

FOR LEASE

EAST LAKE TOWERS

4425 N Port Washington Road
Glendale, WI 53212

CBRE



EXECUTIVE SUMMARY

Originally constructed in 1929 as the American Lace Paper Company Factory Building, East Lake Towers is a landmark of architectural distinction in Glendale, Wisconsin. Designed by renowned architect Richard Philipp in the Late Gothic Revival style, the building's historic character has been thoughtfully preserved through the decades. In 2002, a major renovation transformed the property, introducing a Colonial Revival-style façade and modern amenities while honoring its industrial roots. The property is proudly documented in the Wisconsin Architecture and History Inventory for its unique design and historical significance.

Today, East Lake Towers offers a professional environment that blends timeless elegance with contemporary comfort. Tenants and visitors are welcomed by a grand lobby featuring a sweeping double staircase, high ceilings, and large windows that flood the space with natural light. The building is meticulously maintained, offering a polished and professional atmosphere ideal for businesses seeking a prestigious address with character.



Located Immediately
Off of I-43



Building Signage
Available



Surface and Garage
Parking Available



PROPERTY OVERVIEW

YEAR BUILD / RENOVATED	1929/2003
STORIES	5
BUILDING SIZE	241,000 SF
PARKING	145 Garage, 575 Surface
ELEVATORS	2 Passenger, 1 Freight
LOADING DOCKS	1 Dock with lift
ASKING RATE	\$15.00 PSF NNN
SUITES AVAILABLE	From 1,362 SF to 70,346 SF

East Lake Towers is a great fit for a variety of professional tenants, from medical and legal practices to tech and service-based companies. The building offers **spacious layouts**, high ceilings, and lots of natural light, creating a comfortable and productive work environment. A **new common-area conference room** is currently under construction, adding even more value for collaborative meetings and professional use.

The central location and **quick access to Interstate 43** are convenient for both clients and employees.



Distinctive Tower Suite

The 5th floor features a unique 1,362 SF two-level suite located within the building's iconic tower—ideal for tenants seeking a private and character-rich space.

Full-Floor Opportunities

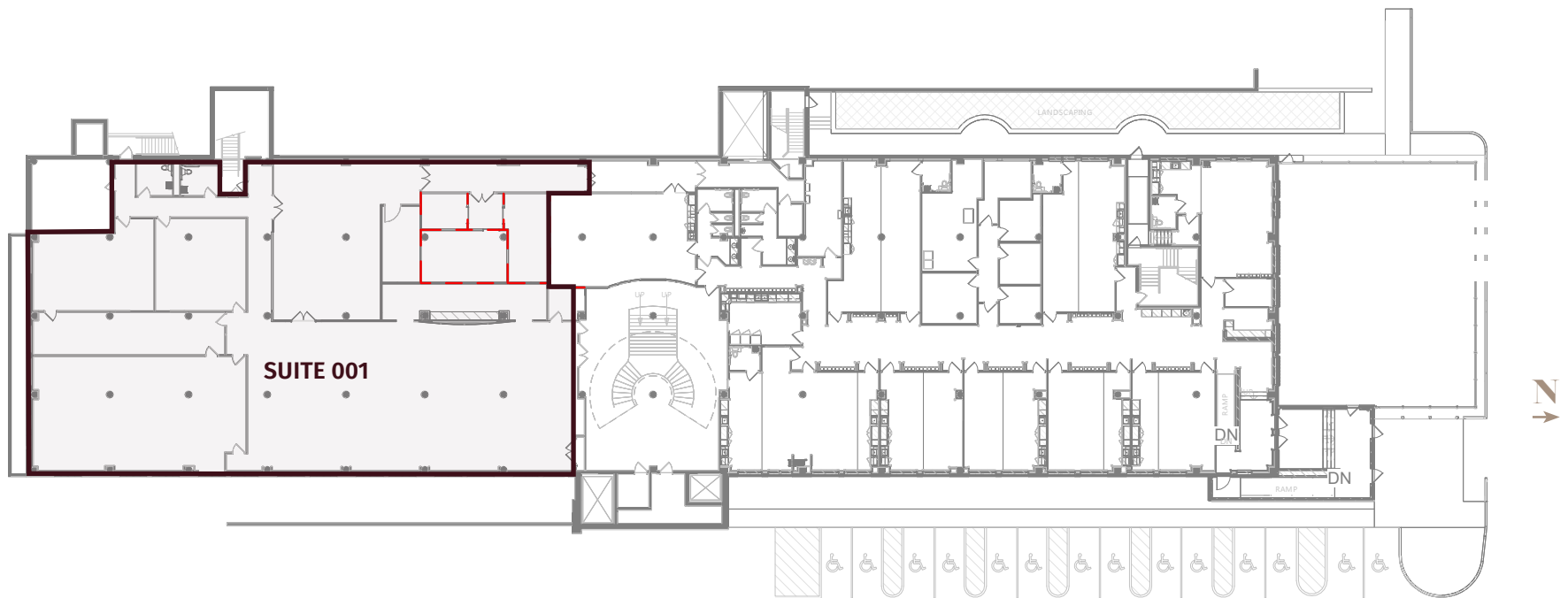
For larger space requirements, full-floor suites are available ranging from approximately 25,000 SF on the 3rd floor to up to 70,000 SF across the entire 2nd floor.



