

MULTI-USE POTENTIAL SPACE

12695 W. NATIONAL AVENUE, NEW BERLIN, WI

52,050 SF FOR LEASE

TERI BELL
Partner
(608) 354-2808
teri@kotherep.com



KOTHE
REAL ESTATE PARTNERS

PROPERTY INFORMATION

ADDRESS	12695 W. National Avenue, New Berlin, WI 53151
BUILDING SF	± 52,050 SF
SITE SIZE	± 7.31 Acres
ZONING	B-1 & B-2 (Shopping Center)
YEAR BUILT / RENOVATED	1995 / 1999
DOCKS	2
PARKING	± 393 Stalls (7.5 / 1,000 SF)
SPRINKLER SYSTEM	Wet system
LIGHTING	LED lighting throughout (interior & exterior)
GENERATOR	500 kW Kohler diesel generator serving life-safety, emergency, and select critical systems
COLUMN SPACING	Wide column spacing (approximately 30' x 30')
CEILING HEIGHT	9'–10' finished ceilings with 16'+ clear height potential
RAISED ACCESS FLOORING	Raised access flooring in select areas for flexible power and data distribution
EXISTING BUILDOUT	Previously configured for 400+ workstations; existing furniture negotiable
LOADING	Two (2) docks with expansion potential
ELECTRICAL SERVICE	High-capacity 480/277V, 3-phase electrical service
TELECOM	Redundant fiber options available

