

Johnson Controls Glendale Campus

5757 N Green Bay Ave
Glendale, WI 53209

Large Block of Office Space Available





A World-Class Office Building in Glendale, Wisconsin

Located 15 minutes from downtown Milwaukee, 5757 N Green Bay Ave is easily accessible to all of southeast Wisconsin via major thoroughfares: 1.4 miles from I-43, 6.5 miles from I-41, and is near a Milwaukee County Transit stop on North Green Bay Avenue.

Tenants will enjoy a building offering world-class building efficiencies and **green initiatives** throughout the JCI campus.



FULLY FURNISHED

Existing furniture can be made available

Property Address	5757 N Green Bay Ave, Glendale
Building Size	172,000 SF
Lease Rate	\$23.00/SF Modified Gross
Available Space	Entire West Side of 2nd Floor Approx. 20,000 SF



Onsite Amenities



MULTI-PURPOSE ROOM

This large room offers state-of-the-art technology for trainings or conferences



CAFETERIA AND COFFEE SHOP

Fully staffed on-site cafeteria offers breakfast, lunch, and snacks/beverages throughout the day



WALKING TRAILS

Enjoy beautifully landscaped JCI Campus walking trails and direct access onto the Oak Leaf Trail

Green Initiatives

With over 13 acres of native prairie vegetation, the 33 acre campus is not only filled with natural beauty, but also supports local ecosystems. Additionally, the presence of green roofs provides environmental, economic, and aesthetic advantages.

To further conserve water resources, a 30,000-gallon cistern has been installed to capture rainwater for various uses on campus. These initiatives contribute to the campus's LEED Platinum certification, showcasing its commitment to environmental stewardship.



More than 13 acres of native prairie vegetation



30,000 gallon cistern to capture rainwater



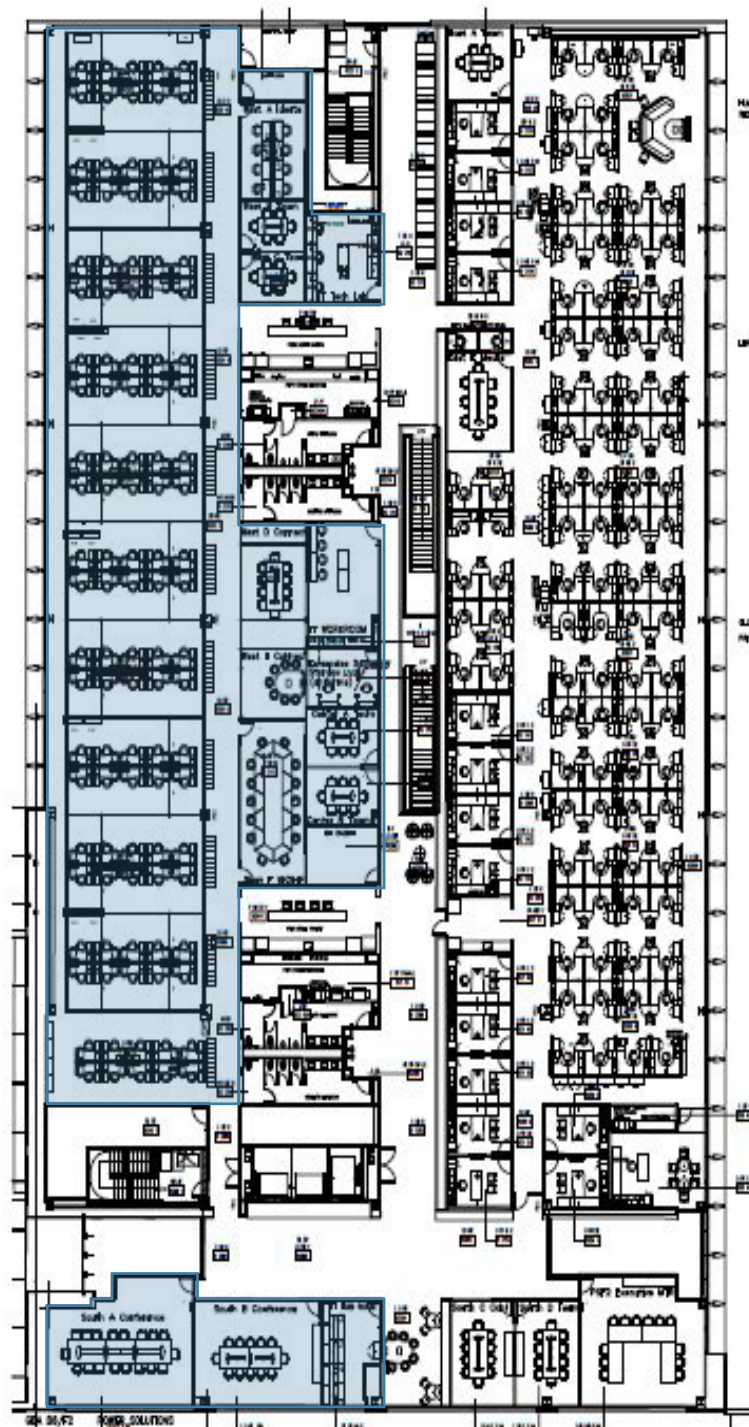
Solar thermal on roof, Ground-mounted solar photovoltaic array



2nd Floor

Approx. 20,000 SF

The entire west side of the second floor is available, and the existing furniture can be included.





Contact Us

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In 2010, this building was awarded LEED certification at the Platinum level by the U.S. Green Building Council.

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State of Wisconsin Broker Disclosure

To 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 Broker must provide you the following disclosure statement:

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 the 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 prove 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 (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of 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 & 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(l) 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 by law, or 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 (see “definition of material adverse facts” below).
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 below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to 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/> 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. An “adverse fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly 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.

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

