

FOR LEASE



BOERKE

GLENDALE CORPORATE CENTER
1720 W Florist Ave, Glendale, WI

FLEX | OFFICE



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SITE OVERVIEW

The Glendale Corporate Flex building is in the heart of the North Shore of Milwaukee. A great location just minutes from downtown Milwaukee with easy access to I-43 from Silver Spring Drive. This is an active retail (Bayshore Town Center) neighborhood, home to Johnson Controls HQ and several new car dealerships. Tremendous signage opportunity with large two-sided pedestal on Green Bay Road, façade signage and parking lot entry signage.

SITE INFORMATION

PROPERTY SF:	39,793 SF Total
TOTAL SPACE AVAILABLE	4,384 - 30,552 approx. SF
YEAR BUILT:	1990 / 2000
POWER:	480V 250 Amp 3 Phase
LOT SIZE:	2.749 AC
ZONING:	M-1
PARKING RATIO:	4/1,000

ECONOMICS

LEASE RATE:	\$8.75 PSF Modified Gross
UTILITIES:	Not Included
JANITORIAL:	Tenant Expense
TAX KEY:	161-8032-001
TAXES:	\$44,437.97 (2020)

FEATURES

- Great Signage
- Large Parking Area
- Fiber Optics
- Backup Generator
- Fully Sprinkled
- ADA Accessible

AVAILABLE SUITES

SUITE 150

AVAILABLE SF:	11,536 SF (Divisible)
LOADING:	4 Docks (potential) 2 Grade Doors (potential) 9'10" - 19'1" Clear
MEZZANINE:	2,900 SF (not included in SF)

SUITE 175

AVAILABLE SF:	4,384 SF
LOADING:	1 Dock 9'10" - 22'6" Clear

SUITE 200

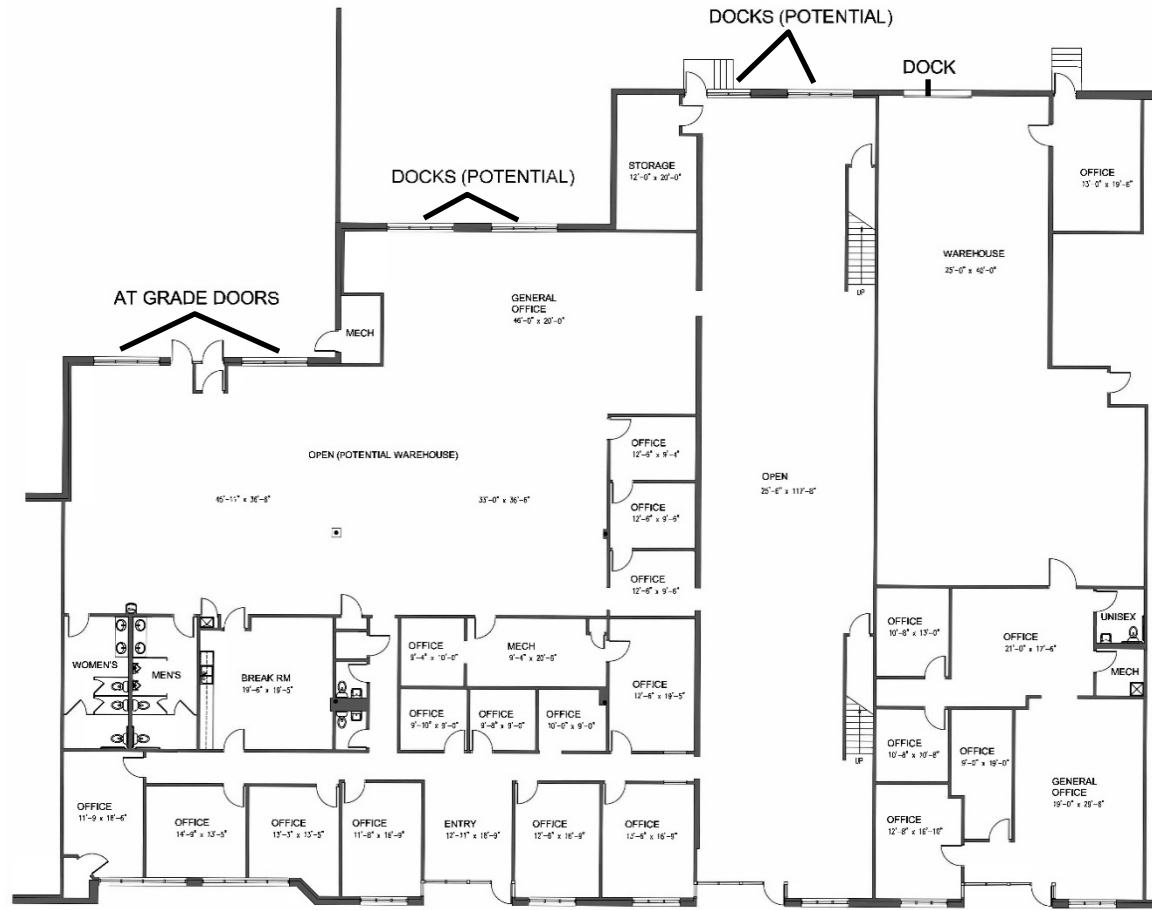
AVAILABLE SF:	10,232 SF (Divisible)
LOADING:	2 Docks 6 Grade Doors

