</li></ul>

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

# PHOTO GALLERY





5650 NORTH GREEN BAY AVENUE  
GLENDALE, WI

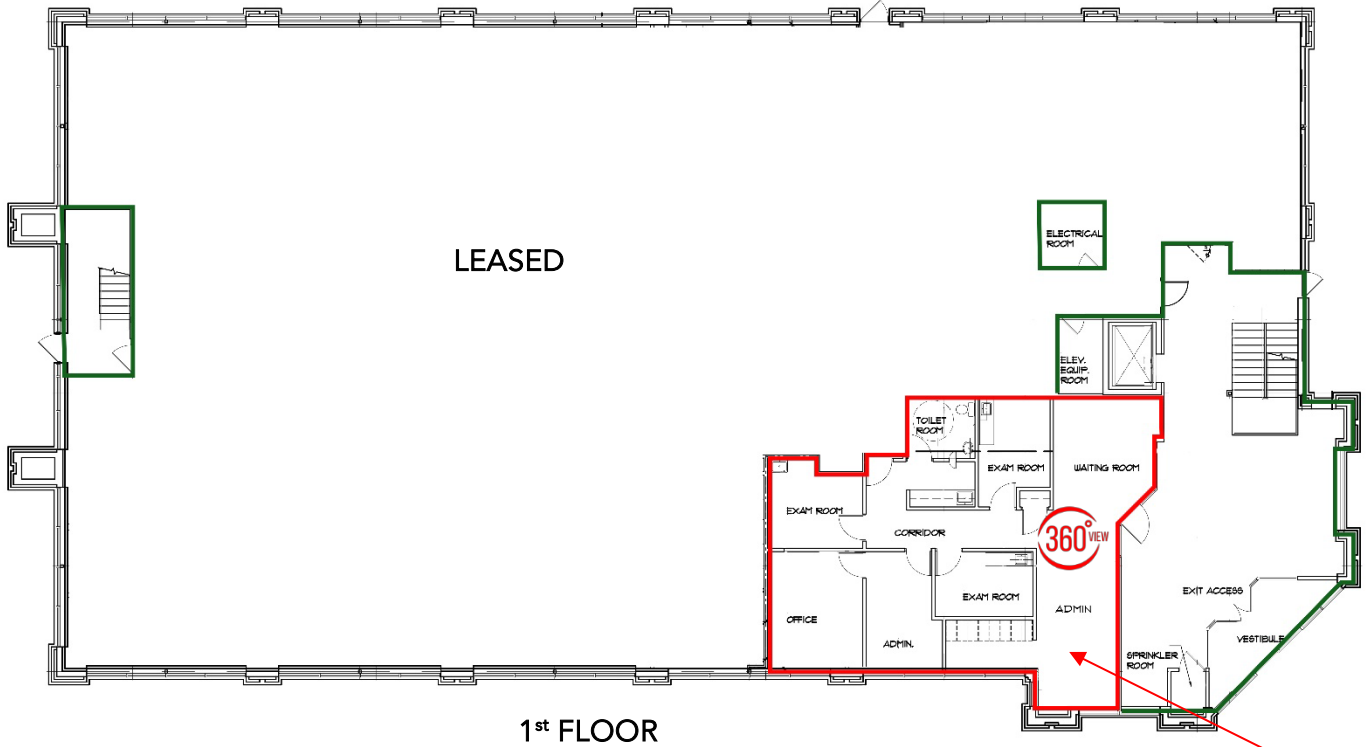


