

OFFICE SPACE AVAILABLE FOR LEASE



GLENDALE MEDICAL CENTER

5650 NORTH GREEN BAY AVENUE, GLENDALE, WI 53209



Virtual Tours Available
(see links on next page)



Leasing Information:

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GENERAL INFORMATION

Move your practice into the 21st Century at the Glendale Medical Center.

Now leasing built-to-suit and beautiful modern 2nd generation medical office space. The GMC features easy accessibility, ample parking, and an accommodating floor plate specifically designed for medical uses. Please call today to secure the space you need to grow your north shore practice.

Property Description	• 25,000 sq. ft. Class A medical office building. • Two (2) 12,500 sq. ft. floor plates with 31 to 44-foot bay depths. • Perfect for both medium and small medical suites. • Anchored by long term lease to national healthcare companies.
Location	Silver Spring Drive & Green Bay Avenue
Available	2nd generation suites: Suite 200 – 3,817 sq. ft. (click here for a virtual tour) Built-to-suit: Suite 215 – 702 sq. ft.
Access	Excellent access via I-43, Hwy 57 (Green Bay Ave.) and Hwy 32 and all points North and South
Parking	Over 4/1000
Occupancy	Immediate for 2 nd generation suites and 60-90 days from lease execution for build-to-suit suite
Lease Term	5 to 10 years
Rental Rate	From \$14.50/SF NNN
Improvements	Negotiable
Benefits	• Highly visible building perfect for enhancing your practice identity. • Ideal location for North Shore area medical practices. • Class A interior finishes. • Designed to meet the needs of modern medical practice. • Part of the final phase of Glendale's successful rejuvenation of Silver Spring Drive. • Excellent array of retail amenities conveniently located within very close proximity. • Across Green Bay Ave. from Johnson Control's corporate headquarters campus.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

