



1150 WASHINGTON STREET, GRAFTON, WI

OFFICE SPACE FOR LEASE



PROPERTY INFORMATION

Discover prime commercial leasing opportunities in the vibrant heart of downtown Grafton at 1150 Washington Street. This two-story office building boasts 2,500 sq. ft. of 2nd floor Class A space, strategically positioned at the illuminated crossroads of Washington Street and 12th Avenue, ensuring prominent signage for heightened visibility. Unlock the potential to elevate your office environment or extend your business presence in this flourishing city, conveniently situated just 20 miles north of Milwaukee.

Benefit from seamless access to an abundance of nearby amenities, encompassing major department stores, diverse dining options, banking facilities, and automotive services. 1150 Washington Street presents an exceptional chance to position your business at the nexus of convenience and growth. Seize the opportunity to lease this well-appointed 2,500 sq. ft. commercial space and make a statement in the dynamic landscape of downtown Grafton.

BUILDING	Approximately 5,000 SF
NUMBER OF FLOORS	2
AVAILABLE SPACE	Second Floor, 2,500 SF
LEASE RATE	\$18.00/SF Modified Gross
OCCUPANCY	Available Immediately
PARKING	Ample Surface Parking Available
BUILDING FEATURES	<ul style="list-style-type: none">• Great visibility along Washington Street (Hwy. 60)• Centrally located amongst a rejuvenated downtown Grafton• Many restaurants and retail shops within walking distance• Professionally managed• Elevator



