

10855 WEST
POTTER
ROAD

WAUWATOSA, WI



SHAUN DEMPSEY
direct 414.270.4104
cell 414.699.7674
shaun.dempsey@transwestern.com

**OFFICE SPACE AVAILABLE
FOR LEASE**


TRANSWESTERN
REAL ESTATE
SERVICES

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

10855 WEST POTTER ROAD

GENERAL INFORMATION

This two story, 4,034 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.

WAUWATOSA, WI

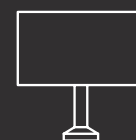
BUILDING SIZE	4,034 SF	
NUMBER OF FLOORS	3	
AVAILABLE SPACE	<u>FIRST FLOOR</u> Suite 12: 168 SF Suite 14: 582 SF <i>(available 6/1/24)</i>	<u>SECOND FLOOR</u> Suite 22: 168 SF Suite 25: 180 SF
LEASE RATE	<u>FIRST FLOOR</u> Suite 12: \$275/month Suite 14: \$900/month	<u>SECOND FLOOR</u> Suite 22: \$275/month Suite 25: \$300/month
UTILITIES Gas/Electric Water & Sewer In-Suite Janitorial	Included Included Not Included	

PARKING	15 Surface Parking Spaces
TENANT IMPROVEMENTS	Negotiable to Qualified Tenants
SIGNAGE	On Building Facade