PHOTO GALLERY





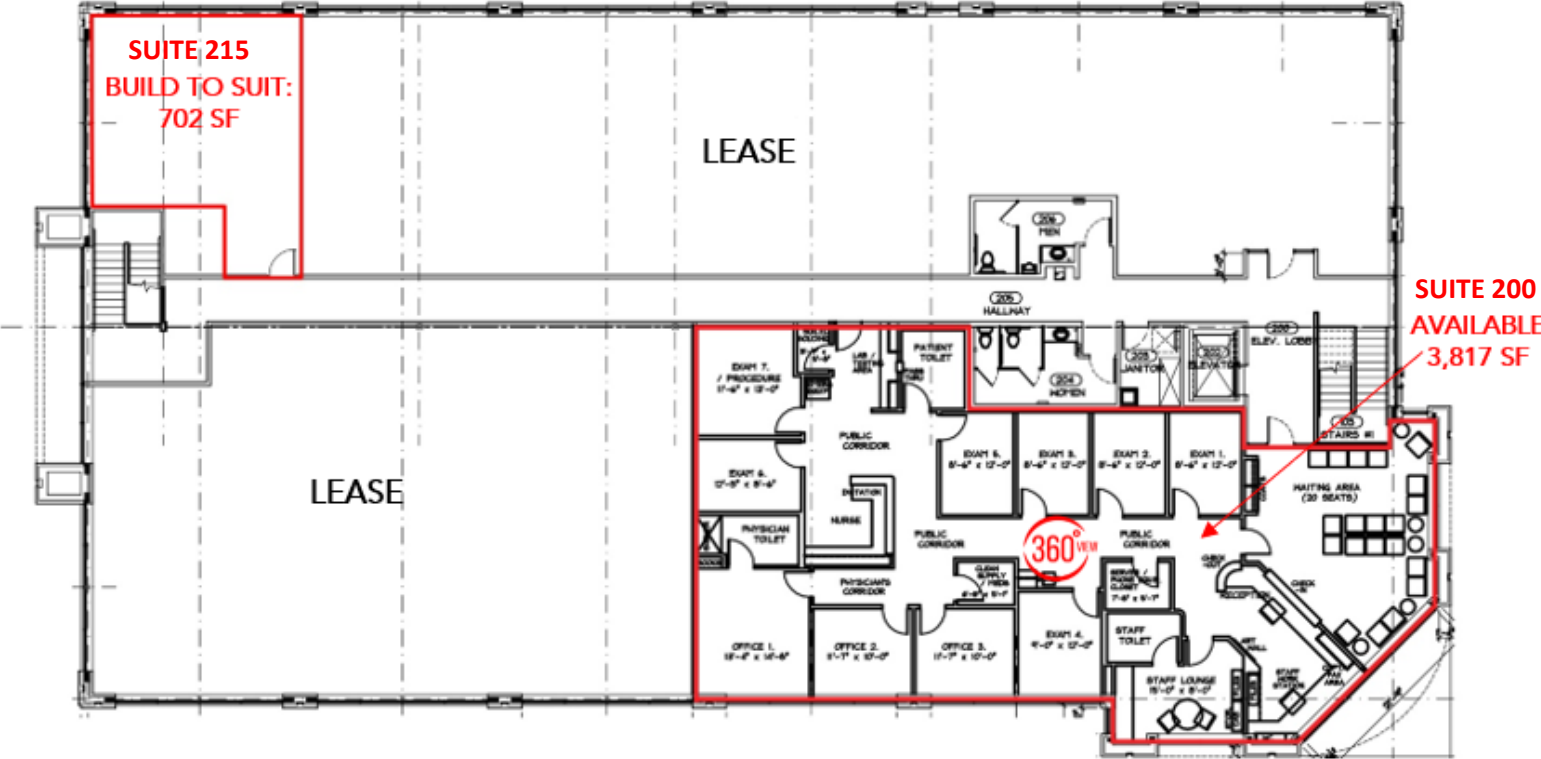


5650 NORTH GREEN BAY AVENUE
GLENDALE, WI