\$10.00 / SF

NNN LEASE RATE

\$4.50 / SF

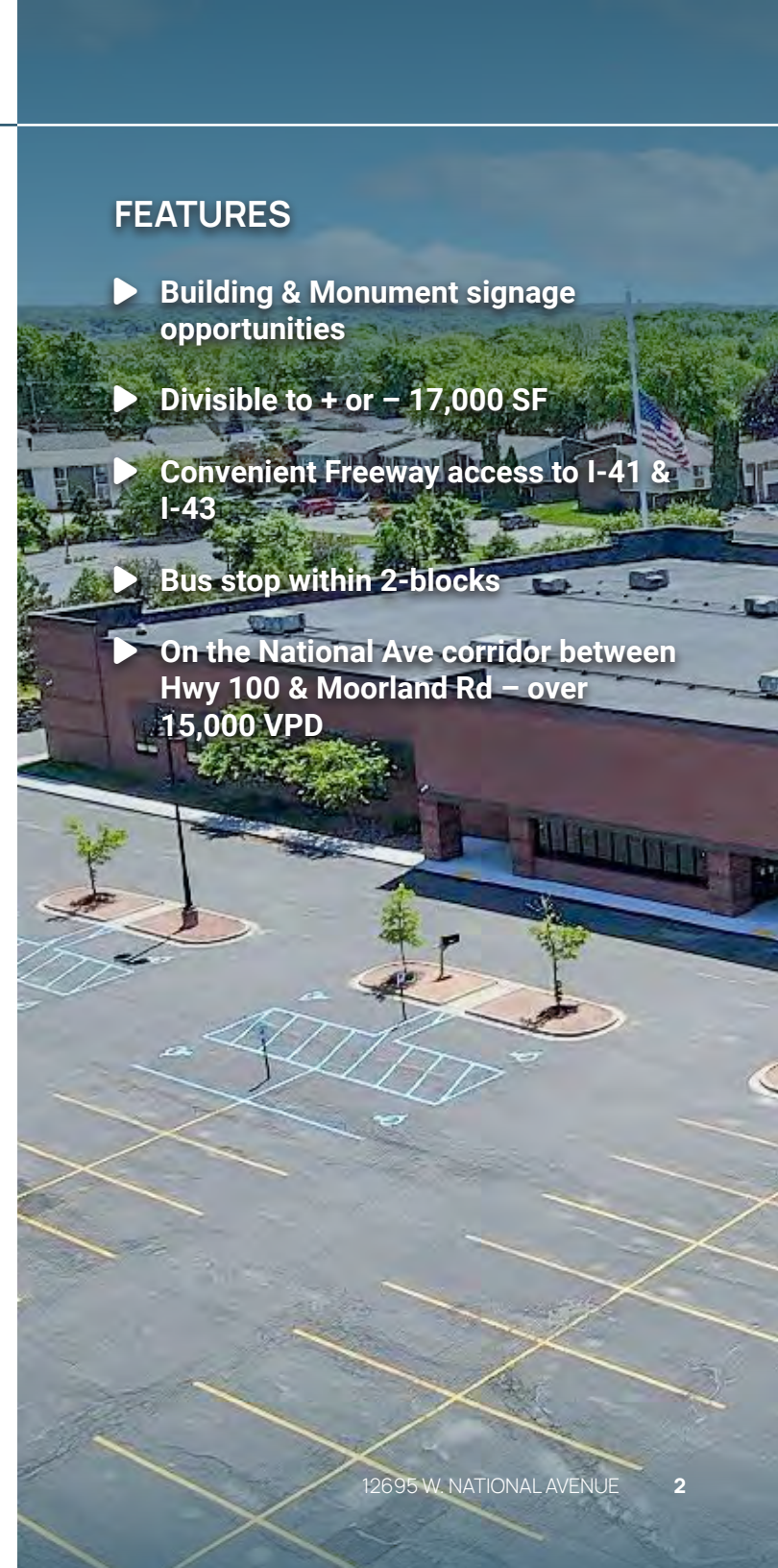
ESTIMATED OPERATING EXPENSES

(includes RE Taxes, Insurance, CAM, ground care)



FEATURES

- ▶ Building & Monument signage opportunities
- ▶ Divisible to + or – 17,000 SF
- ▶ Convenient Freeway access to I-41 & I-43
- ▶ Bus stop within 2-blocks
- ▶ On the National Ave corridor between Hwy 100 & Moorland Rd – over 15,000 VPD



ADAPTIVE USE

FLEX / OFFICE

Wide Column Spacing ± 30' x 30' for ultimate flexibility in cube layout, office/flex conversion

Two (2) Loading Docks

Flexible, open floorplan

Ceiling Heights: 16' clear throughout; 9'-10' existing drop ceiling

Back-up Generator - 500 KW Diesel for fire & life safety

Generous parking – 7.31 acre site - suitable for overflow fleet vehicles or equipment; fully paved

Easy access to I-43 & I-41



OFFICE

Existing, turnkey open office space

Ability to multi-tenant (min 17,000 SF)

Designed for up to 400 cubes, furniture negotiable

Interior & exterior LED lighting; updated flooring

Raised access flooring for layout flexibility

Building & monument signage available



RETAIL

High Visibility and Strong traffic counts (15,300 VPD) on National Ave

Strong retail demographics

Ability to multi-tenant (min 17,000 SF)

