

**830** | **NORTH  
109<sup>TH</sup>  
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 109<sup>TH</sup> 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 1 - 1,757 SF
LEASE RATE	Suite 1 - \$2,650/month
UTILITIES Gas/Electric Water & Sewer In-Suite Janitorial	Included Included Not Included

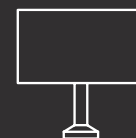
PARKING	19 Surface Parking Spaces
TENANT IMPROVEMENTS	Negotiable to Qualified Tenants
SIGNAGE	On Building Facade

WAUWATOSA, WI

## Building Attributes



Great Location off  
Hwy 100 in Wauwatosa



Prominent Signage  
Opportunity

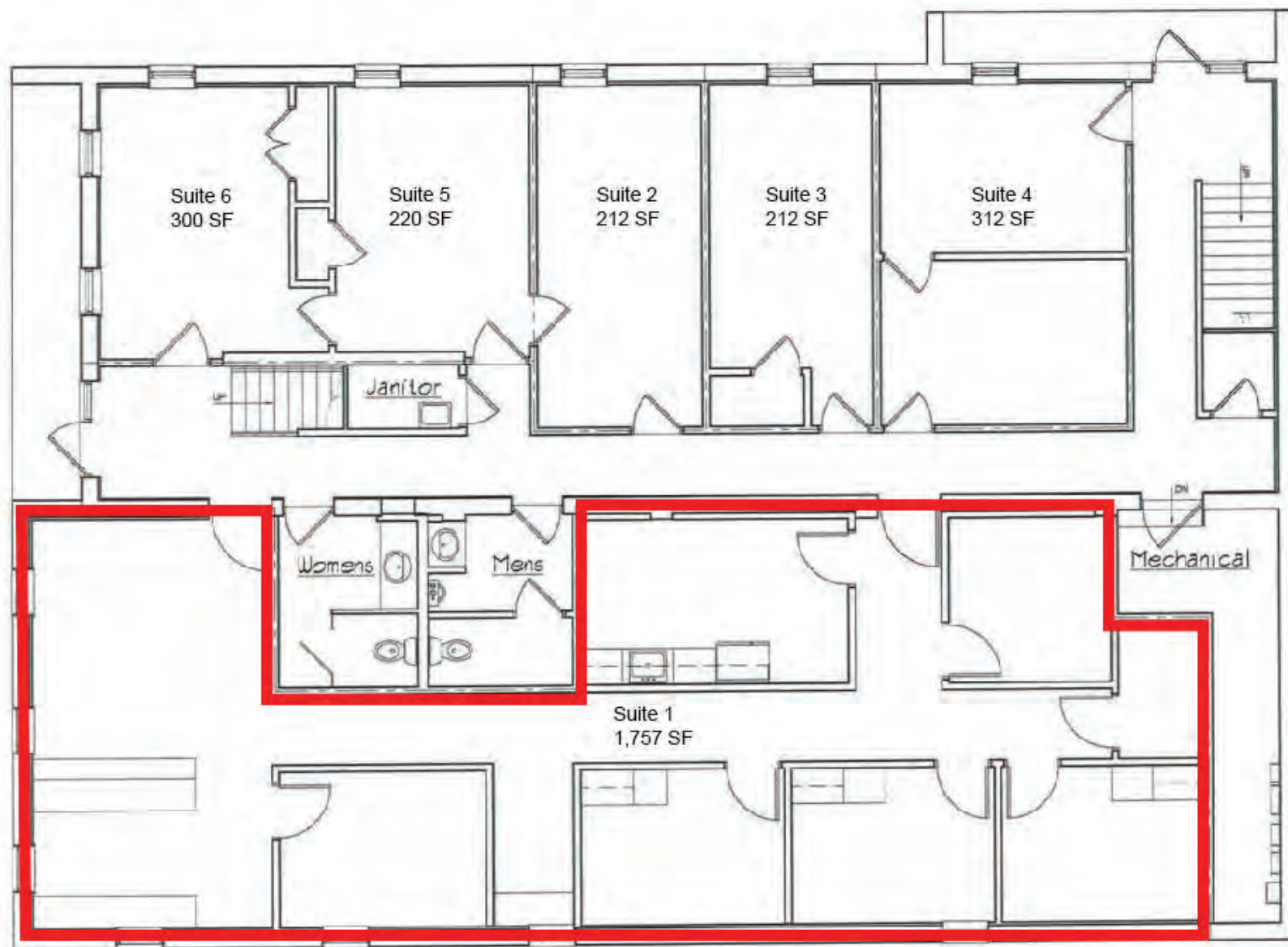


Excellent  
Demographics

830

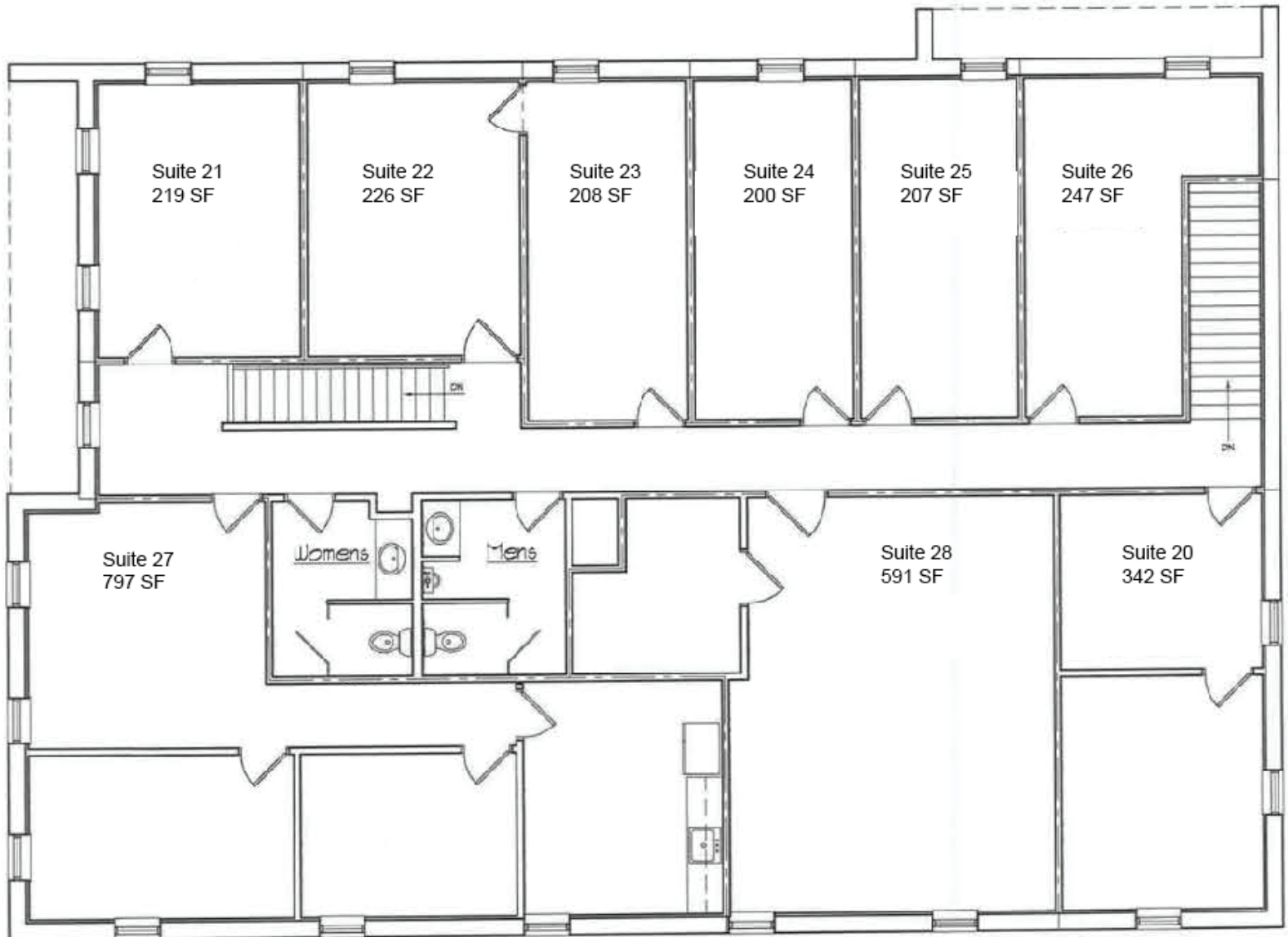
NORTH  
109<sup>TH</sup>  
STREET

First Floor



**830** | **NORTH**  
**109<sup>TH</sup>**  
**STREET**

Second Floor



830 | NORTH  
109<sup>TH</sup>  
STREET

## 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



**830** | **NORTH  
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Demographics - 3 Mile Radius