FLOOR PLANS

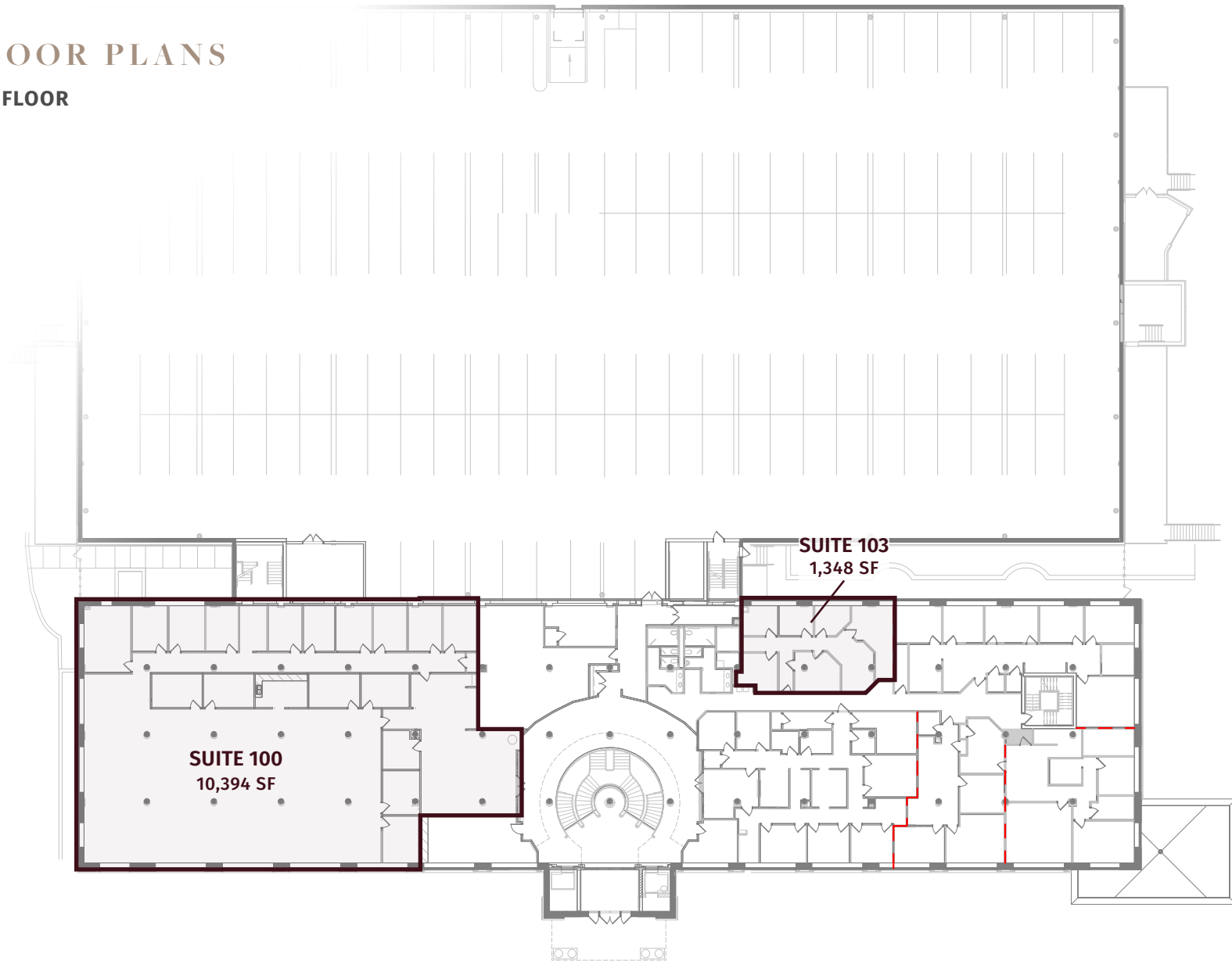
GARDEN LEVEL

Approximately **10,582 SF** available