Building Attributes



Great Location off
Hwy 100 in Wauwatosa



Prominent Signage
Opportunity

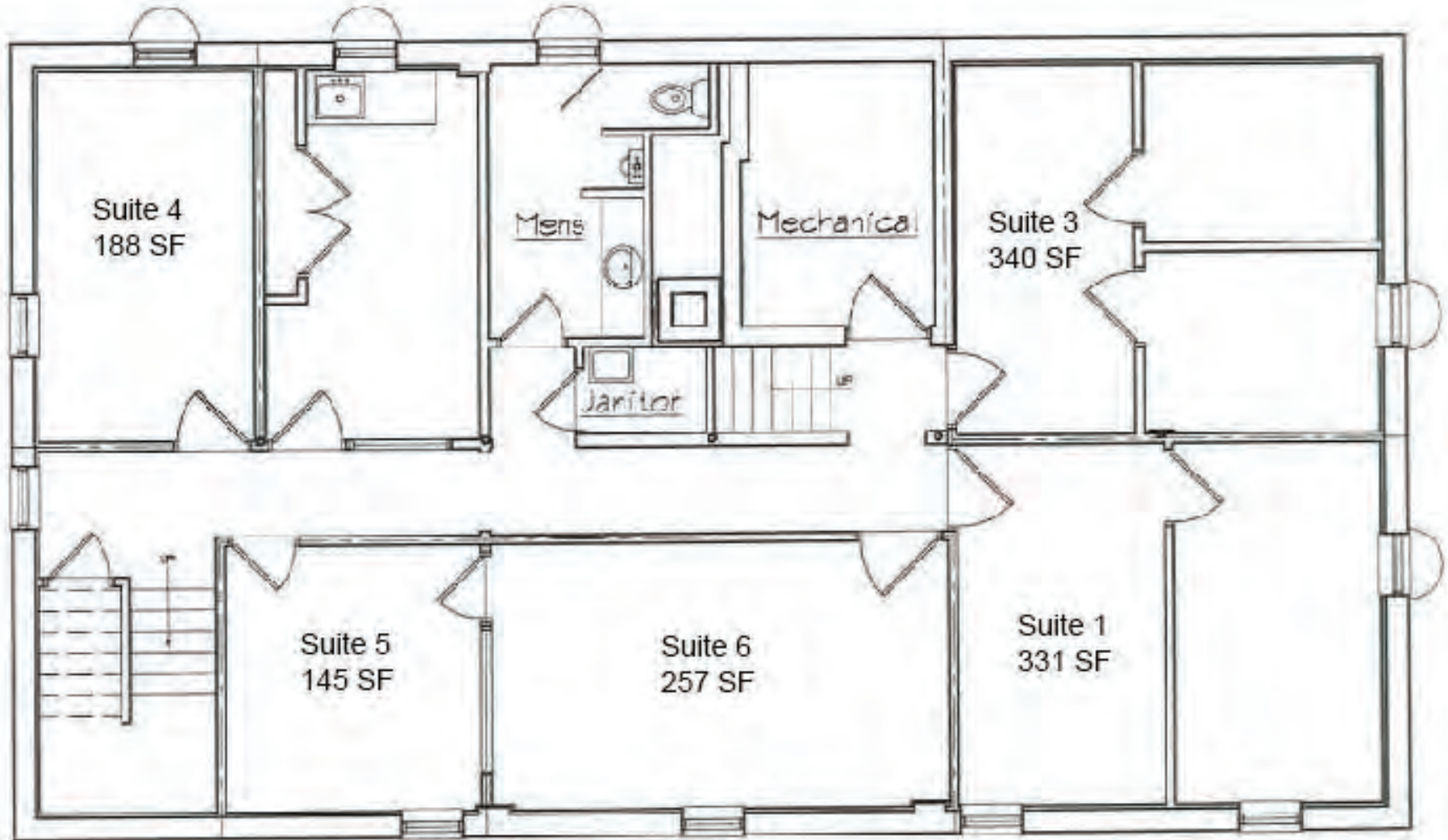


Excellent
Demographics

10855 WEST POTTER ROAD

Garden Level

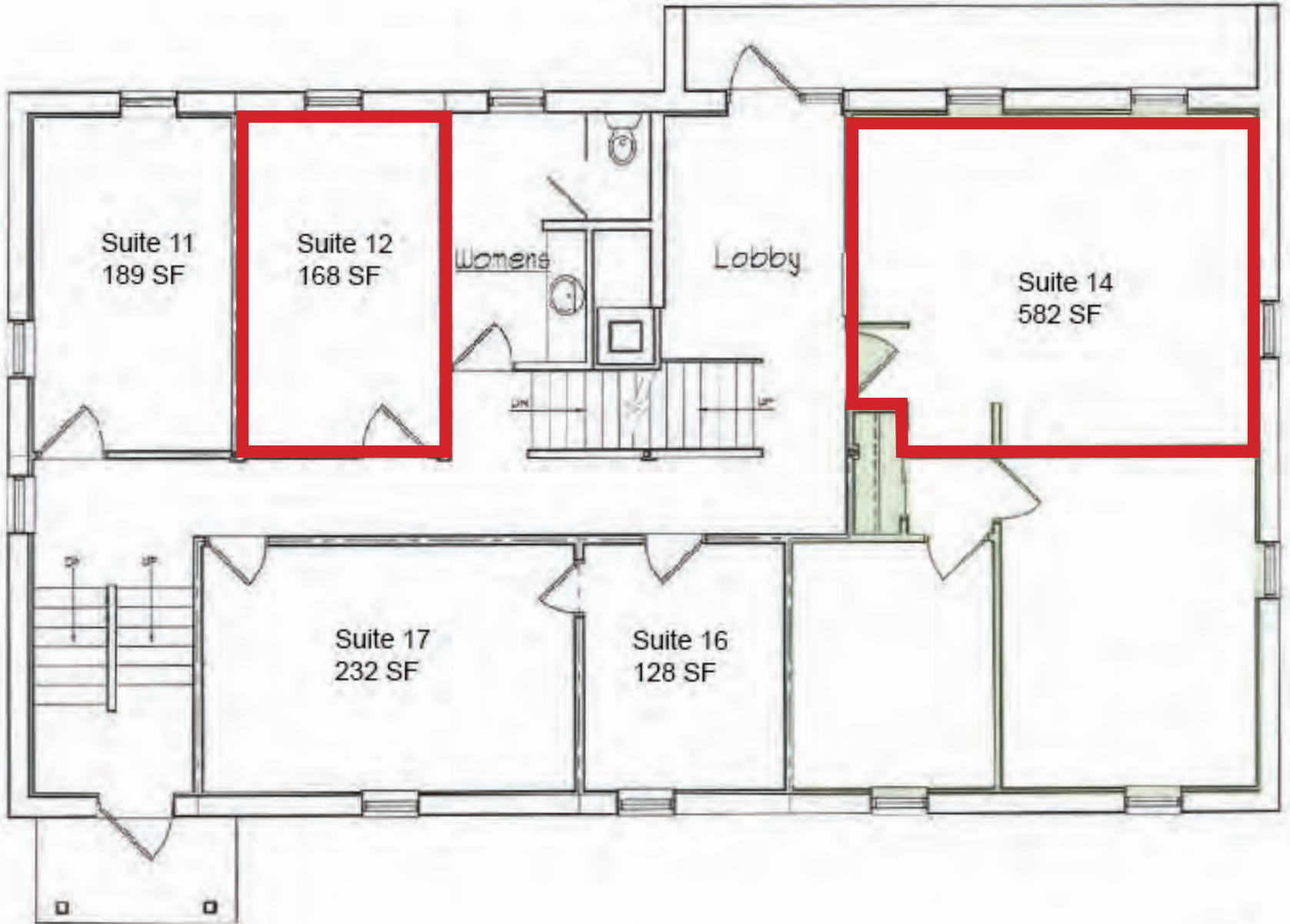
WAUWATOSA, WI



10855 WEST POTTER ROAD

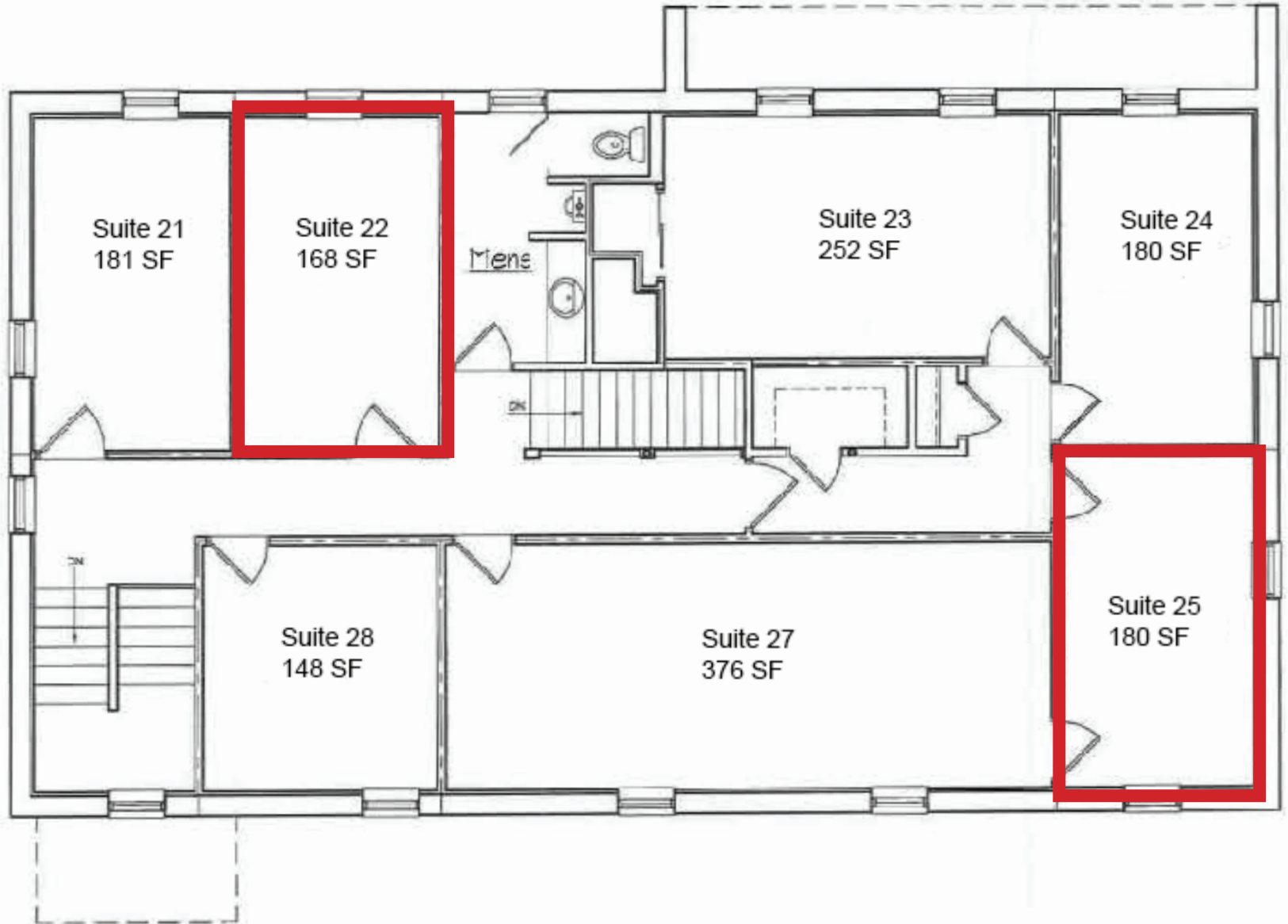
First Floor

WAUWATOSA, WI



10855 WEST POTTER ROAD

Second Floor



