

W239N3490 PEWAUKEE RD.

PEWAUKEE, WISCONSIN 53072



AVAILABLE SPACE	LEASE RATE	OP. EXPENSES	SALE PRICE	OCCUPANCY
24,312 SF	\$14.00/SF NNN	\$5.49/SF	\$3,975,000	Immediate

PROPERTY HIGHLIGHTS

- Fully renovated in 2023 — a turnkey, class-A office facility with exposed timber trusses, collaborative open areas, private offices and training rooms.
- 4.72-acre site with 150 surface parking stalls — ample, at-the-door parking for staff and clients.
- Prominent frontage and visibility on Pewaukee Rd. (WIS 164); approximately 2 miles to I-94 (Exit 294).
- Surrounded by dominant retail, restaurant and hospitality — Costco, Walmart, Menards, Chick-fil-A and Panera Bread all within minutes.
- Divisible to 12,100 SF — ideal for professional/medical office, corporate HQ or consulting firms.
- Available for lease or purchase — move-in ready with immediate occupancy.

SPECIFICATIONS

USE	Office
BUILDING SIZE	24,312 SF
MIN. DIVISIBLE	12,100 SF
LOT SIZE	4.72 Acres
YEAR BUILT	2008 • Reno. 2023
PARKING	150 Surface Stalls
SPRINKLERS	Yes
ZONING	B-6
TAX KEY	PWC 0907-922-001

AREA & LOCATION

W239N3490 Pewaukee Rd · Pewaukee, WI **FOR LEASE / SALE**

MACRO AERIAL · PEWAUKEE RD. (WIS 164) / I-94 CORRIDOR



MICRO AERIAL · TAX KEY PWC 0907-922-001



TRAFFIC COUNTS & TRADE AREA

PEWAUKEE RD (WIS 164)	19,500 AADT
CAPITOL DR (WIS 190)	21,300 AADT
I-94 (EXIT 294, ±2 MI)	125,000 AADT

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	4,776	23,370	96,156
AVG. HH INCOME	\$116,295	\$121,279	\$110,092

Traffic counts per WisDOT Annual Average Daily Traffic. Demographics reflect 1/3/5-mile radii. Figures approximate.

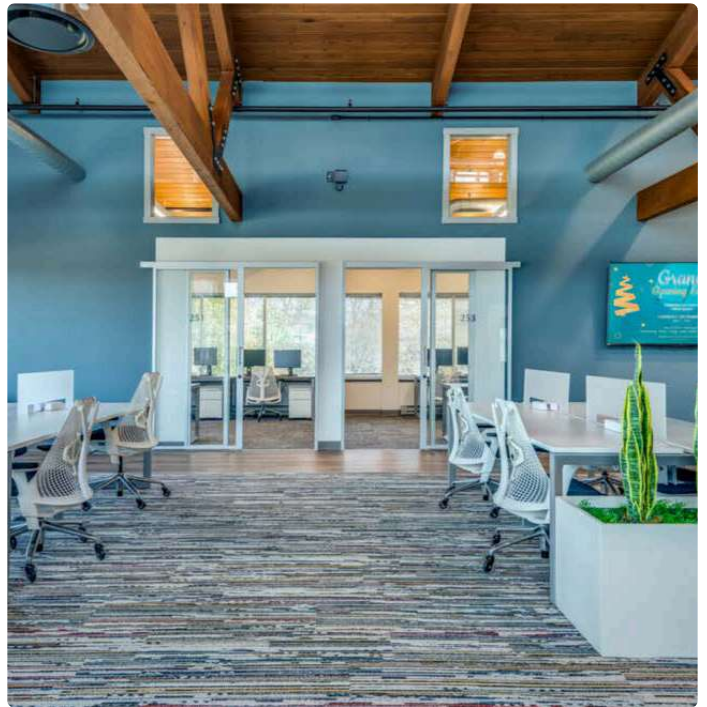
SURROUNDING RETAIL & TRAFFIC GENERATORS

Costco · Walmart · Menards · Walgreens · Planet Fitness · Panera Bread · Chick-fil-A · First Watch · McDonald's · Taco Bell · Starbucks · Chipotle · Bubba's Frozen Custard · Froedtert Community Hospital · UW Credit Union · Wells Fargo · plus the I-94 interchange.