FLOOR PLANS

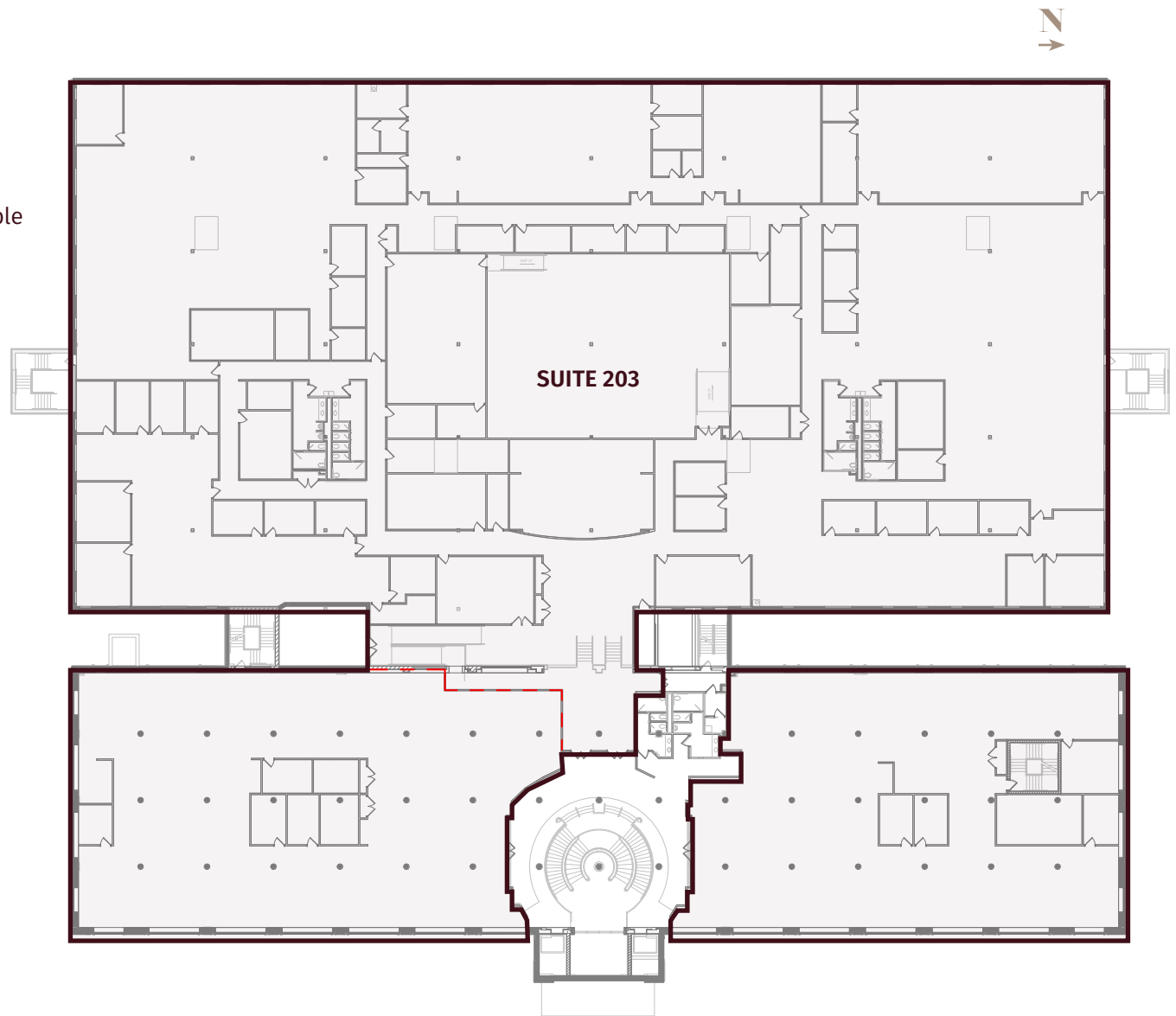
1ST FLOOR



FLOOR PLANS

2ND FLOOR