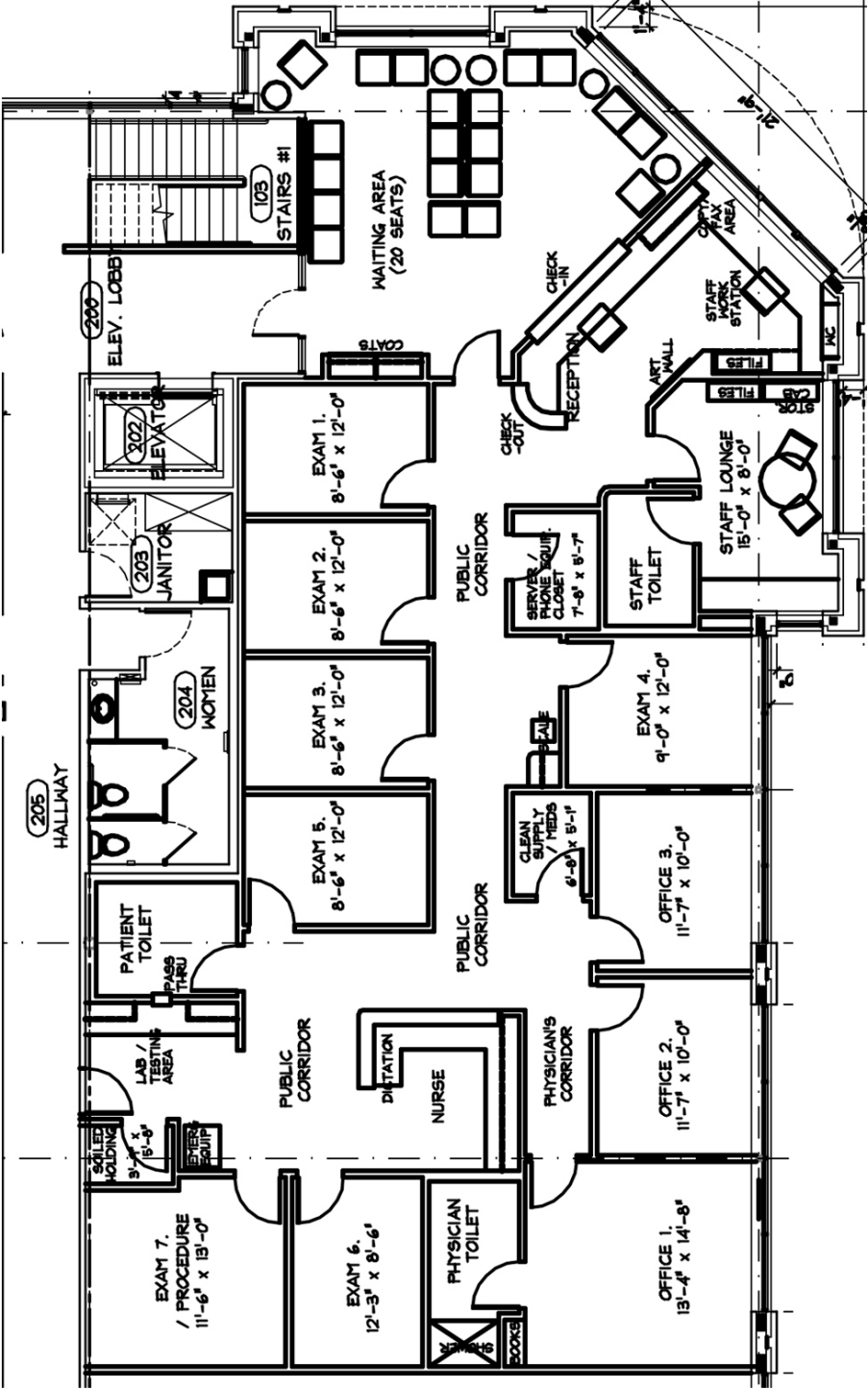


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