

10855 WEST  
POTTER  
ROAD

WAUWATOSA, WI



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**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.

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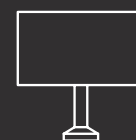
BUILDING SIZE	4,034 SF	
NUMBER OF FLOORS	3	
AVAILABLE SPACE	<u>FIRST FLOOR</u> Suite 12: 168 SF	<u>SECOND FLOOR</u> Suite 22: 168 SF Suite 25: 180 SF
LEASE RATE	<u>FIRST FLOOR</u> Suite 12: \$275/month	<u>SECOND FLOOR</u> Suite 22: \$275/month Suite 25: \$300/month
UTILITIES Gas/Electric Water & Sewer 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

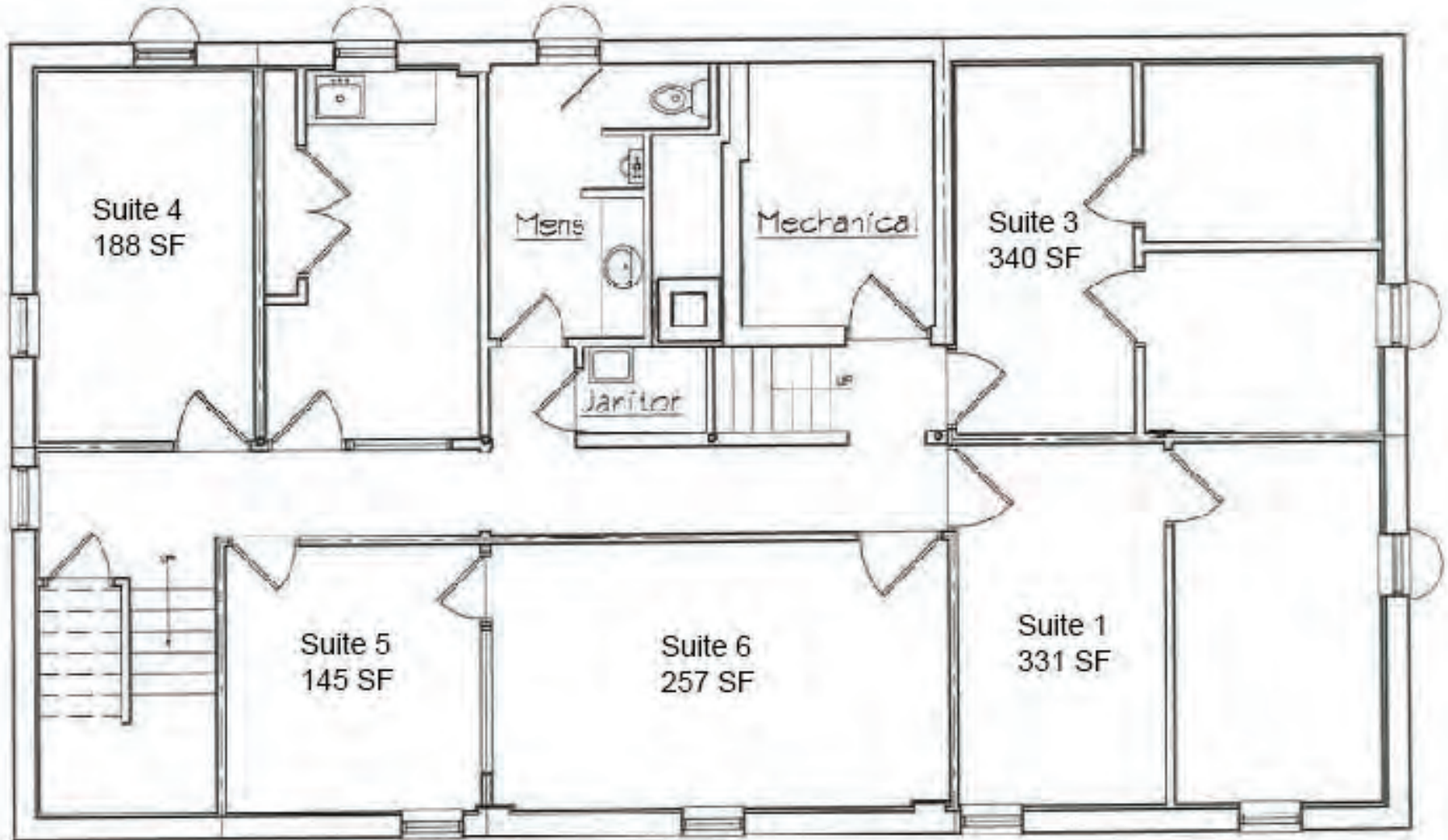


Excellent  
Demographics

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Garden Level

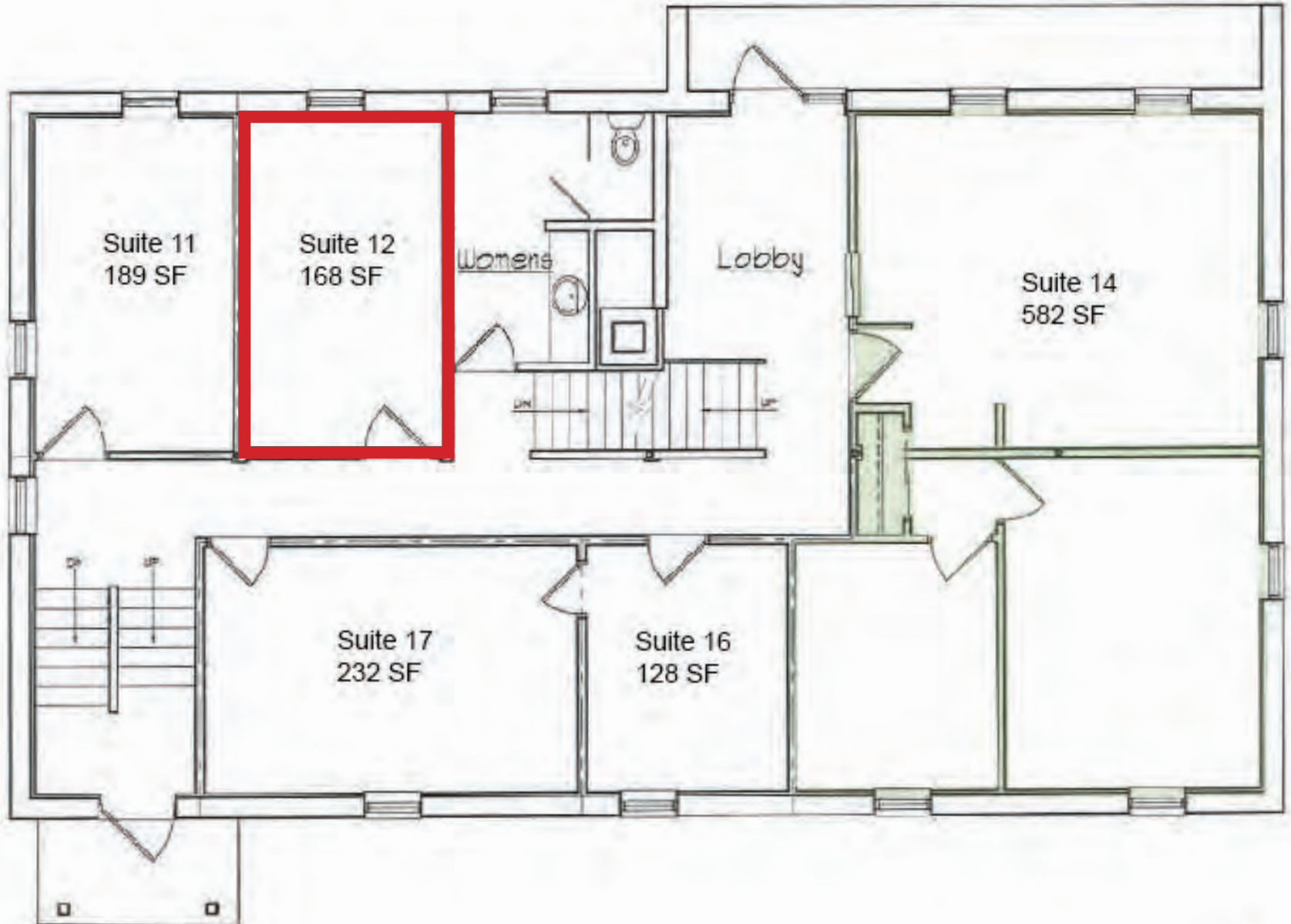
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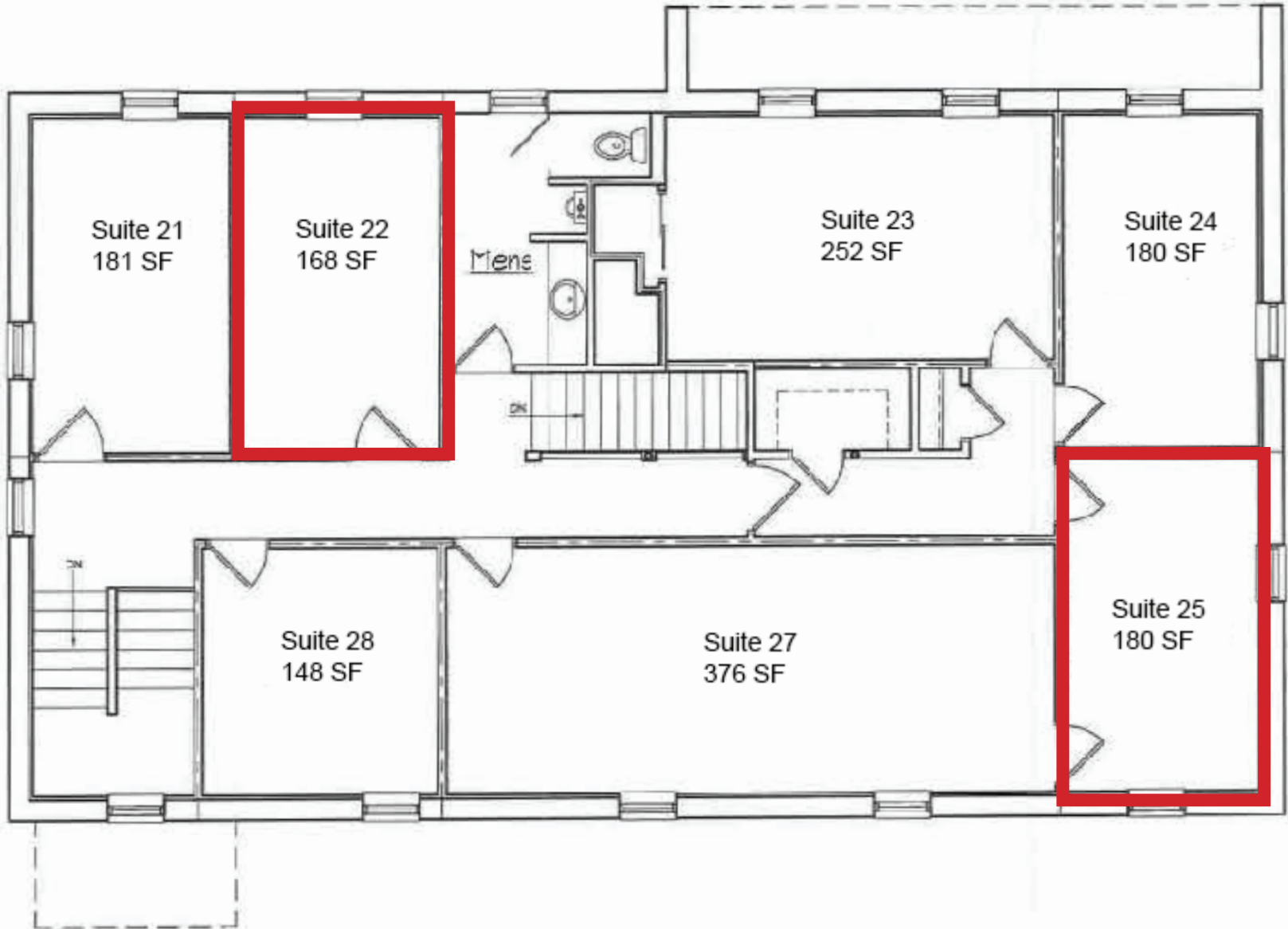
First Floor