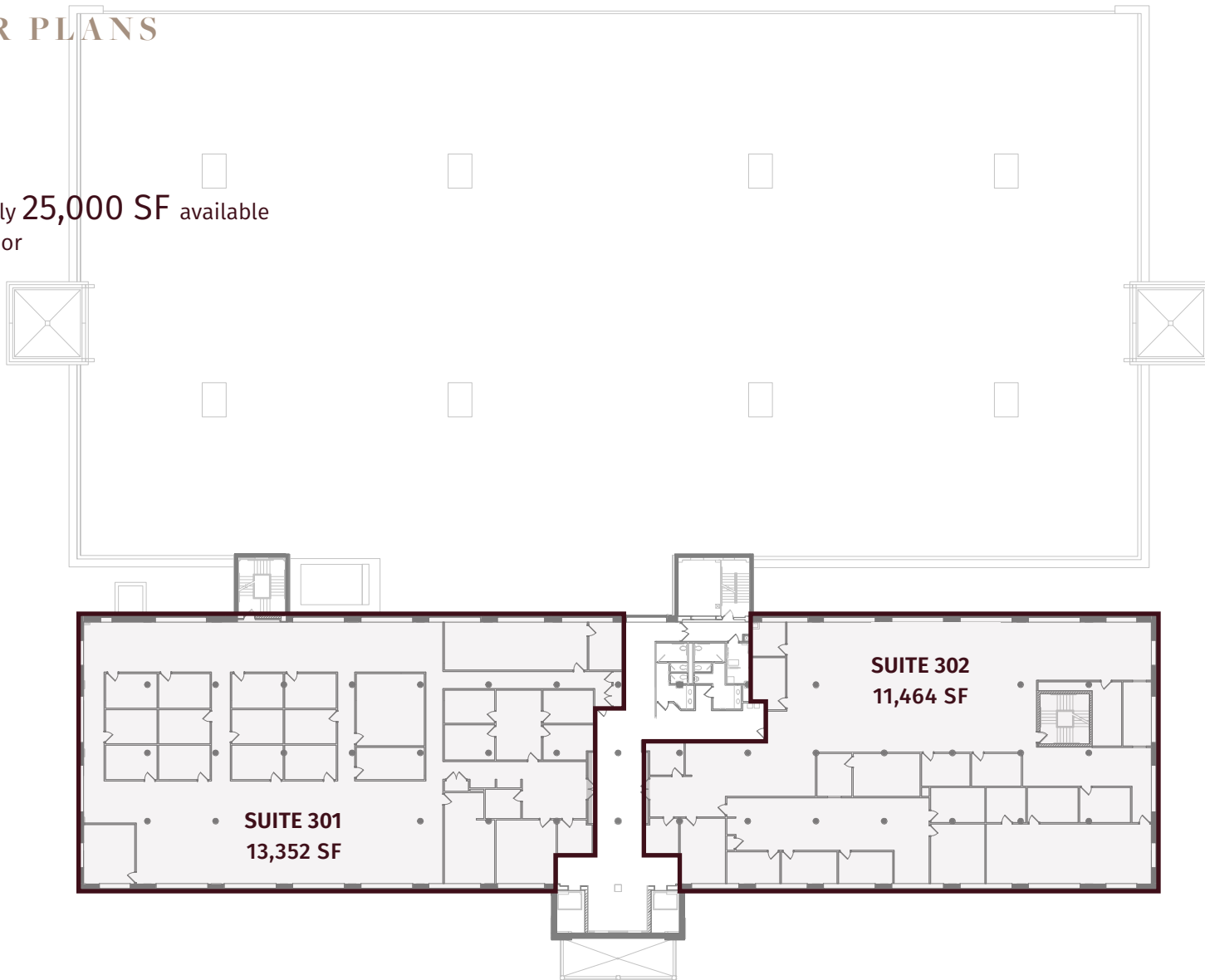
Approximately **80,000 SF** available
Entire suite