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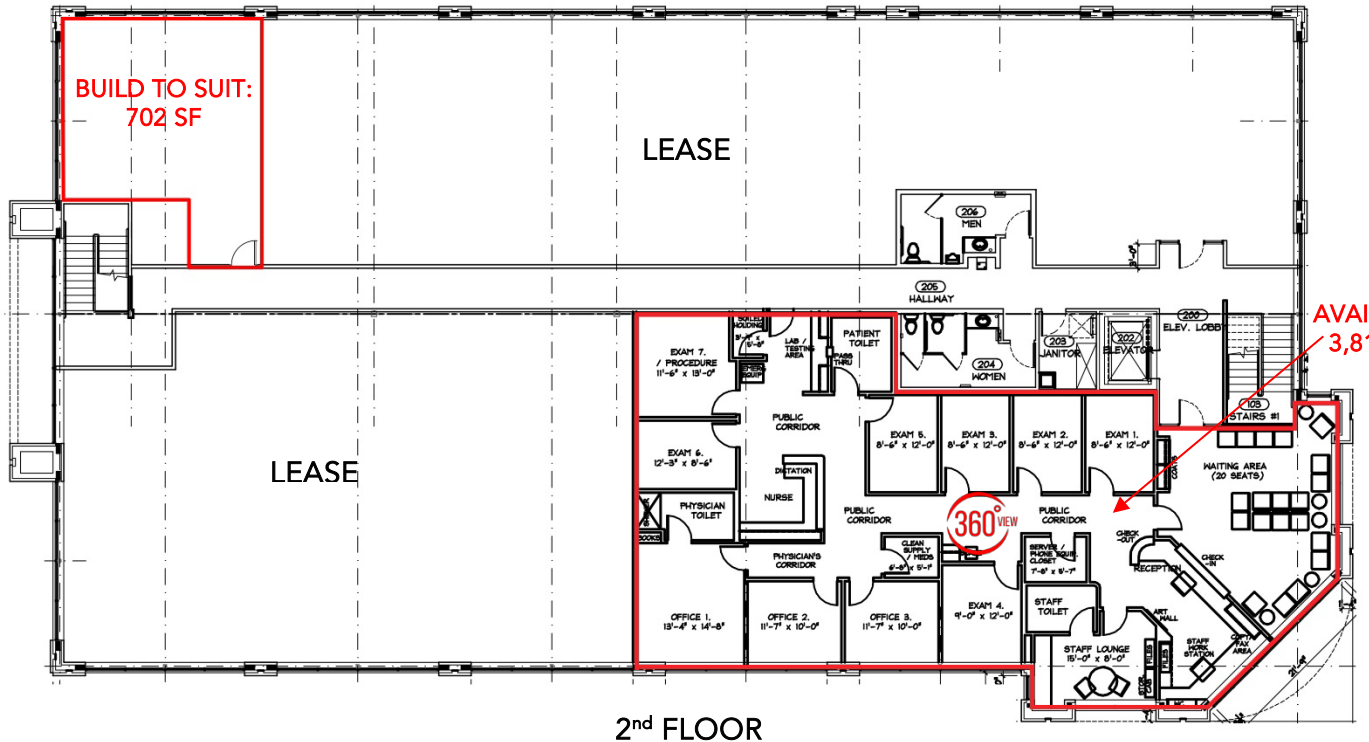


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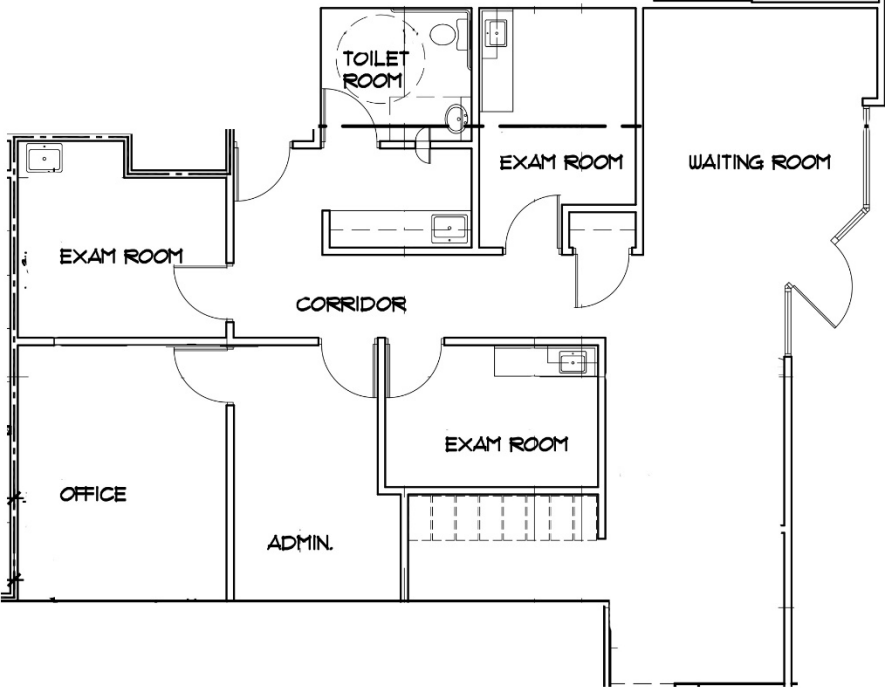
# FLOOR PLANS