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Second Floor



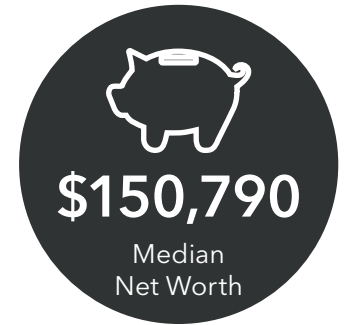
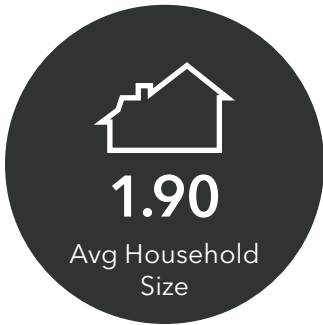
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## Demographics - 1 Mile Radius

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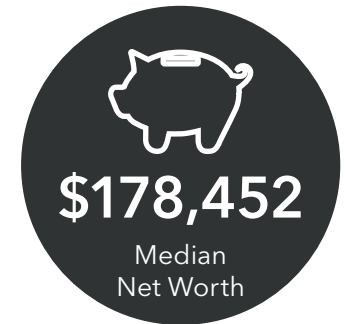
Source: U.S. Census Bureau and Esri forecasts



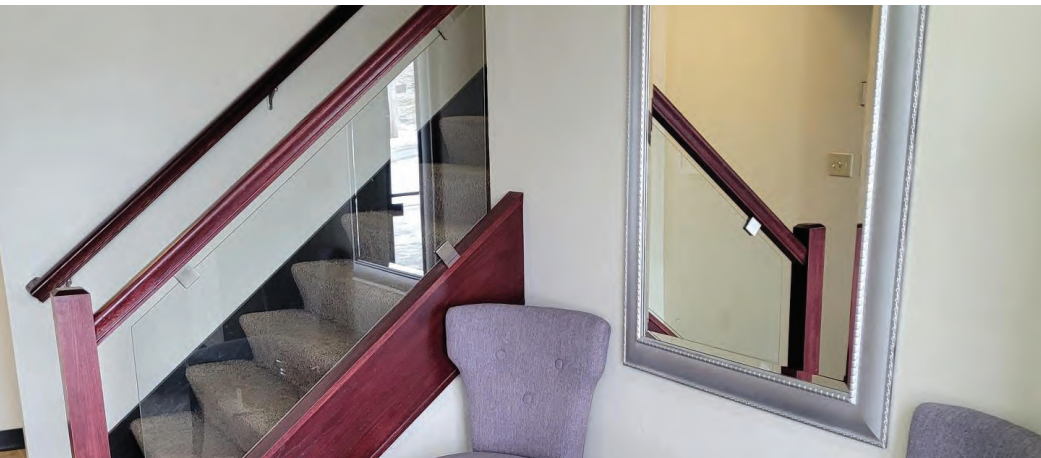
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## Demographics - 3 Mile Radius

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Source: U.S. Census Bureau and Esri forecasts

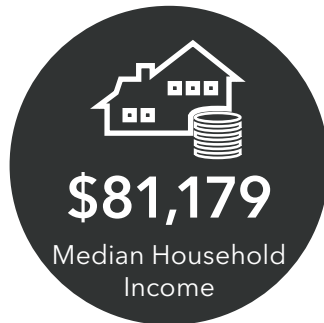




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Demographics - 5 Mile Radius

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Source: U.S. Census Bureau and Esri forecasts