Originally built for retail use

7+ acres - Retail/Restaurant outlot options

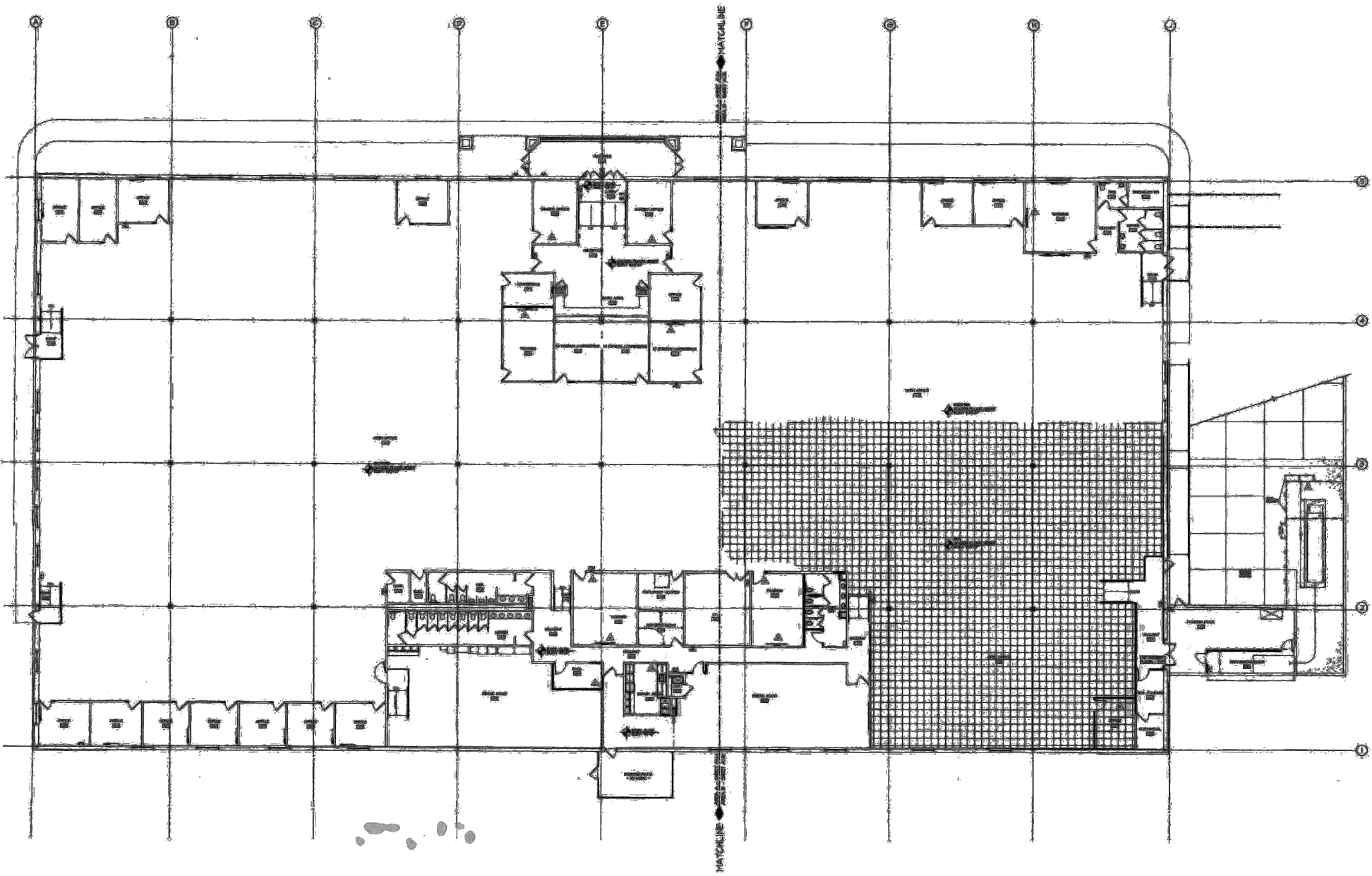