FIRST FLOOR PLAN

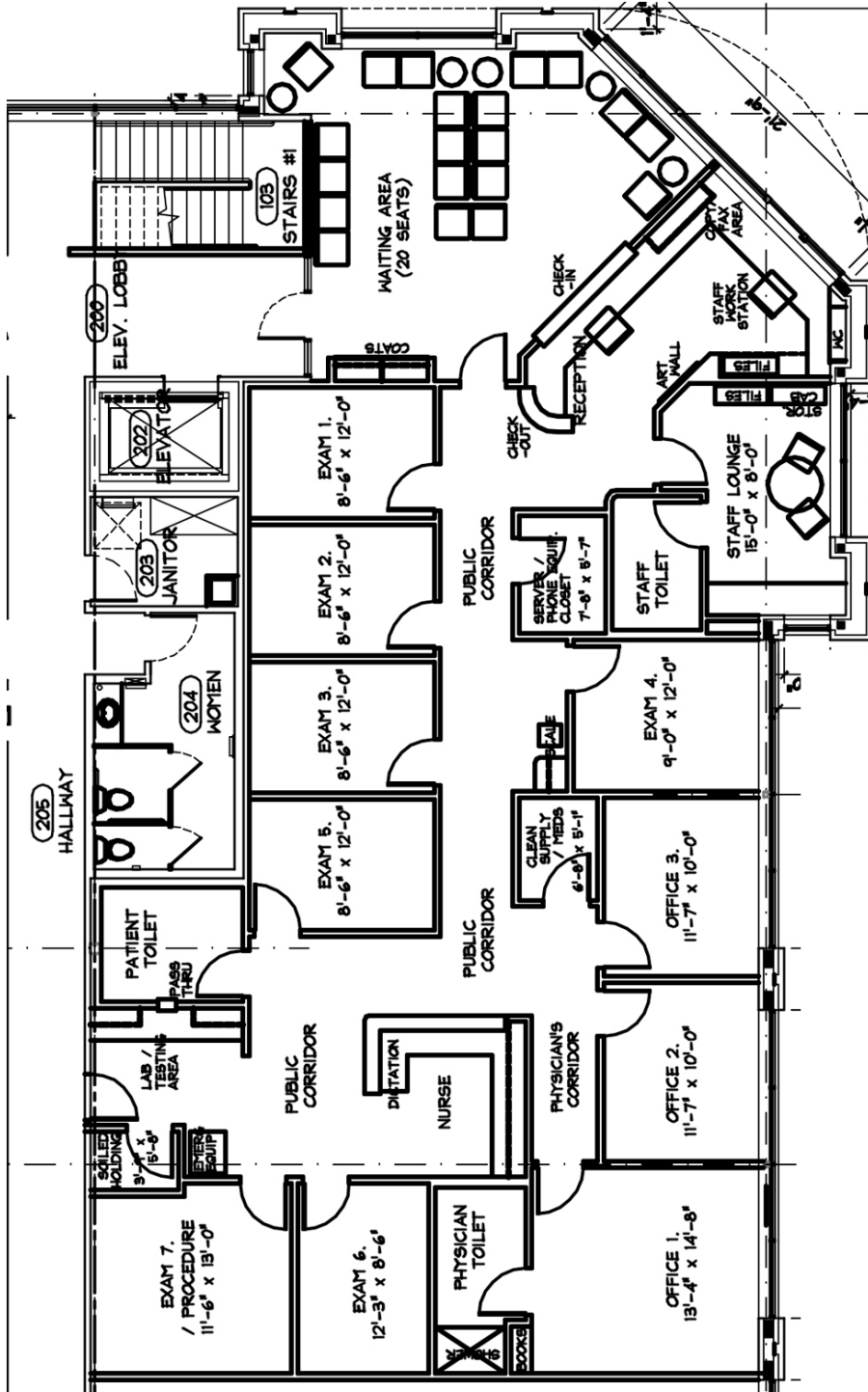


# FLOOR PLAN – SUITE 100 (1,664 SF)

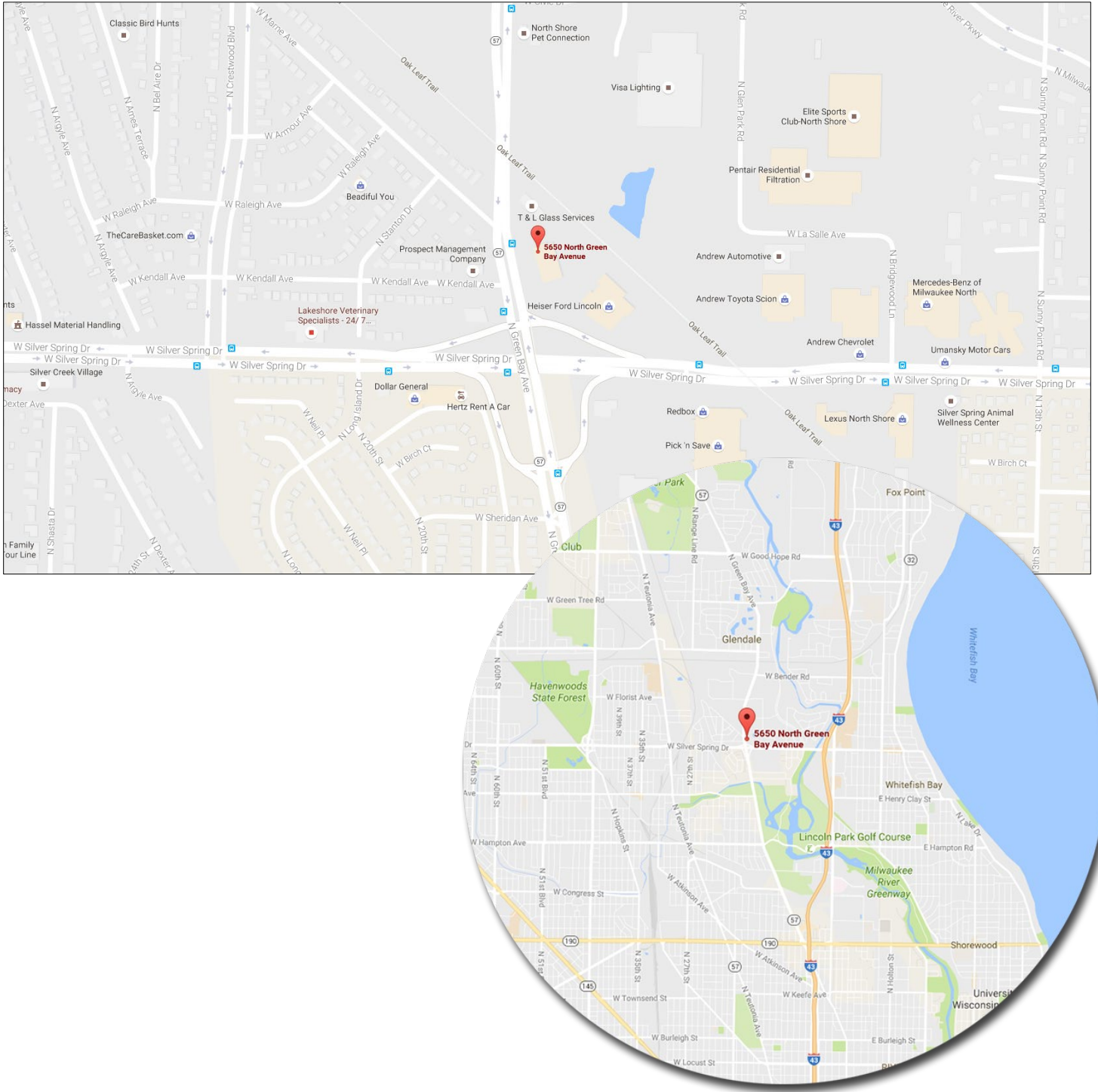