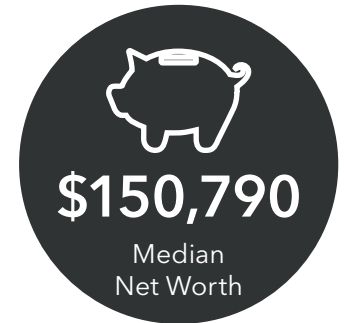
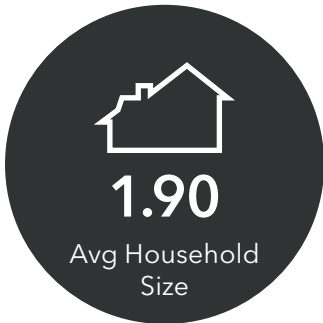
WAUWATOSA, WI



10855 WEST POTTER ROAD

Demographics - 1 Mile Radius

WAUWATOSA, WI



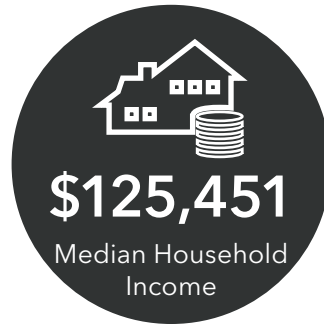
Source: U.S. Census Bureau and Esri forecasts



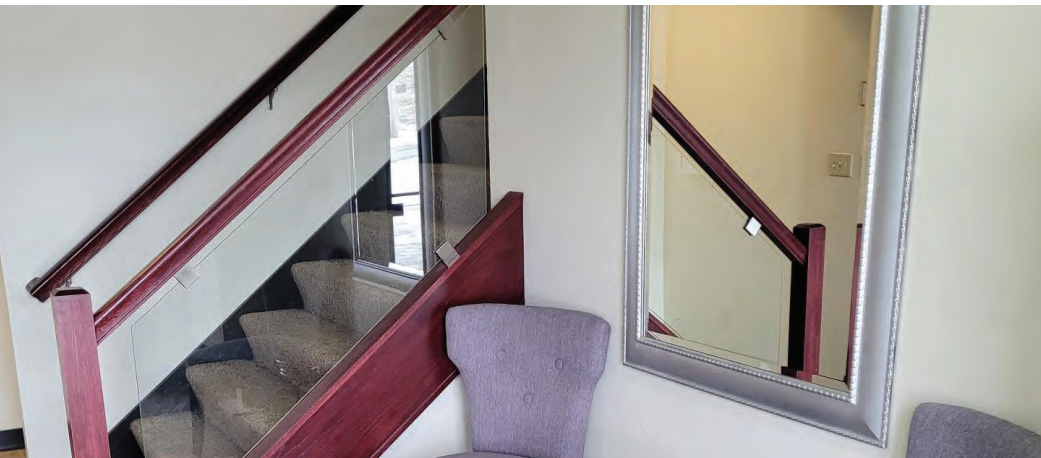
10855 WEST POTTER ROAD

Demographics - 3 Mile Radius

WAUWATOSA, WI



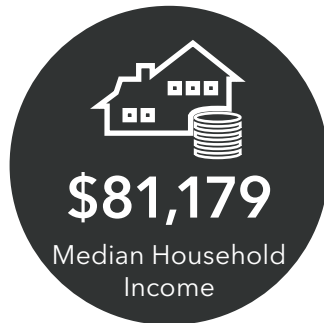
Source: U.S. Census Bureau and Esri forecasts



10855 WEST POTTER ROAD

Demographics - 5 Mile Radius

WAUWATOSA, WI



Source: U.S. Census Bureau and Esri forecasts



10855 WEST POTTER ROAD

Retailer Map

WAUWATOSA, WI



Minneapolis

10855 W Potter
Wauwatosa, WI 53226

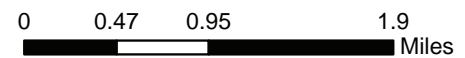
Drive Times

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

Area Amenities

(Within Driving Distances)