FLOOR PLANS

3RD FLOOR

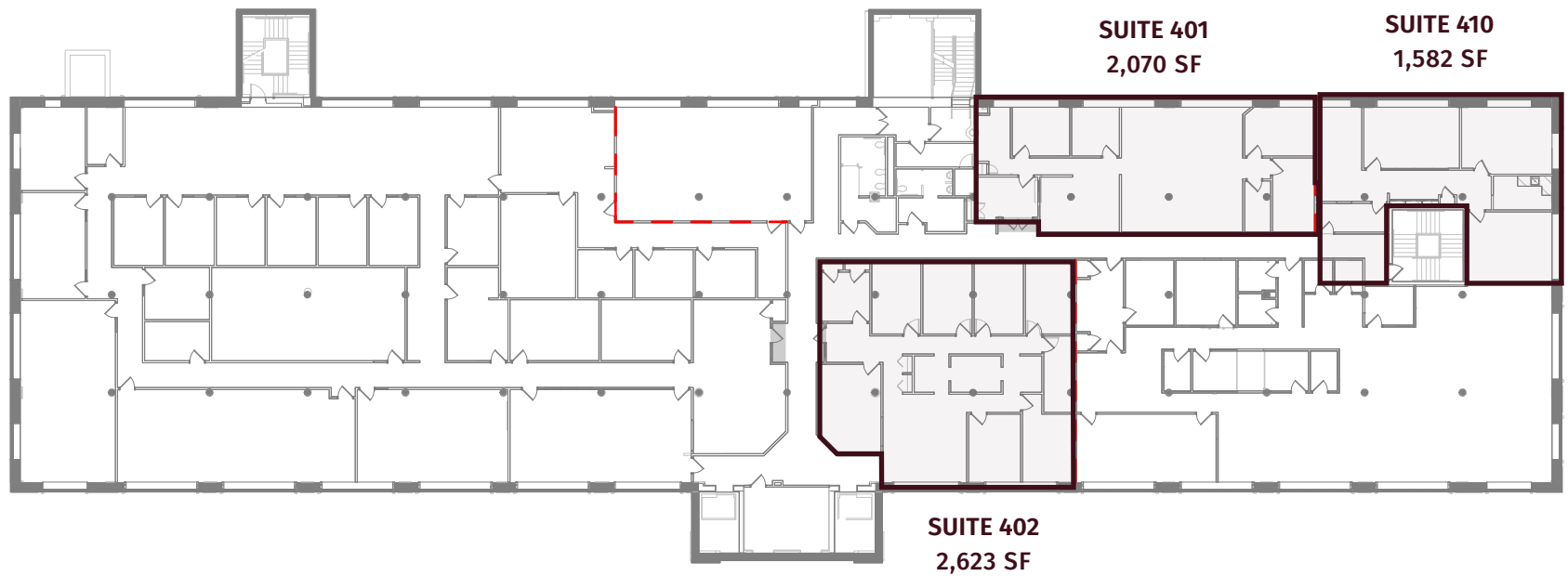
Approximately **25,000 SF** available
Entire 3rd floor



