

# Office For Lease Elm Grove, WI



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# Overview

100 Prop is pleased to present the opportunity to lease office space on Bluemound Road in Elm Grove, WI. The property is perfectly located just minutes from Brookfield Square Mall and the Highway 100 corridor; next to Autumn Grove Plaza; and across from Underwood Crossing shopping center. You will enjoy co-tenancy with Edward Jones, Attorneys Title and Closing Services, and more. The building has been well maintained with a newly renovated lobby and offices. Tenant improvement allowance available!

~~Suite 301: 890 sq. ft.~~ **LEASED**

Suite 302: 722 sq. ft.

Suite 304: 2,231 sq. ft.

(Suites 304 and 302 could be combined for up to 2,953 sq. ft. of space)

~~Suite 307: 660 sq. ft.~~ **LEASED**

Lease Rate: \$16.25 psf Modified Gross



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# Lease Details

Property Address: 12970 Bluemound Road  
Elm Grove, WI 53122

Parcel #: EGV 1108982

Building Size: 26,166 sq. ft.

Acreage: 1.34 Acres

Zoning: B-3 Midrise Office and  
Professional District

Year Built: 1978

Available Space:

~~Suite 301: 890 sq. ft.~~ **LEASED**

Suite 302: 722 sq. ft.

Suite 304: 2,231 sq. ft.

(Suites 304 and 302 could be combined for up to  
2,953 sq. ft. of space)

~~Suite 307: 660 sq. ft.~~ **LEASED**

Lease Rate: \$16.25 per sq. ft.

Lease Type: Modified Gross

Lease Term: 5 years



# Suite 302

Suite 302 is approximately 30'x24' (722 square feet) of newly renovated open office space. Landlord would consider a buildout with a longer term lease. Landlord will complete flooring and paint prior to commencement. Rent is \$16.25 per square foot plus electric and heat.



# Suite 304

Suite 304 is approximately 2,231 square feet and is available as of December 1, 2023. Rent is \$16.25 per square foot plus electric and heat.

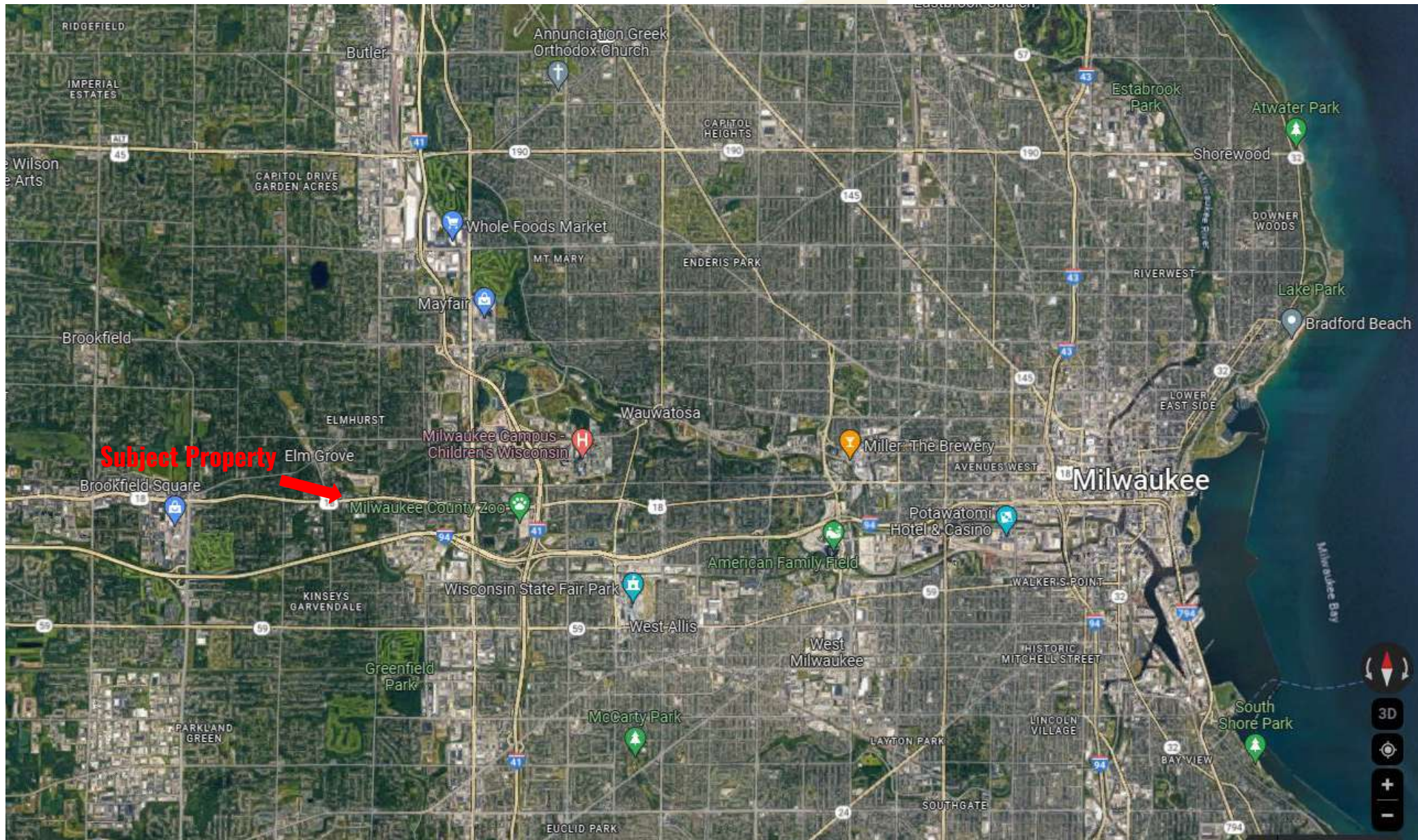
Suites 302 & 304 could be combined for up to 2,953 sq. ft. of space.

# Area Map



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# Regional Map



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# Disclosure to Non-Residential Customers



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

## **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: (a) The duty to provide brokerage services to you fairly and honestly. (b) The duty to exercise reasonable skill and care in providing brokerage services to you. (c) 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. (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (e) 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. (f) The duty to safeguard trust funds and other property held by the Firm or its Agents. (g) 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). 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 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): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

**Definition of Material Adverse Facts:** A “Material Adverse Facts” 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.

# Contacts



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