SUITE 200 POTENTIAL SPLITS

	SUITE 200A	SUITE 200B	SUITE 200C
AVAILABLE SF:	4,125 SF	3,006 SF	3,100 SF
LOADING:	2 Docks	2 Grade Doors	4 Grade Doors

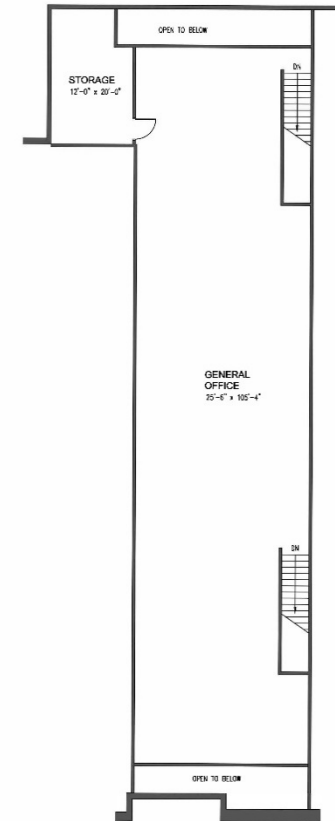


SUITE 150 & 175
FLOOR PLAN



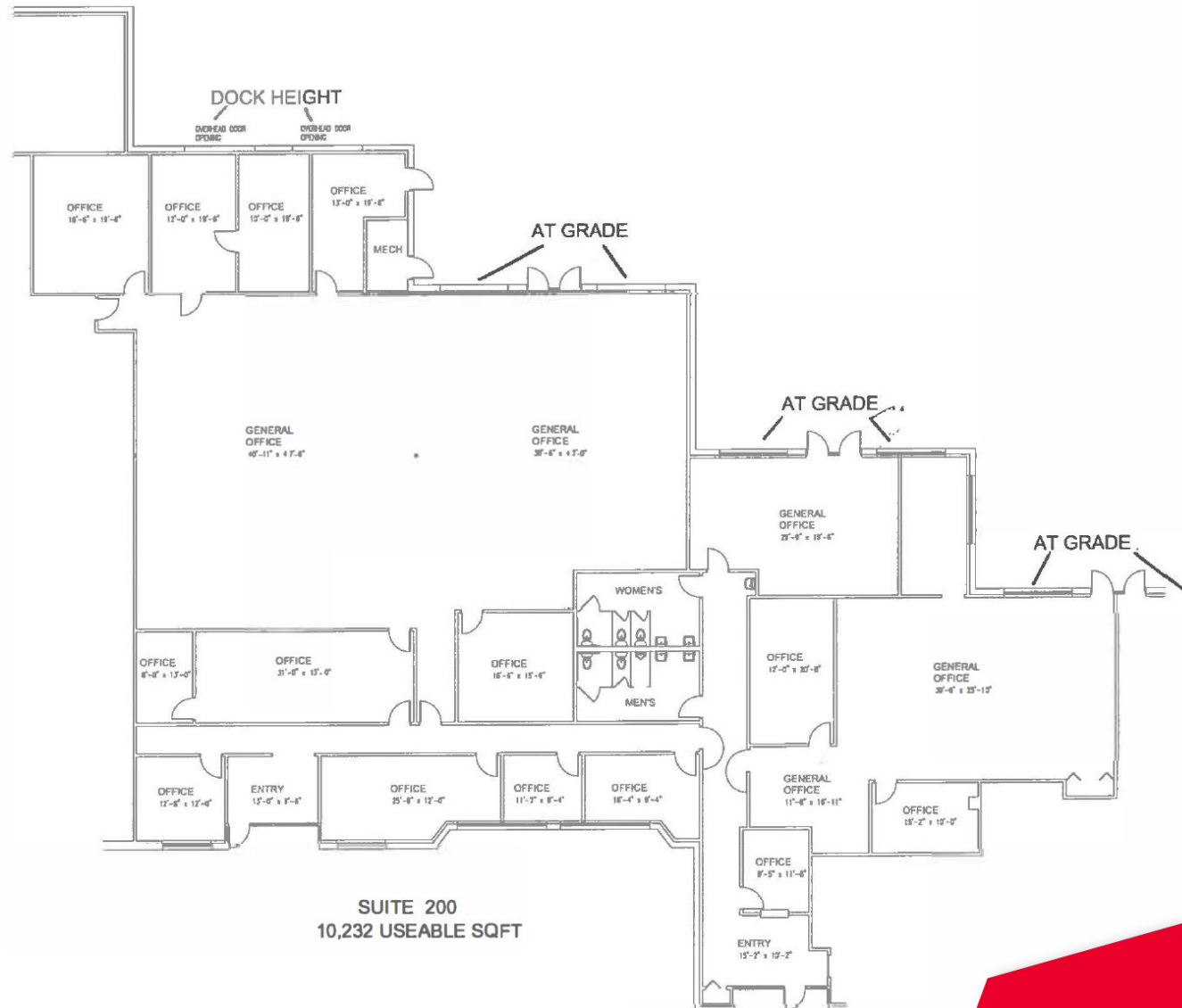
SUITE 150
11,536 USEABLE SQFT

SUITE 175
4,384 USEABLE SQFT

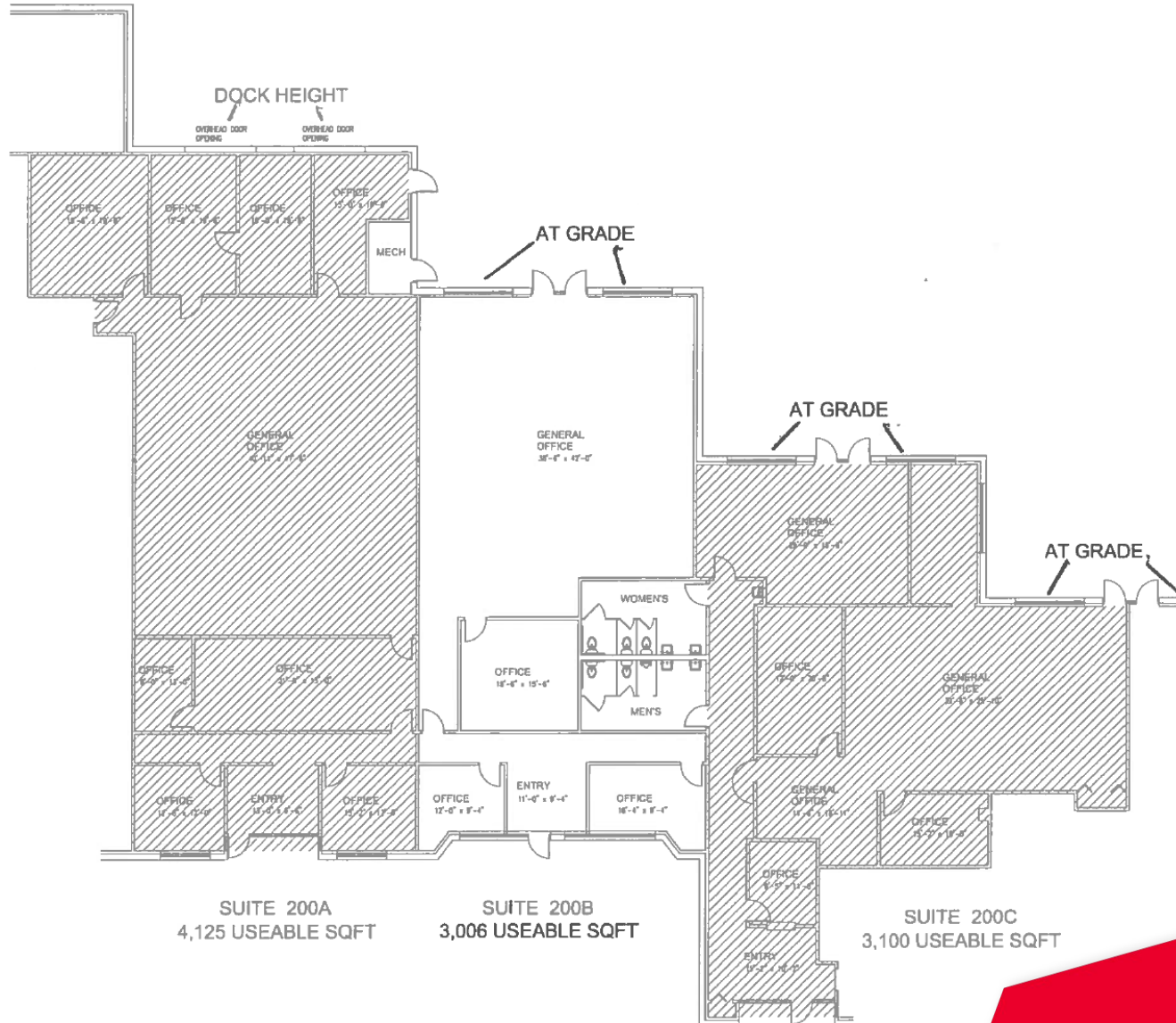