FLOOR PLANS

4TH FLOOR

Suite 401 | Approximately 2,070 SF available
Suite 410 | Approximately 1,582 SF available } Contiguous to 4,205 SF
Suite 402 | Approximately 2,623 SF available

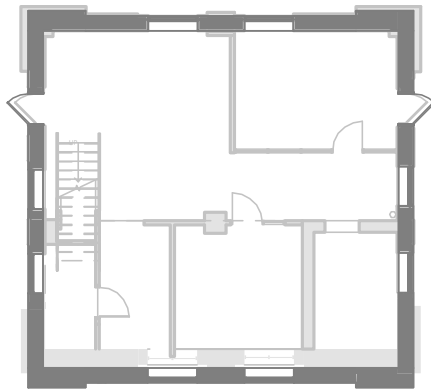


FLOOR PLANS

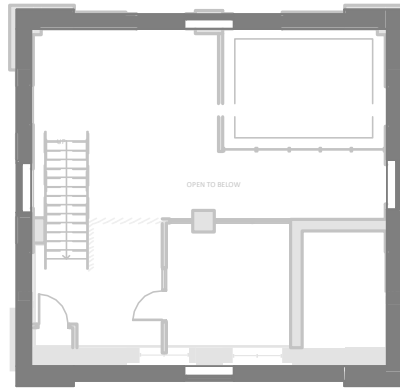
5TH FLOOR

This loft-style office space offers a clean, functional layout with direct elevator access, a private conference room, and a dedicated restroom. The open floor plan is complemented by tall ceilings and large windows, providing plenty of natural light throughout the day. This flexible space works well for teams needing a mix of collaborative and private areas.