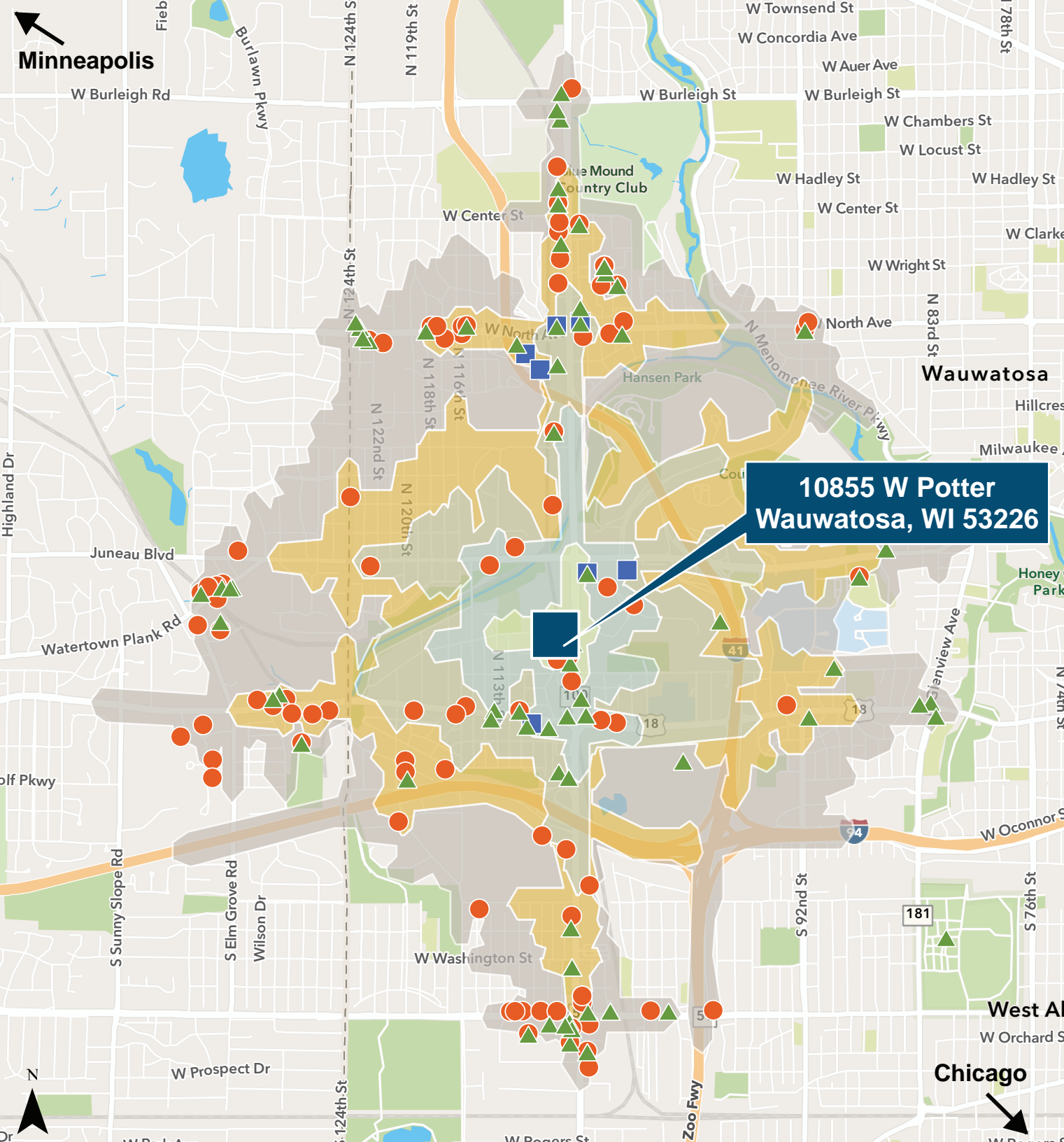


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## Retailer Map

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Minneapolis

1085 W Potter  
Wauwatosa, WI 53226

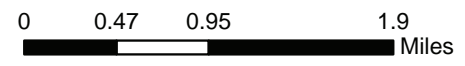
### Drive Times

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

### Area Amenities

*(Within Driving Distances)*

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



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West All  
Chicago

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