SUITE 175
MEZZANINE
2,928 USEABLE SQFT

SUITE 200 FLOOR PLAN



SUITE 200 POTENTIAL SPLITS FLOOR PLAN



SITE
IMAGES



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SITE IMAGES



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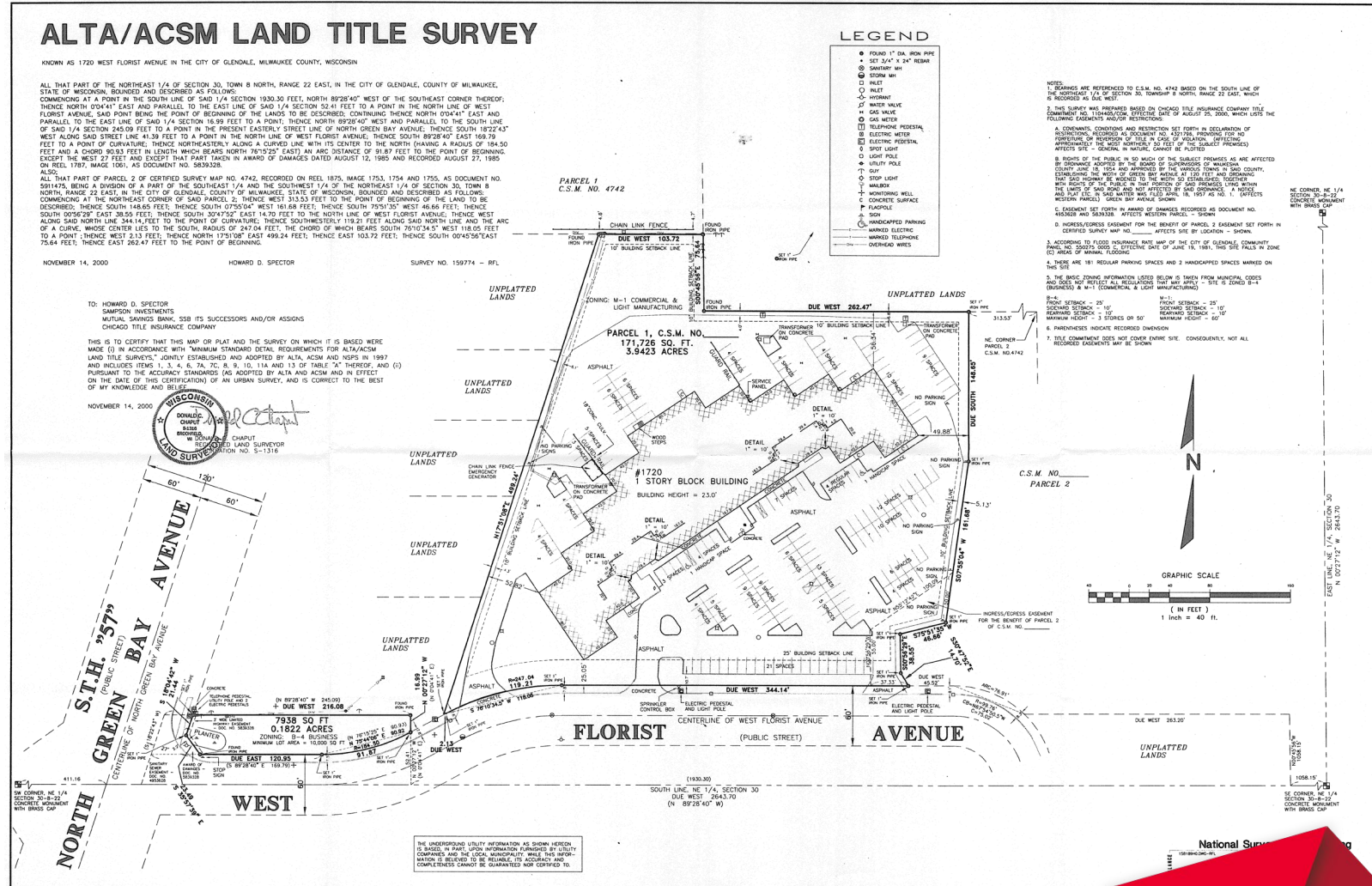
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SITE
AERIAL