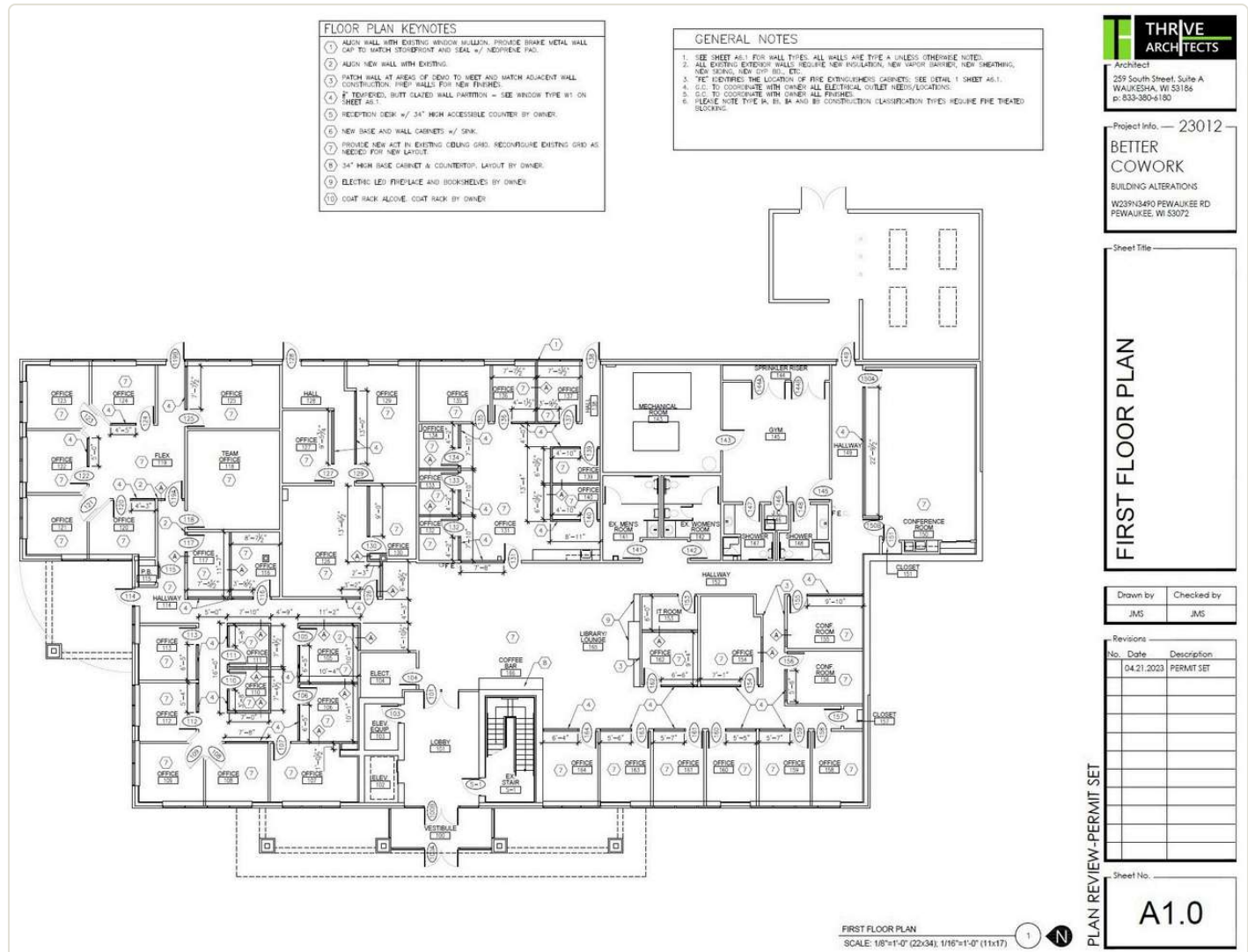
FOR MORE INFORMATION, CONTACT
Craig Bartsch MANAGING BROKER
C: 414.758.3032 · E: craig@bearreg.com