**95,379**

Population

**41.8**

Median Age



**5,292**

Total Businesses



**84,932**

Total Employees



**2.20**

Avg Household  
Size



**\$125,451**

Median Household  
Income



**\$56,329**

Per Capita  
Income



**\$178,452**

Median  
Net Worth

WAUWATOSA, WI

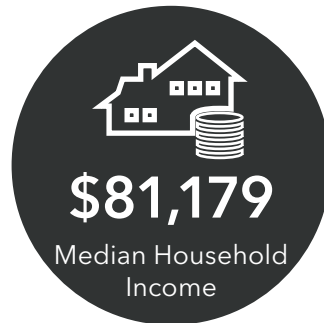
Source: U.S. Census Bureau and Esri forecasts



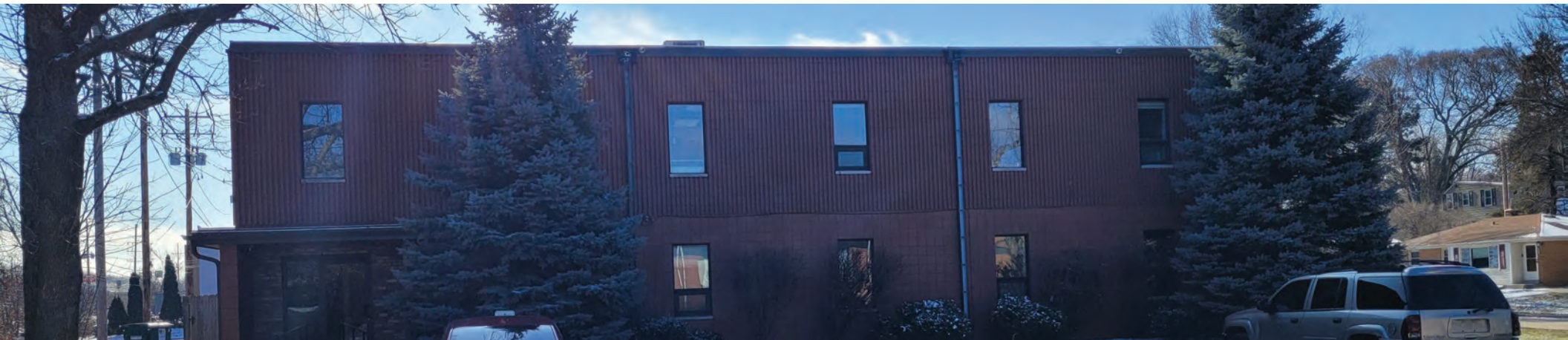
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Demographics - 5 Mile Radius