Many signage opportunities available



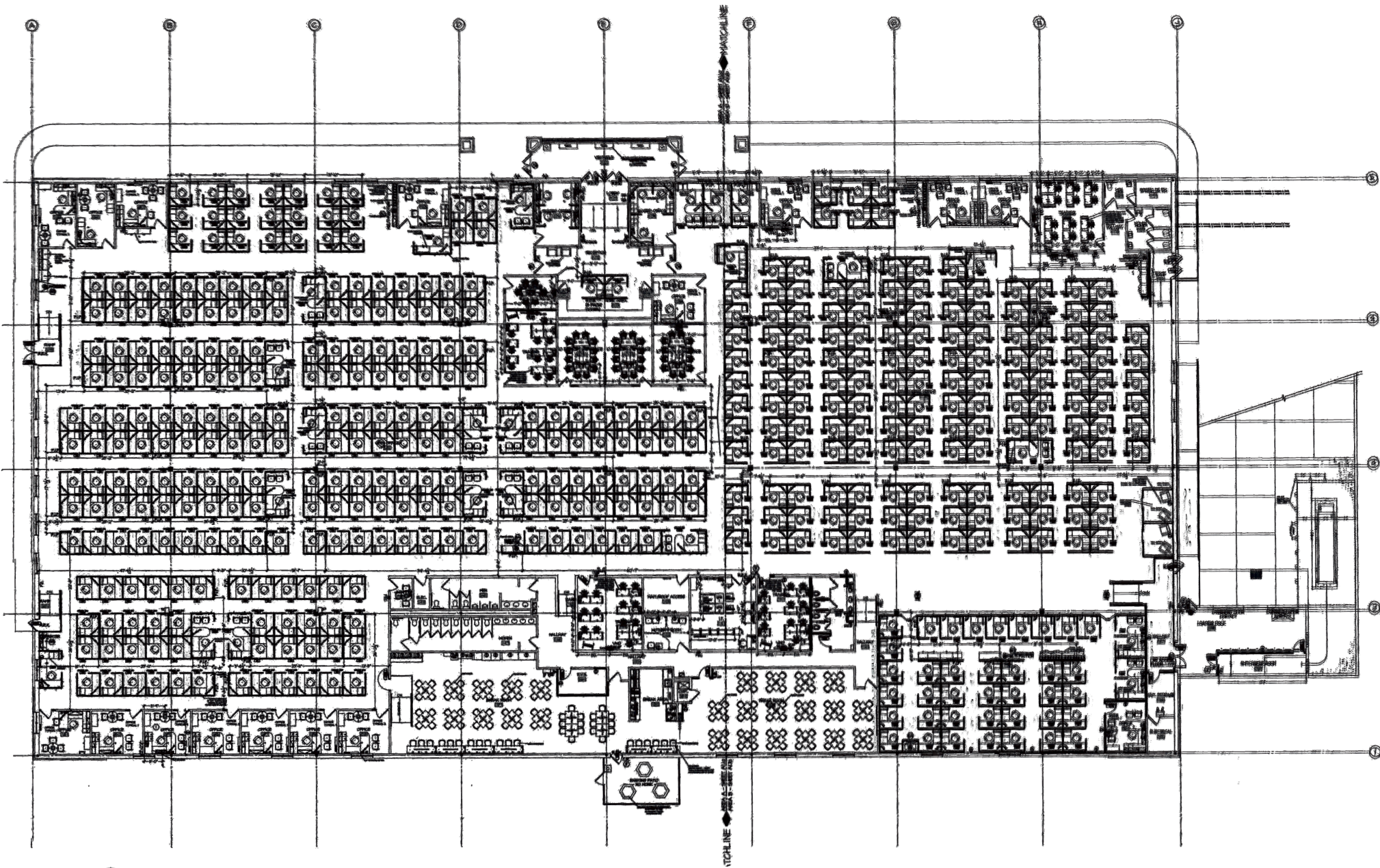
12695 W. NATIONAL AVENUE (15,300 VPD)