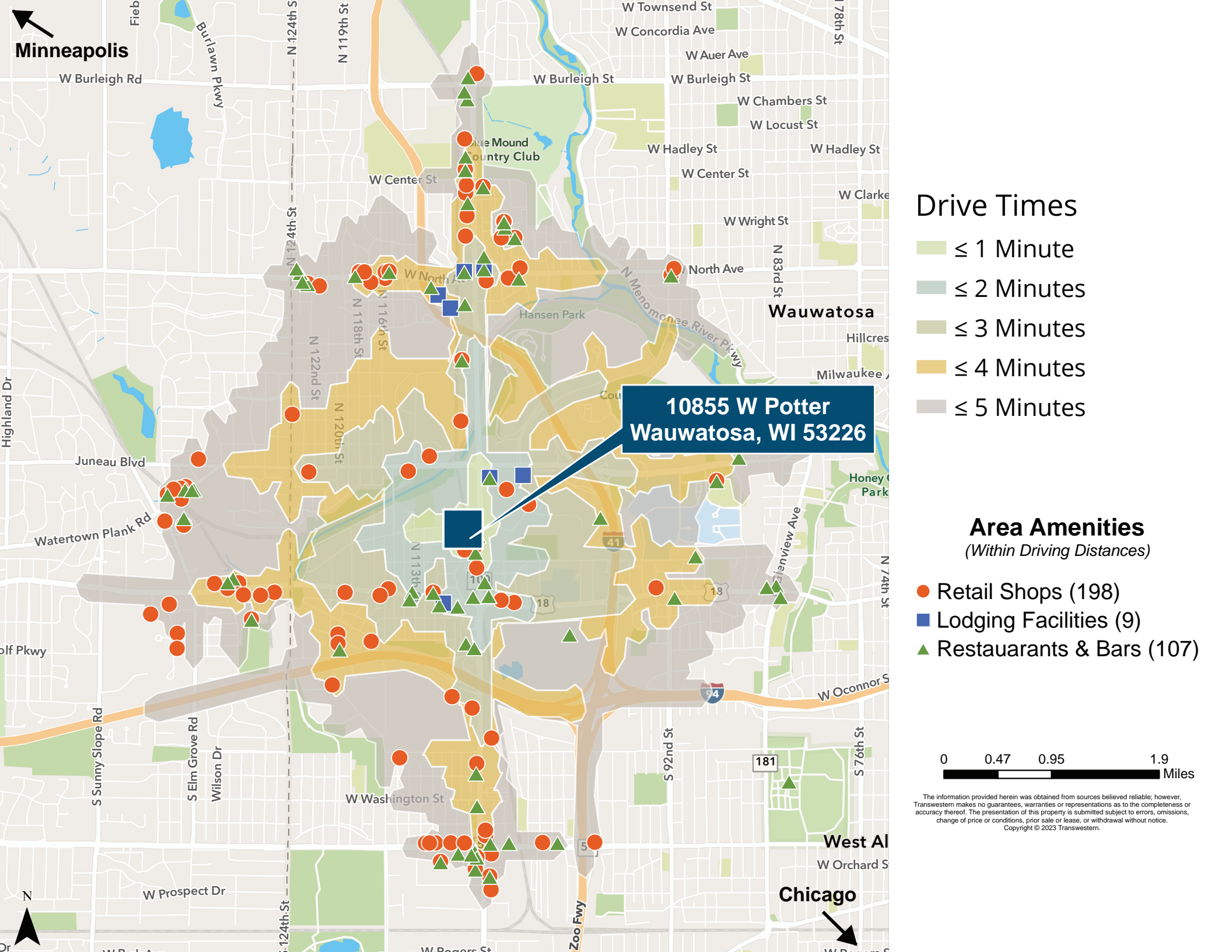
- Retail Shops (198)
- Lodging Facilities (9)
- Restaurants & Bars (107)



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. Copyright © 2023 Transwestern.

Chicago

N



10855 WEST
POTTER
ROAD

WAUWATOSA, WI



SHAUN DEMPSEY
direct 414.270.4104
cell 414.699.7674
shaun.dempsey@transwestern.com


TRANSWESTERN
REAL ESTATE
SERVICES

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