

FOR SUBLEASE

colliers.com/wisconsin

Contact us:

MATT FAHEY

414 278 6860 (direct)
773 910 2483 (mobile)
matt.fahey@colliers.com

SPENCER BLUETT

414 278 6876 (direct)
916 247 7391 (mobile)
spencer.bluett@colliers.com

Colliers International
833 E. Michigan Street | Suite 500
Milwaukee, WI 53202
P: 414 276 9500



OFFICE SPACE FOR SUBLEASE

455 W Forest Hill Avenue

Oak Creek, WI 53154

BUILDING SPECIFICATIONS

Available Space **9,753 SF (Office Space)**

Building Size **289,800 SF**

Stories **1**

Parking **4.0/1,000 SF**

LEASE RATE

\$11.00/SF Modified Gross

** Tenant responsible for separately billed gas and electric*

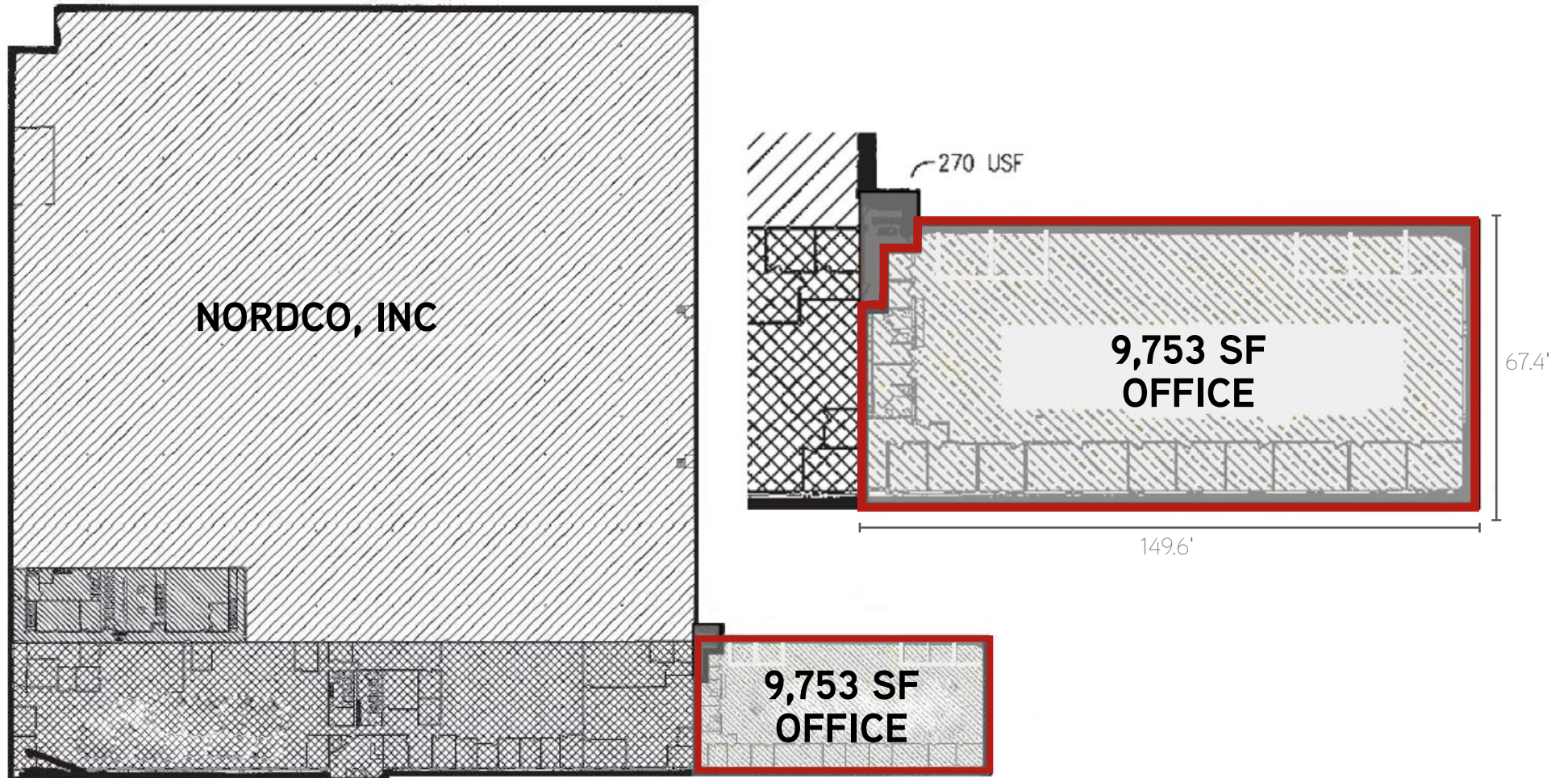


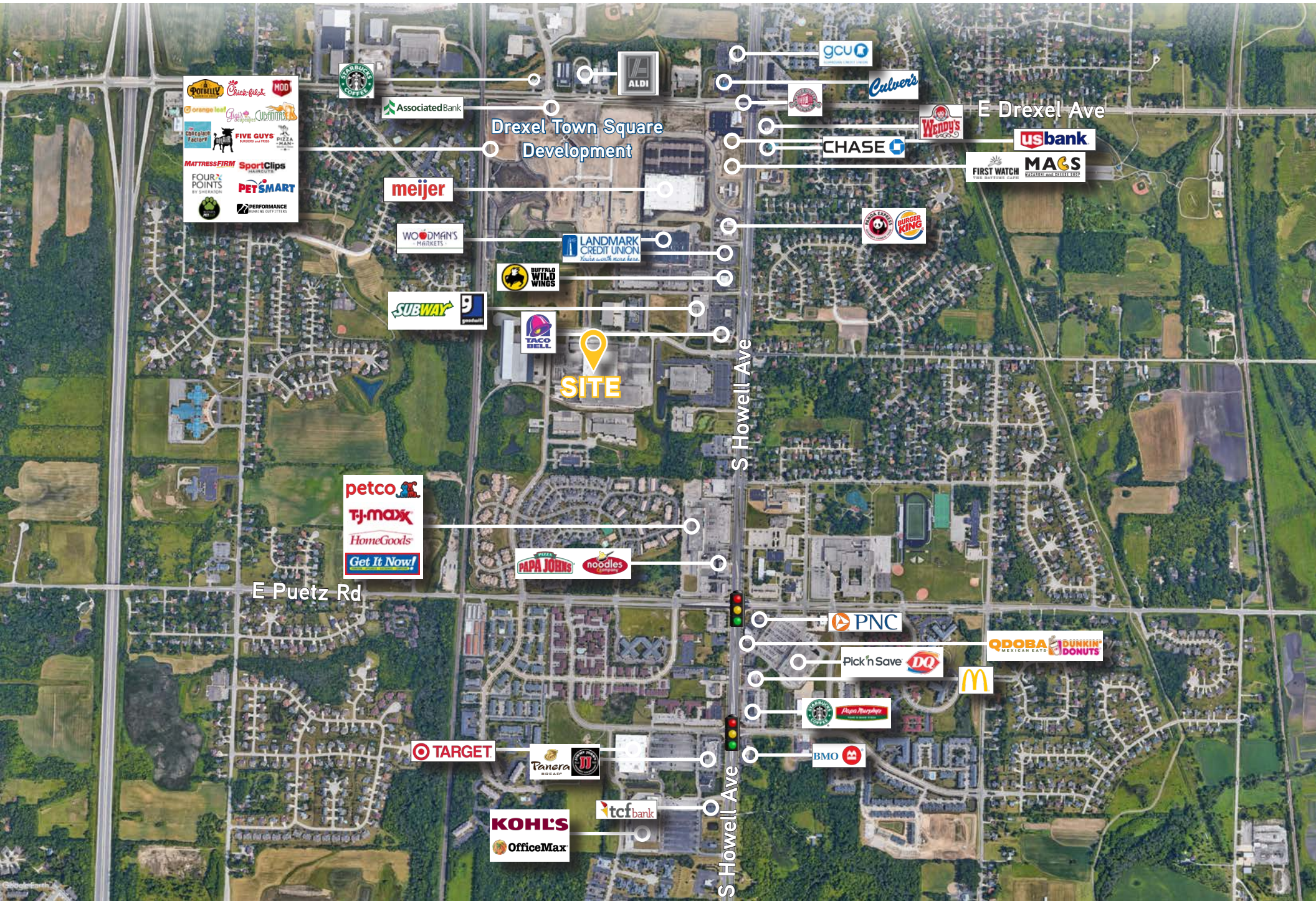
PROPERTY HIGHLIGHTS

- *Opportunity to sublease 9,753 SF Office space*
- *Efficient office layout with plumbing and existing bathrooms*
- *Ability to complete short term or long term leases*
- *Close proximity to Drexel Town Square development*
- *Quick 4 mile drive to General Mitchell International Airport*



FLOOR PLAN





POTBELLY Chick-fil-A MOD
Orange Leaf Jolly's Cubanitos
CHECKERS FACTORY FIVE GUYS PIZZA
MATTRESS FIRM SportClips
FOUR POINTS BY LIVINGSTON PETSMART
PERFORMANCE

STARBUCKS COFFEE

Associated Bank

ALDI

Drexel Town Square Development

meijer

WOODMAN'S MARKETS

LANDMARK CREDIT UNION
Make us your home bank

BUFFALO WILD WINGS

SUBWAY

great fall

TACO BELL

SITE

petco
T.J. MAXX
HomeGoods
Get It Now!

PAPA JOHN'S
noodles

E Puetz Rd

S Howell Ave

gcu

Calver's

E Drexel Ave

CHASE

us bank

FIRST WATCH
THE DAYTIME CAFE

MAC'S
BREAKFAST ON WHEELS

PIZZA HUT
BURGER KING

PNC

Pick 'n Save
DQ

QDOBA
BUNKIN' DONUTS

McDonald's

Starbucks
Flava Muffins

TARGET

Panera BREAD
JJ

BMO

KOHL'S
OfficeMax

tcf bank

S Howell Ave



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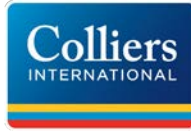
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Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>

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 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 intent to meet his or her obligations under a contract or agreement made concerning the transaction.