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SITE SURVEY



National Survey & Engineering

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SITE
RETAIL AERIAL

TRAFFIC

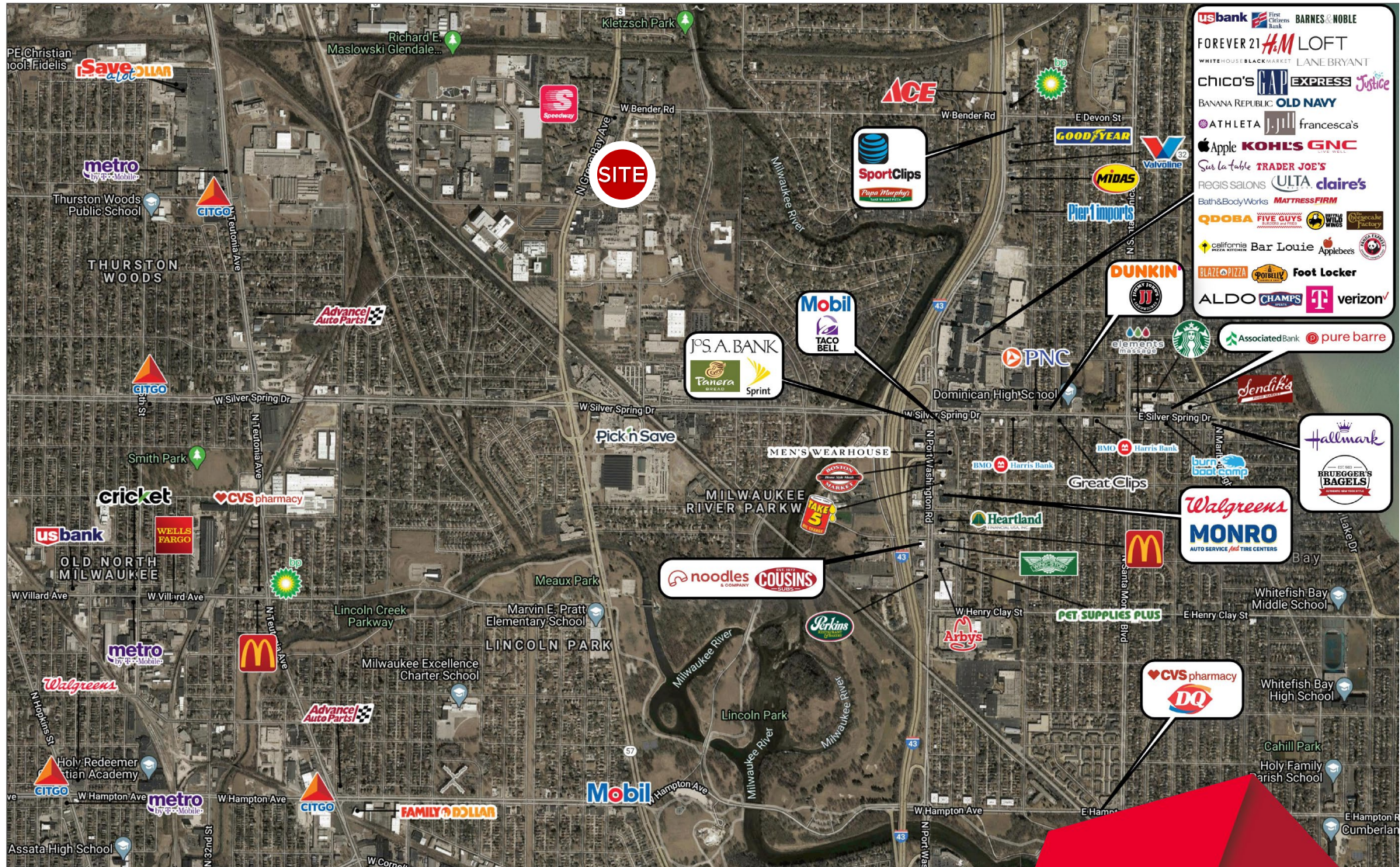
N GREEN BAY AVE N: 8,959 VPD

N GREEN BAY AVE S: 8,518 VPD

DRIVE TIMES

INTERSTATE 43: 4 Minutes | 1.2 Miles

BAYSHORE TOWN CENTER: 7 Minutes | 2 Miles



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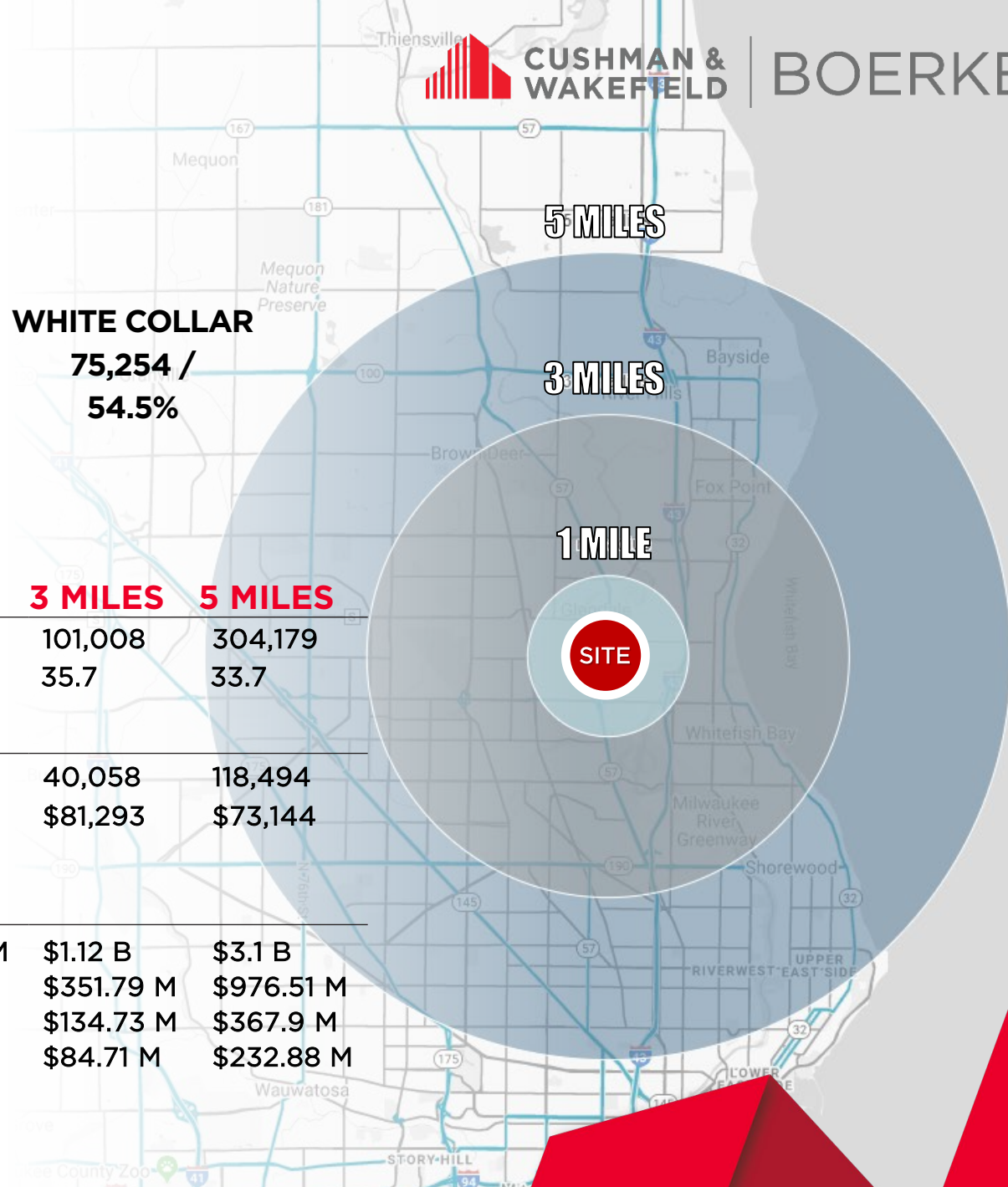
LOCAL RESEARCH & DATA



BLUE COLLAR
62,945 /
45.5%



WHITE COLLAR
75,254 /
54.5%



POPULATION

	1 MILES	3 MILES	5 MILES
ESTIMATED POPULATION (2020)	7,920	101,008	304,179
MEDIAN AGE	43.8	35.7	33.7

HOUSEHOLDS

	1 MILES	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS (2020)	3,482	40,058	118,494
ESTIMATED AVERAGE HH INCOME	\$86,540	\$81,293	\$73,144

TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILES	3 MILES	5 MILES
TOTAL RETAIL EXPENDITURE	\$103.72 M	\$1.12 B	\$3.1 B
FOOD & BEVERAGE EXPENDITURE	\$32.34 M	\$351.79 M	\$976.51 M
ENTERTAINMENT EXPENDITURE	\$12.51 M	\$134.73 M	\$367.9 M
APPAREL EXPENDITURE	\$7.76 M	\$84.71 M	\$232.88 M

STATE OF WISCONSIN

Disclosure To Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION *(the following information may be disclosed by the Firm and its Agents):*

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.