# FLOOR PLAN - SUITE 200 (3,817 SF)

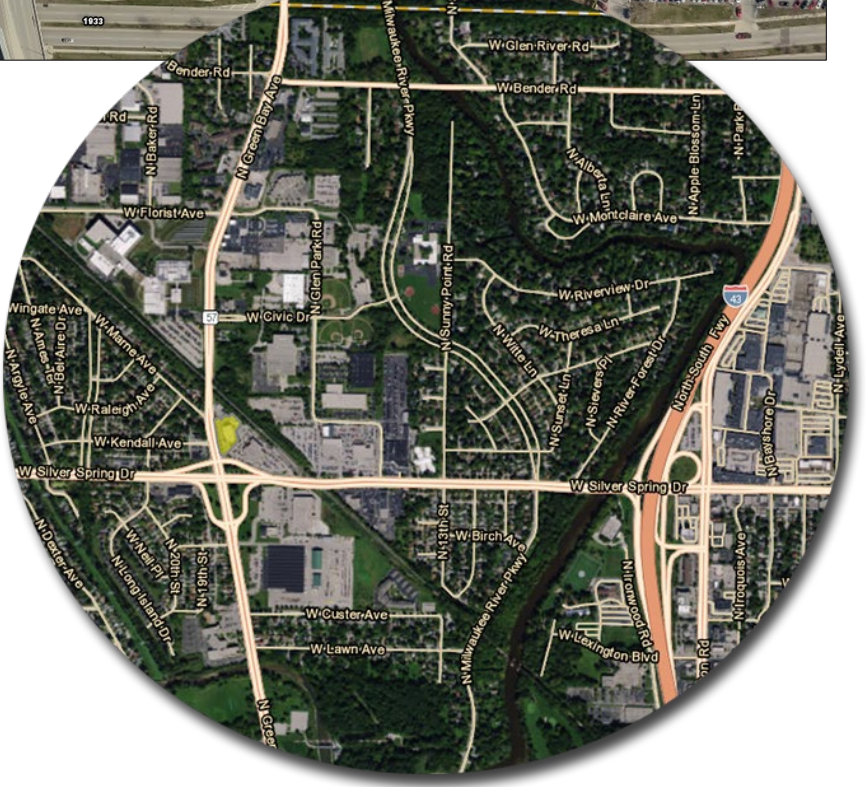
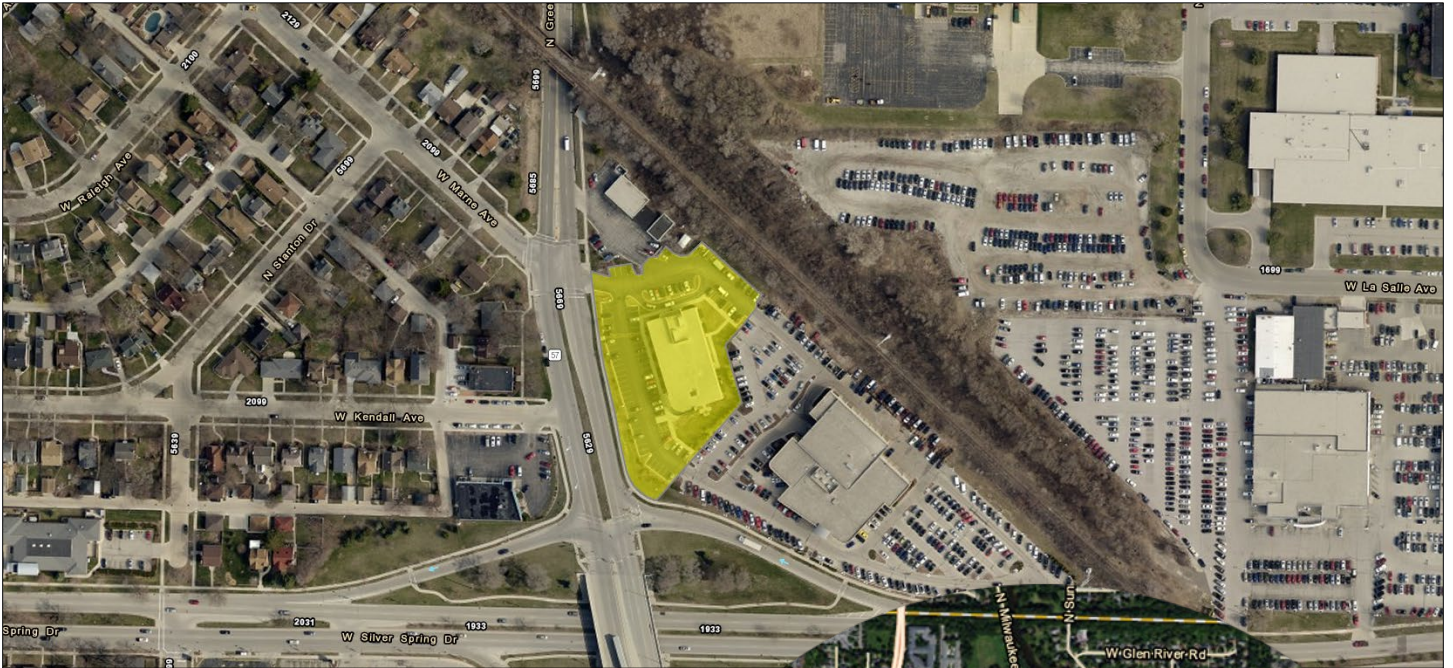


# LOCATION MAPS



5650 NORTH GREEN BAY AVENUE  
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# AERIAL PHOTOGRAPH



5650 NORTH GREEN BAY AVENUE  
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