FLOOR PLAN



CUBE PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL AERIAL

52,050 SF
AVAILABLE

Marshalls
MENARDS
Pick'n Save
KOHL'S



TARGET
Dunham's



KOHL'S
Marshalls
ROSS
DRESS FOR LESS



Sendika
BURGHARDT
SPORTING GOODS
Pick'n Save



Walmart



TARGET
Dunham's
ROSS
DRESS FOR LESS

Walmart

Pick'n Save

COSTCO
WHOLESALE

TJ-MAXX
SOUTHRIDGE MALL
★ **macy's**

New Berlin Industrial Park

Froedtert
MEDICAL COLLEGE OF WISCONSIN
Children's Wisconsin

Towne Corporate Park

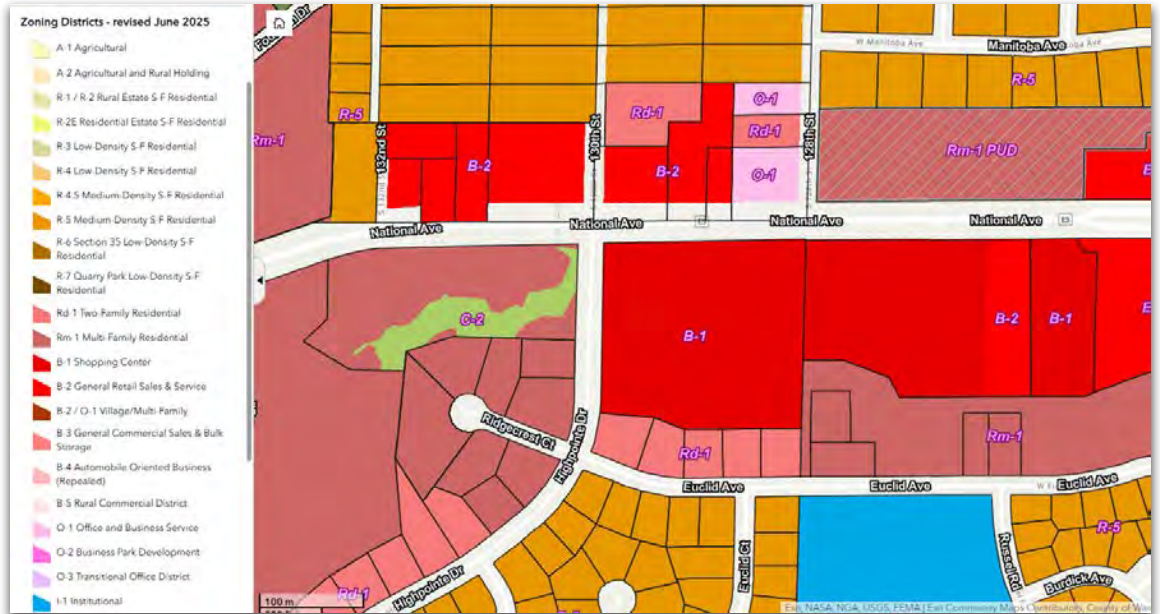
Westridge Business Park

PERMITTED USES

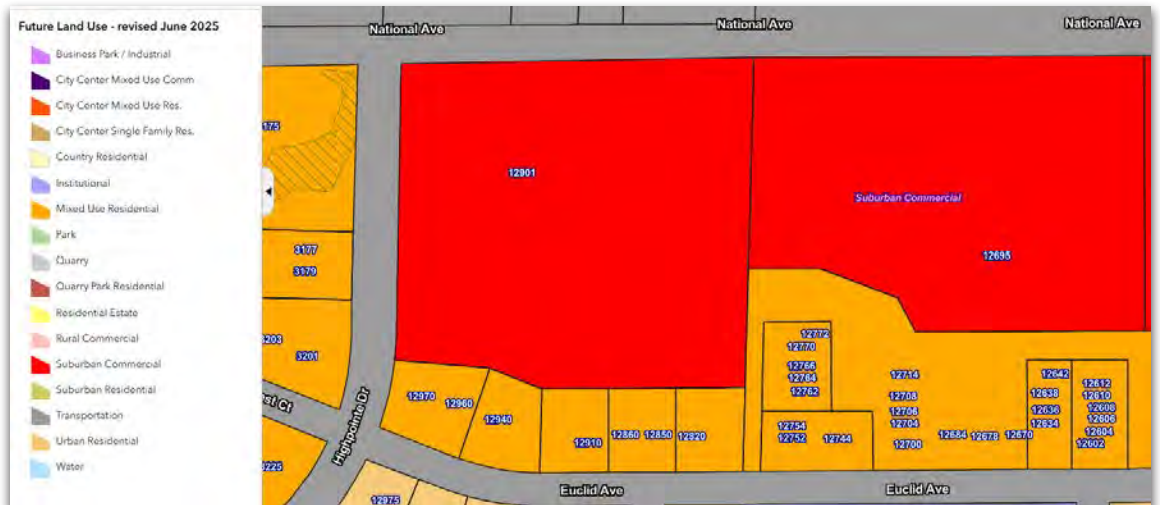
Key
 P = Permitted
 C = Conditional
 - = Not Permitted

New Berlin Commercial Districts		
USE	B-1 Shopping Center	B-2 General Retail
RETAIL & COMMERCIAL USES		
General Retail Uses	P	P
Shopping Centers	P	C
Department Stores	P	C
Restaurants	P	P
Bars & Taverns	P	P
Breweries	P	P
Brewpubs	P	P
Theaters	P	P
Convenience Cash Businesses	P	-
OFFICE & SERVICE USES		
Business Offices	P	P
Medical & Dental Offices	P	P
Financial Institutions	P	P
Personal Services	P	P
Health & Fitness Studios	P	P
Veterinary Clinics	P	P
Funeral Services	P	P
Commercial Day Care Centers	P	P
HOSPITALITY USES		
Hotels & Motels	C	-
Bed & Breakfast	P	P
Extended Stay Hotel	-	P
SPECIALTY / OTHER USES		
Automotive Service	P	P
Car Wash Establishments	P	P
Pet Daycare / Boarding	C	C
Self-Storage Facilities	-	-
Warehousing	-	-
Outdoor Storage	-	-

ZONING: B1-SHOPPING CENTER



2030 FUTURE LAND USE - SUBURBAN COMMERCIAL





NEW BERLIN, WI.