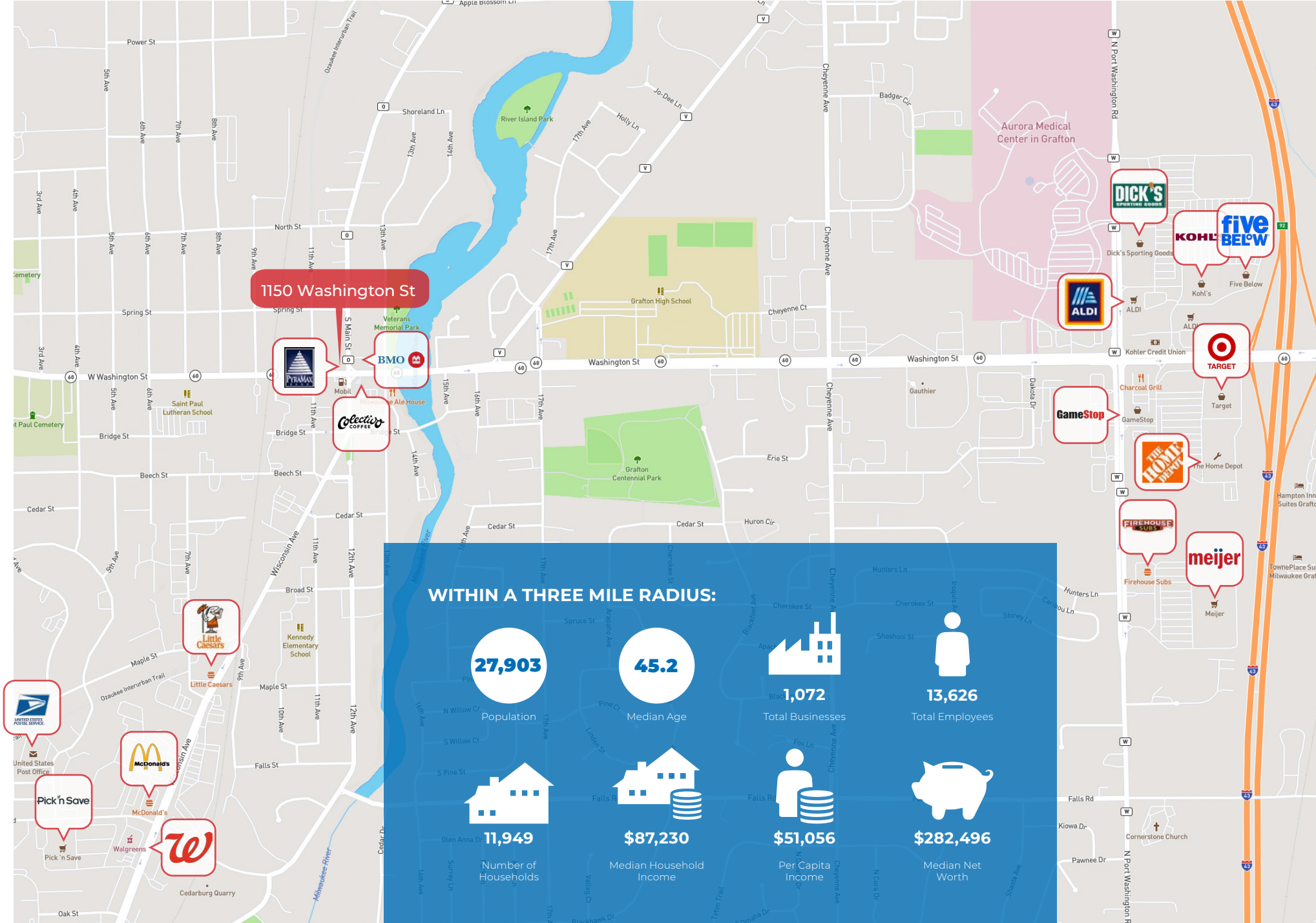
PROPERTY PHOTOS



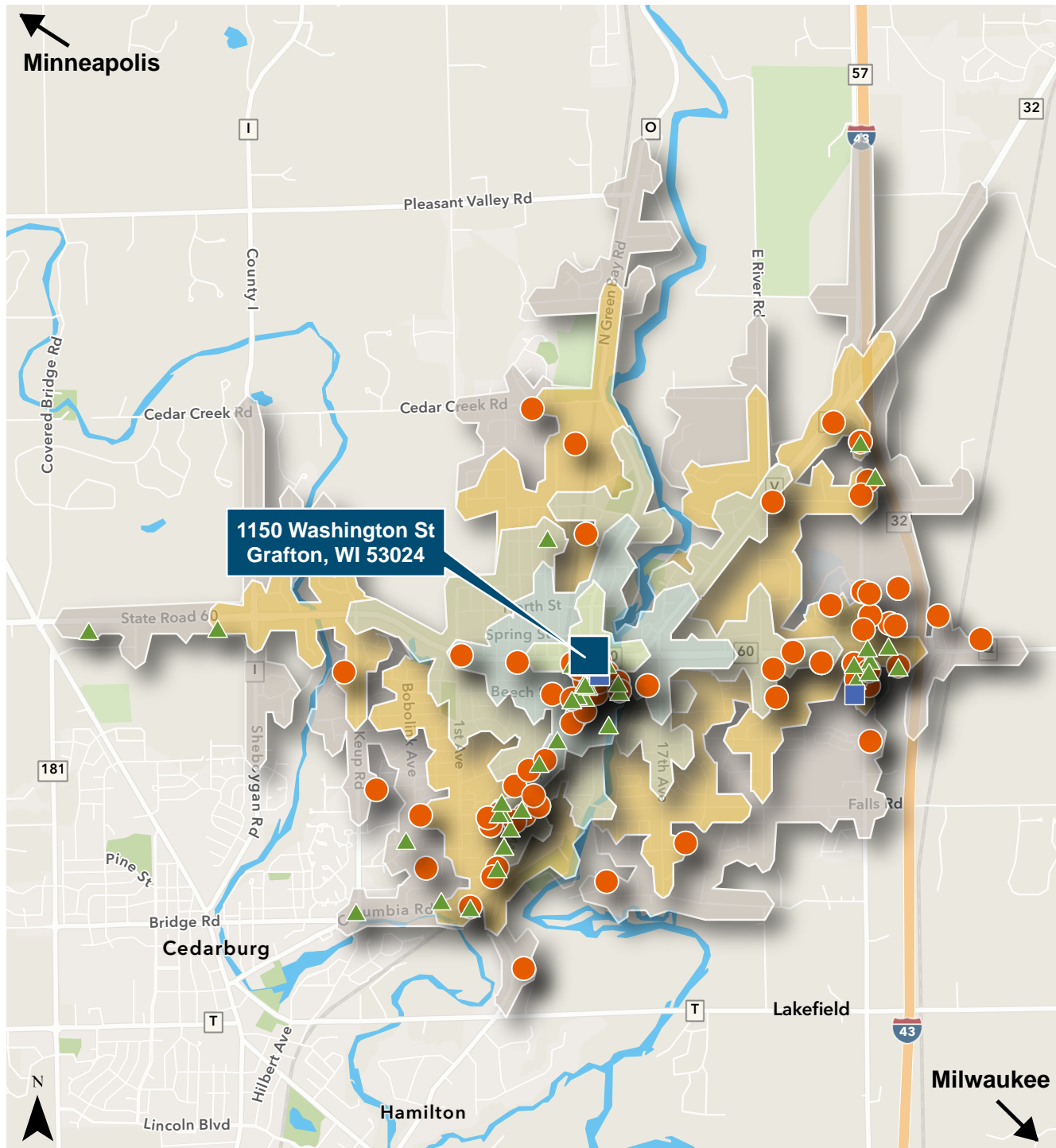
FLOOR PLAN - 2ND FLOOR



AREA RETAILERS & DEMOGRAPHICS



DRIVE TIMES



DRIVE TIMES

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

AREA AMENITIES

(within driving distances)

- Lodging Facilities (2)
- Restaurants & Bars (47)
- Retail Shops (92)



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