PROPERTY PHOTOS

W239N3490 Pewaukee Rd · Pewaukee, WI **FOR LEASE / SALE**



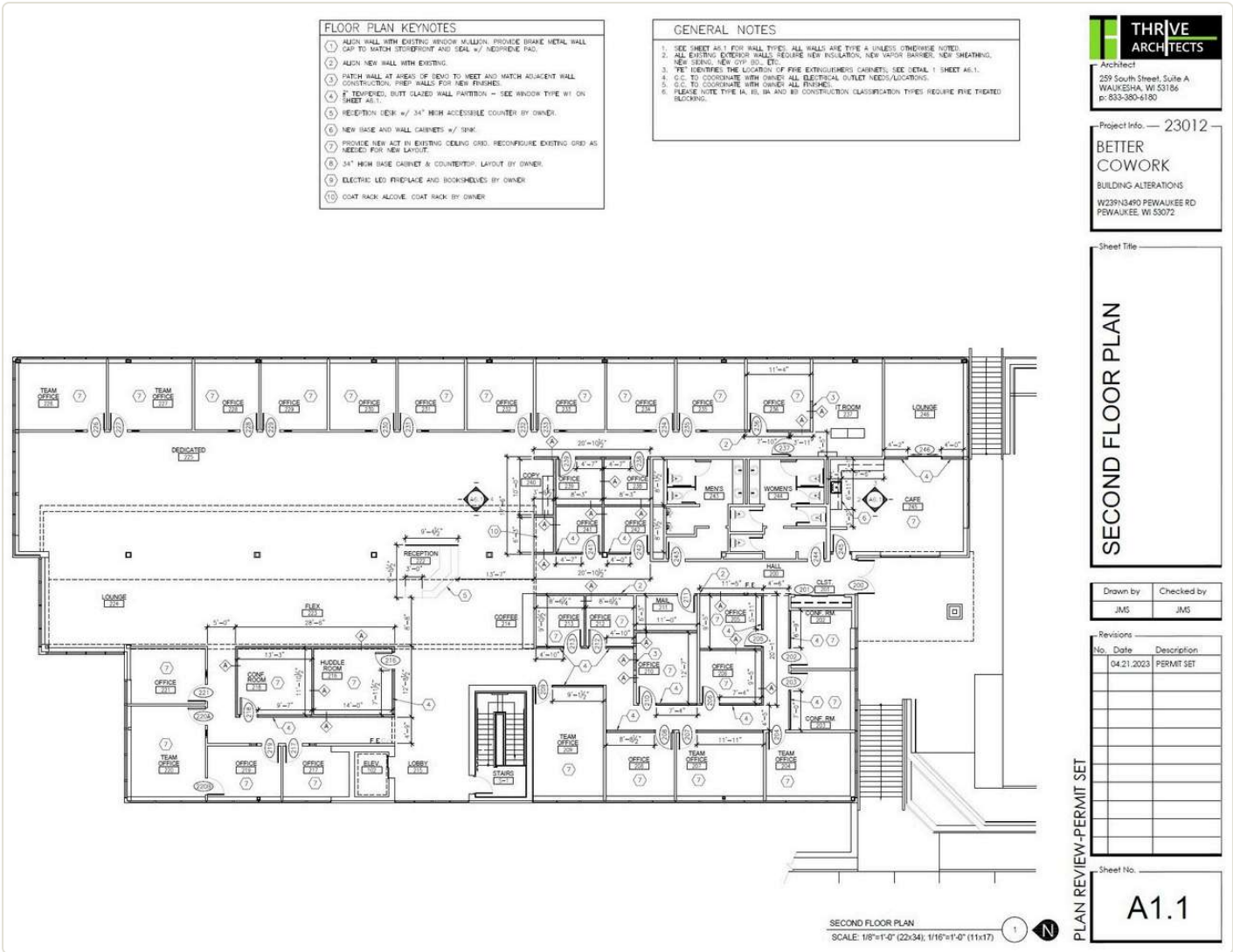
MAIN LEVEL • ±12,100 SF



SECOND FLOOR PLAN

W239N3490 Pewaukee Rd · Pewaukee, WI **FOR LEASE / SALE**

UPPER LEVEL · ±12,212 SF



STATE OF WISCONSIN BROKER DISCLOSURE

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Broker Disclosure to Customers: You are the 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. Whenever the broker is providing 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 within a reasonable time if you request it, unless disclosure of the information is prohibited by law; the duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law; the duty to protect your confidentiality; the duty to safeguard trust funds and other property the broker holds; and 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 the 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 law requires or authorizes the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing services to you.

Prior to negotiating on your behalf, the broker must provide the following disclosure statement. 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; and (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.

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.

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://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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.

No representation is made as to the legal validity of any provision on any specific transaction.