-Strategic Suburban Location.

New Berlin is a highly desirable suburban submarket within the Milwaukee metro, offering strong demographics, stable employment, and excellent regional access. Located in Waukesha County—one of Wisconsin’s most affluent and economically resilient counties—the city benefits from a diverse economy anchored by manufacturing, healthcare, professional services, and logistics.

Proximity to downtown Milwaukee, combined with direct access to Interstate 41, Interstate 43, and major arterial roadways, allows businesses to efficiently serve the greater Milwaukee region and broader Midwest markets. The National Avenue corridor functions as a primary east–west commercial artery, supporting strong traffic counts, visibility, and connectivity to surrounding residential and employment centers.

From a real estate perspective, demand for flex and multi-tenant commercial space across suburban Milwaukee remains supported by limited new construction, rising replacement costs, and continued tenant preference for suburban locations with ample parking and efficient building layouts. These fundamentals reinforce long-term occupancy stability and support adaptable leasing opportunities for a wide range of users.

DEMOGRAPHICS

	10-MIN DRIVE TIME	30-MIN DRIVE TIME
EMPLOYED WORKFORCE	54,767	450,000+
UNEMPLOYMENT RATE	2.40%	~3.0%
LABOR FORCE PARTICIPATION	66.00%	~64%
WHITE-COLLAR EMPLOYMENT	~65%	~63%
BACHELOR'S DEGREE OR HIGHER	~36%	~40%
AVERAGE HOUSEHOLD INCOME	\$106,000	\$104,353
COMMUTE BY CAR	~79%	~76%
TYPICAL COMMUTE TIME	10-25 min	20-35 min