WAUWATOSA, WI

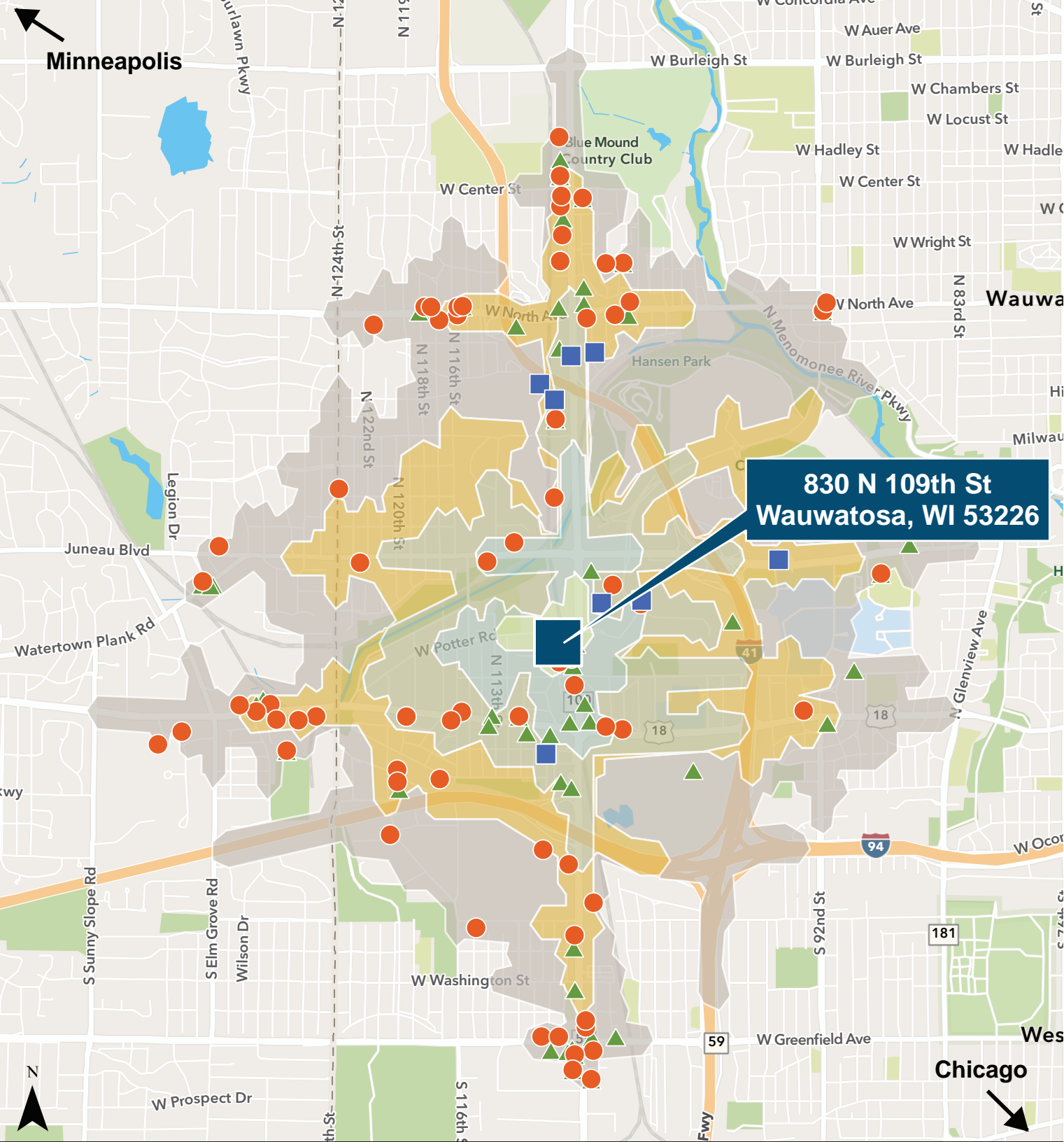


Source: U.S. Census Bureau and Esri forecasts









Minneapolis

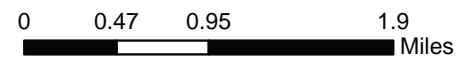
**830 N 109th St  
Wauwatosa, WI 53226**

**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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Chicago

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