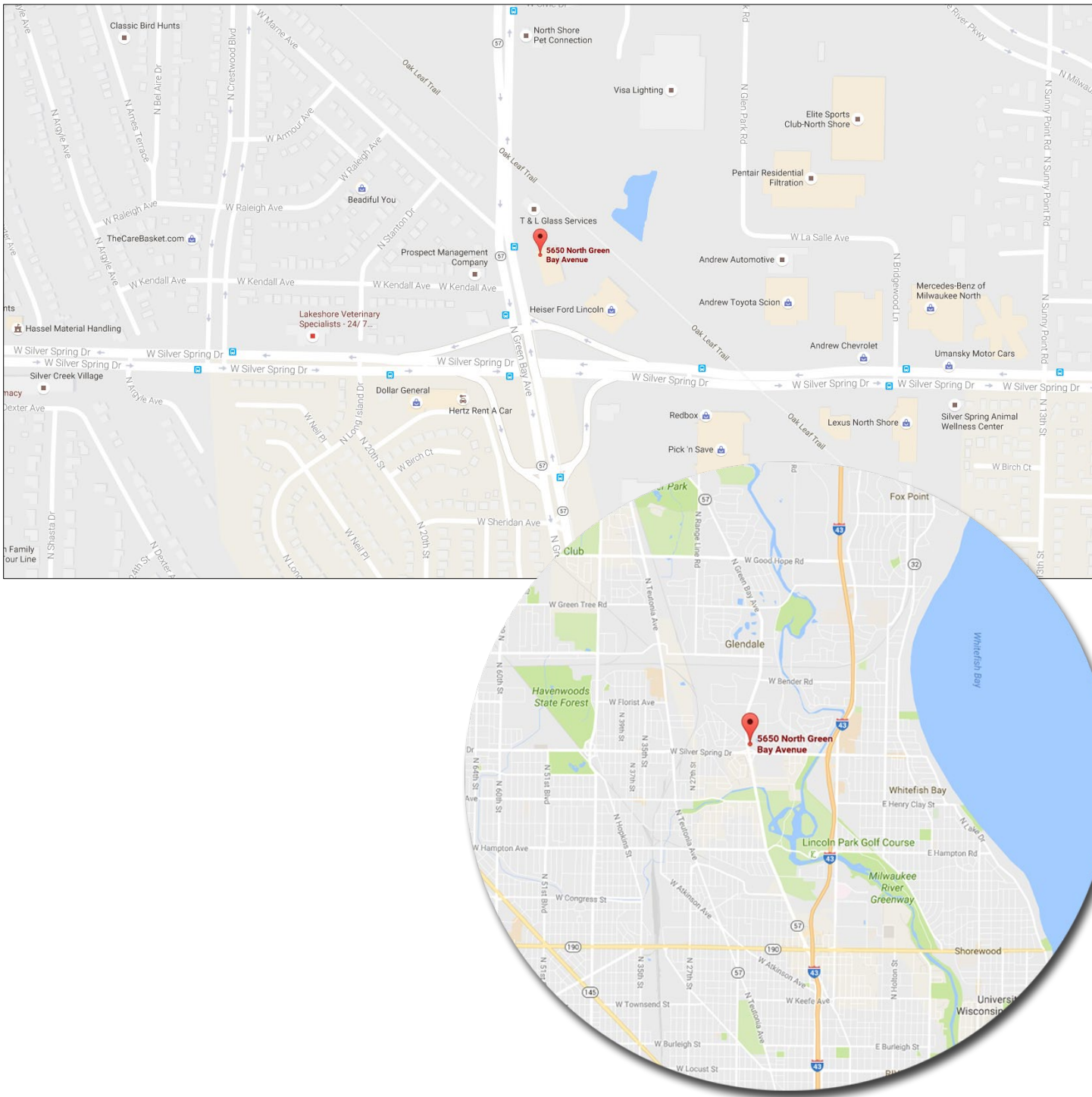
FLOOR PLAN – 2ND FLOOR



FLOOR PLAN – SUITE 200 (3,817 SF)