Approximately **1,693 SF** available

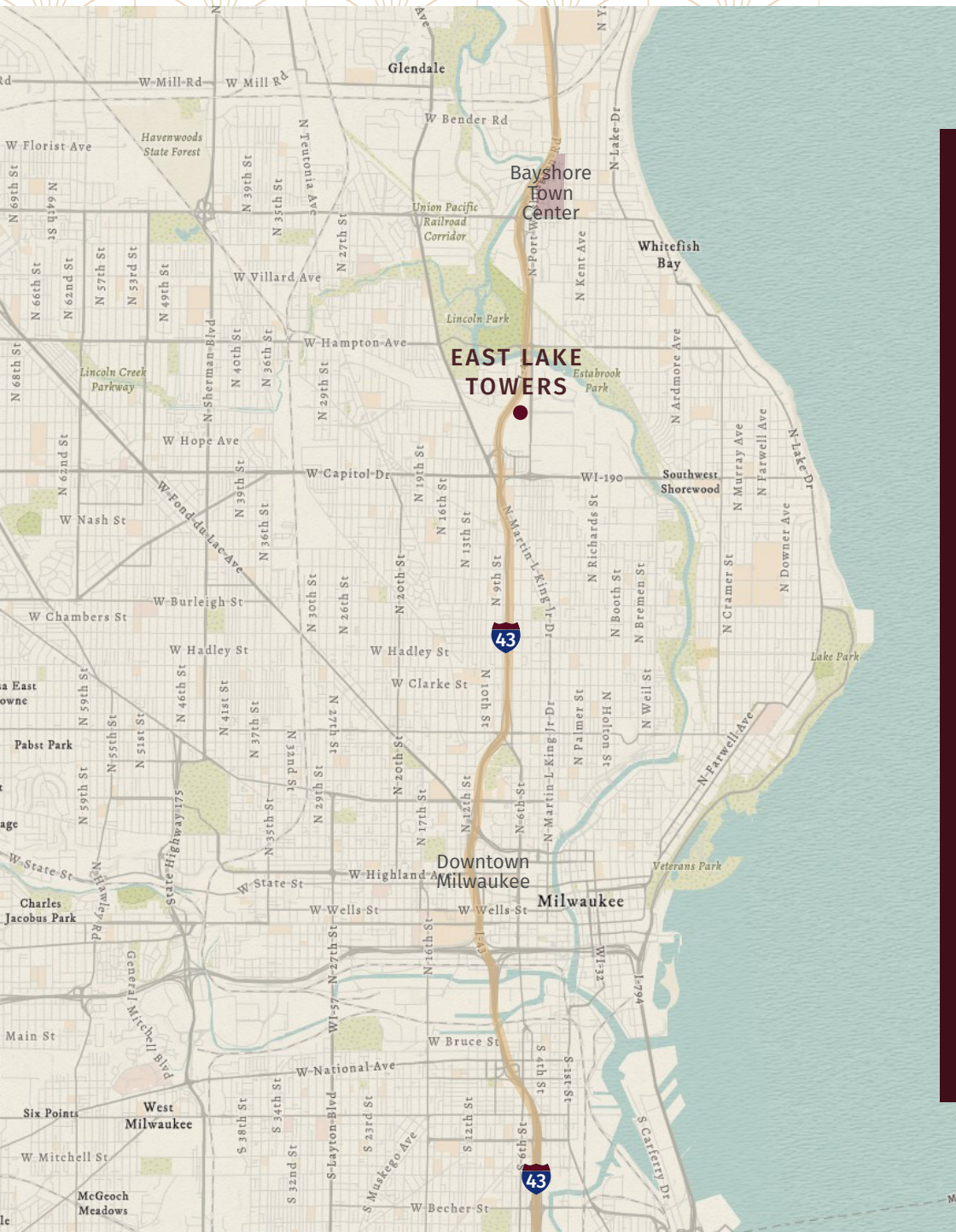


MAIN LEVEL



MEZZANINE





Area Overview

The area surrounding East Lake Towers is a dynamic and accessible neighborhood that blends suburban comfort with urban convenience. Located just off Interstate 43, the area offers seamless connectivity to downtown Milwaukee and the broader North Shore region. This makes it ideal for both commuters and visitors.

Bayshore Town Center, just minutes away, serves as the neighborhood's retail and dining hub, featuring a mix of national brands and local boutiques. Shoppers can explore stores like Target, H&M, and Trader Joe's, while enjoying seasonal events and outdoor spaces designed for community gatherings.

Drive Times

Bayshore Town Center	2.7 Miles / 4 Minutes
Downtown Milwaukee	5.3 Miles / 11 Minutes
Wauwatosa	9.5 Miles / 16 Minutes
Menomonee Falls	13.8 Miles / 23 Minutes
Mitchell Int'l Airport (MKE)	13.4 Miles / 16 Minutes

EAST LAKE TOWERS



JOHN MAZZA
Senior Vice President
+1 414 274 1627
john.mazza@cbre.com

COLIN RYAN
Associate
+1 414 526 7272
colin.ryan2@cbre.com

GALILEO HUGHES
Associate
+ 1 415 795 0727
galileo.hughes@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

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.<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.