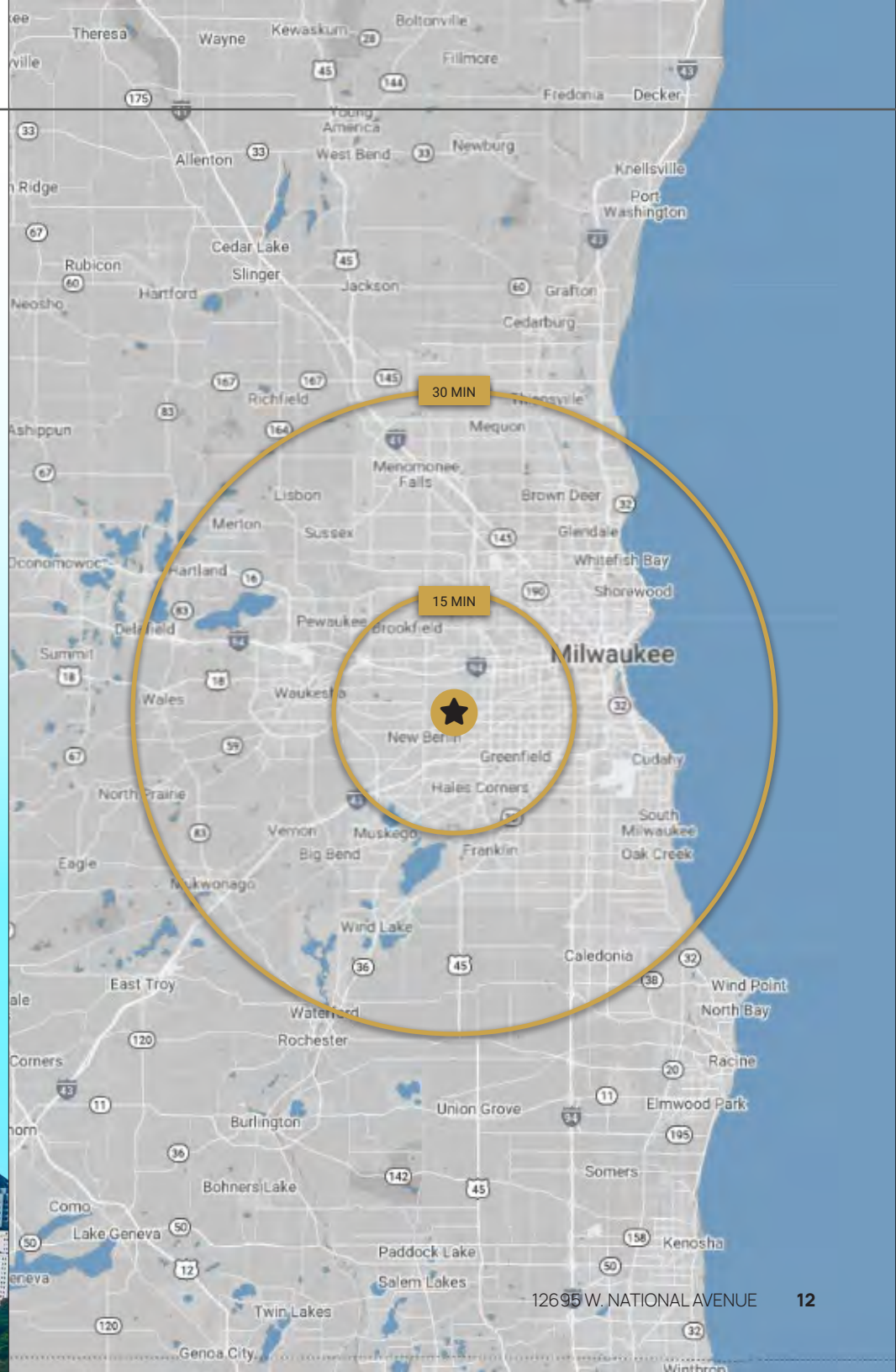
REGIONAL CONSUMER & POPULATION CONTEXT

	10-MIN DRIVE TIME	30-MIN DRIVE TIME
TOTAL RETAIL EXPENDITURE	\$3.39B	\$15.17B
APPAREL EXPENDITURE	\$255.62M	\$1.15B
ENTERTAINMENT EXPENDITURE	\$411.43M	\$1.84B
FOOD & BEVERAGE EXPENDITURE	\$1.06B	\$4.73B
ESTIMATED POPULATION (2023)	207,138	1.07M
ESTIMATED HOUSEHOLDS (2023)	93,884	448,376
MEDIAN AGE (2023)	42	37.6
TYPICAL COMMUTE TIME	10-25 min	20-35 min

SUBURBAN MILWAUKEE WORKFORCE HUB

Located in New Berlin, a core suburban employment center within Waukesha County, offering strong workforce depth, excellent commuter access, and a stable regional economy supported by healthcare, manufacturing, professional services, and logistics. Well-suited for administrative headquarters, healthcare operations and training facilities.

Source: Esri / Site To Do Business, U.S. Census Bureau (2019–2025 estimates). Demographics shown for informational purposes only.



State of Wisconsin

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.

BROKER DISCLOSURE TO CUSTOMERS

You are the 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 “Definition of Material Adverse Facts” below).
- 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 “Confidentiality Notice To Customers” below).
- 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 property inspection, contact an attorney, tax advisor, or property 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

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 or 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 section 452.01 (5g) of the Wisconsin statues (see “definition of material adverse facts” below).
- 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 is 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 that 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)

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://www.doc.wi.gov/> 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 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.

Exclusively Listed By

TERI BELL

Partner

(608) 354-2808

teri@kotherep.com

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kothe Real Estate Partners and should not be made available to any other person or entity without the prior written consent of Kothe Real Estate Partners.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for a complete due diligence investigation. Kothe Real Estate Partners has not conducted any investigation and makes no warranty or representation with respect to the income or expenses of the property, future financial performance, size or square footage, zoning or permitted uses, environmental conditions (including the presence or absence of hazardous substances), compliance with applicable laws and regulations, physical condition of improvements, or the financial condition, business prospects, or intentions of any tenant or occupant.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Kothe Real Estate Partners has not verified and will not verify any of the information provided, nor does it make any representations or warranties as to the accuracy or completeness thereof. All prospective purchasers or tenants are advised to conduct their own independent investigation and verification of all information contained herein and shall rely solely on the results of such investigation.