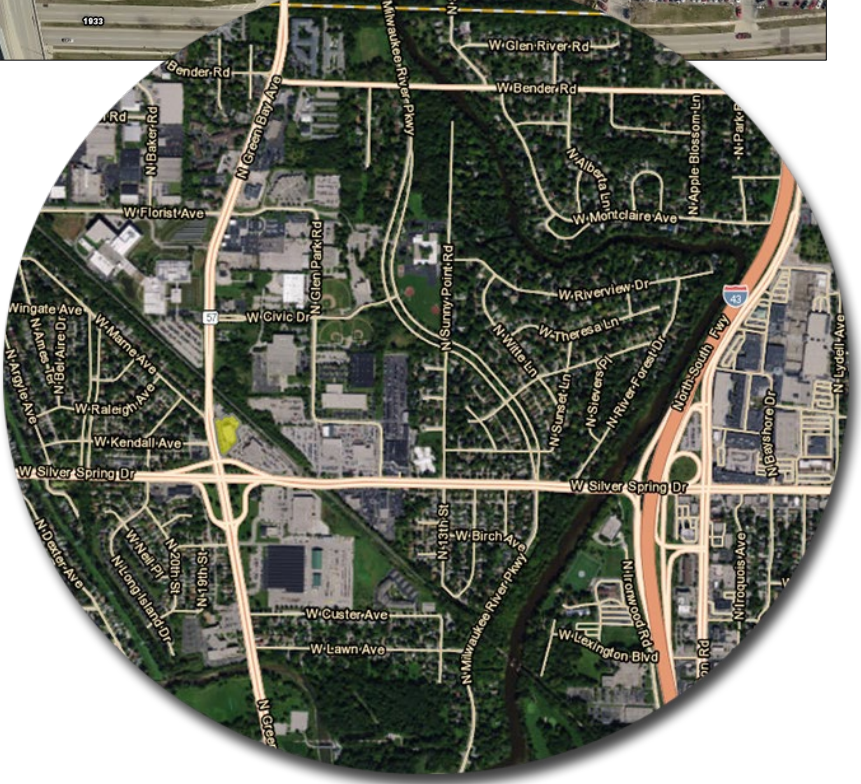
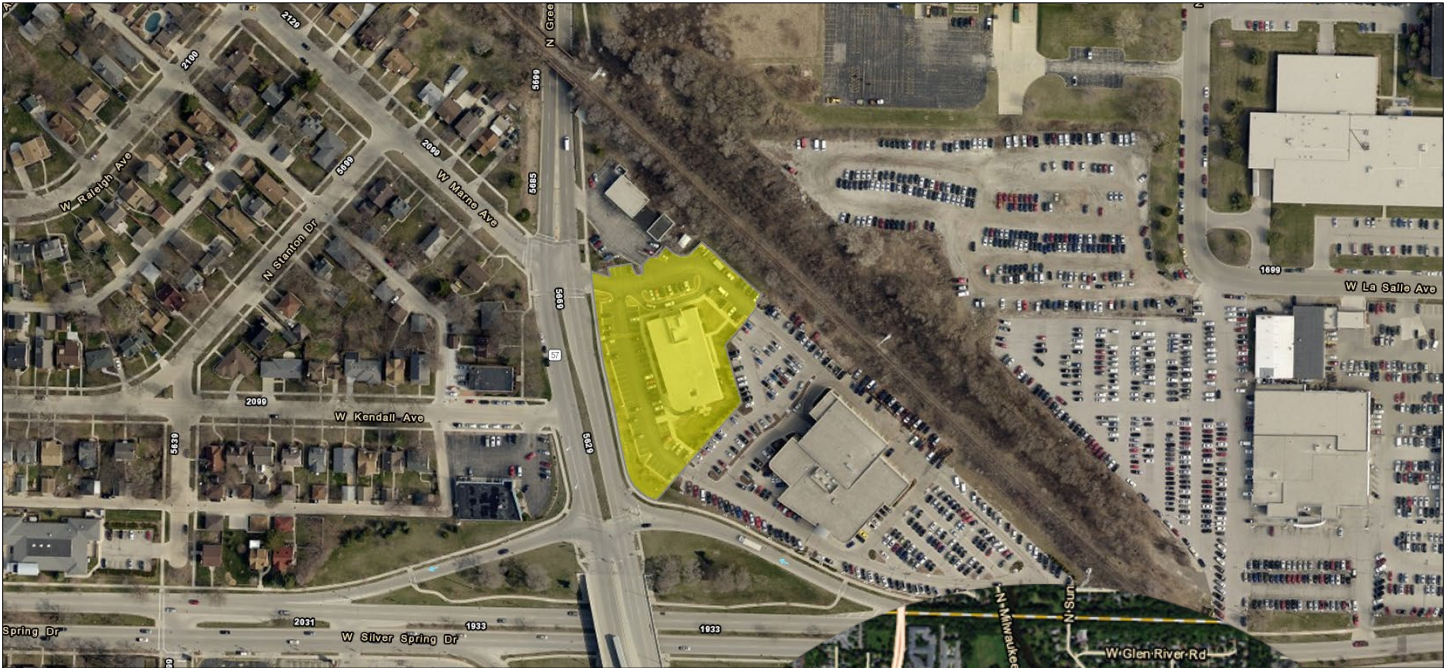


LOCATION MAPS



5650 NORTH GREEN BAY AVENUE
GLENDALE, WI

AERIAL PHOTOGRAPH



5650 NORTH GREEN BAY AVENUE
GLENDALE, WI

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



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

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:

- 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 (see lines 42-51).
- 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 (see lines 23-41).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 lines 42-51).
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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. 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): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

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.

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