



# MILLENNIUM PLACE OFFICE CENTER

1166 Quail Court  
Pewaukee, Wisconsin

OFFICE SPACE FOR LEASE

## BUILDING SIZE

±21,330 RSF

## AVAILABLE SPACE

- ◇ Suite 100: ±3,200 RSF
- ◇ Suite 110: ±1,700 RSF
- ◇ Suite 300: ±1,102 RSF
- ◇ Suite 305: ±1,555 RSF

## LEASE RATE

\$19.00/SF, Modified Gross

Tenant pays electric for lights and outlets  
and is responsible for in-suite janitorial

For information, please contact:

**Rachel Schmidt, CCIM**  
Managing Director  
t 414-395-4691  
rachel.schmidt@nmrk.com

**Tim Janusz**  
Managing Director  
t 414-908-9155  
tim.janusz@nmrk.com



## PROPERTY HIGHLIGHTS

- ◇ Move in ready suites available
- ◇ One block from Capitol Drive near the  
Hwy 16 interchange
- ◇ Common conference room
- ◇ Outdoor patio overlooking conservancy
- ◇ Monument signage available
- ◇ Capitol Drive retail corridor

**NEWMARK**

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.

757 N Broadway  
Suite 700  
Milwaukee, WI 53202  
nmrk.com



Tenant Amenities – Tenant conference room, outdoor patio, and conservancy



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*Managing Director*

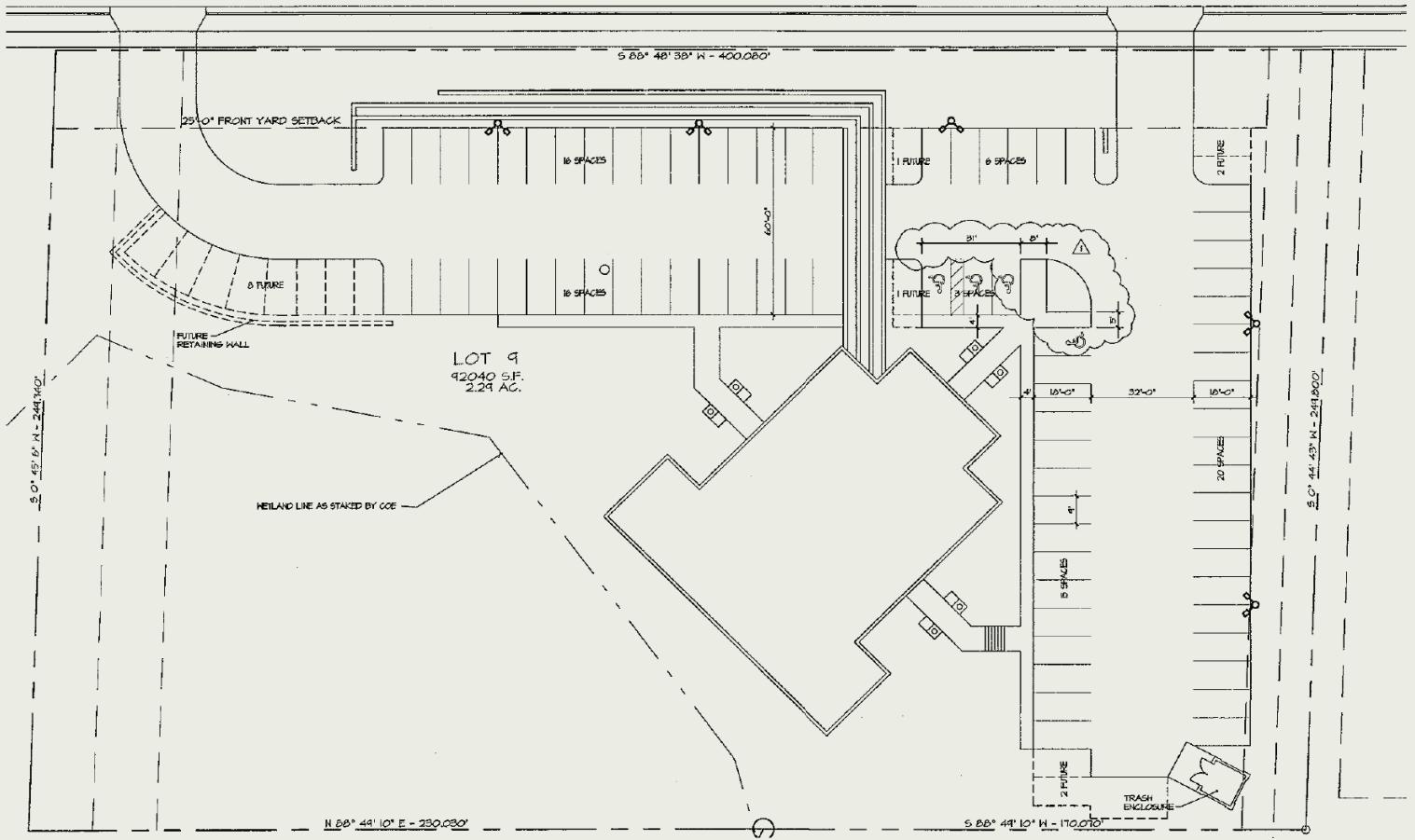
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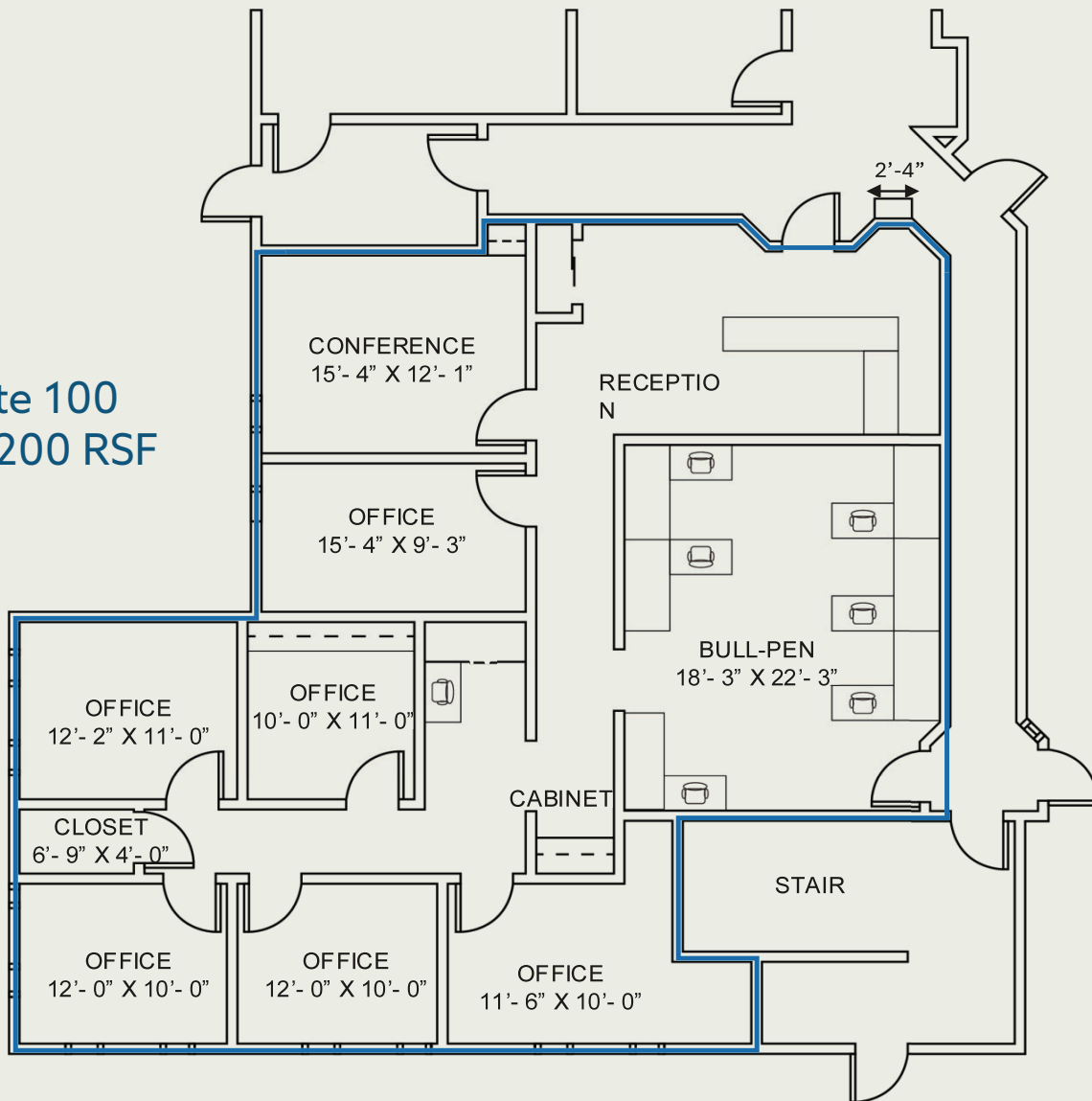
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Suite 100  
±3,200 RSF



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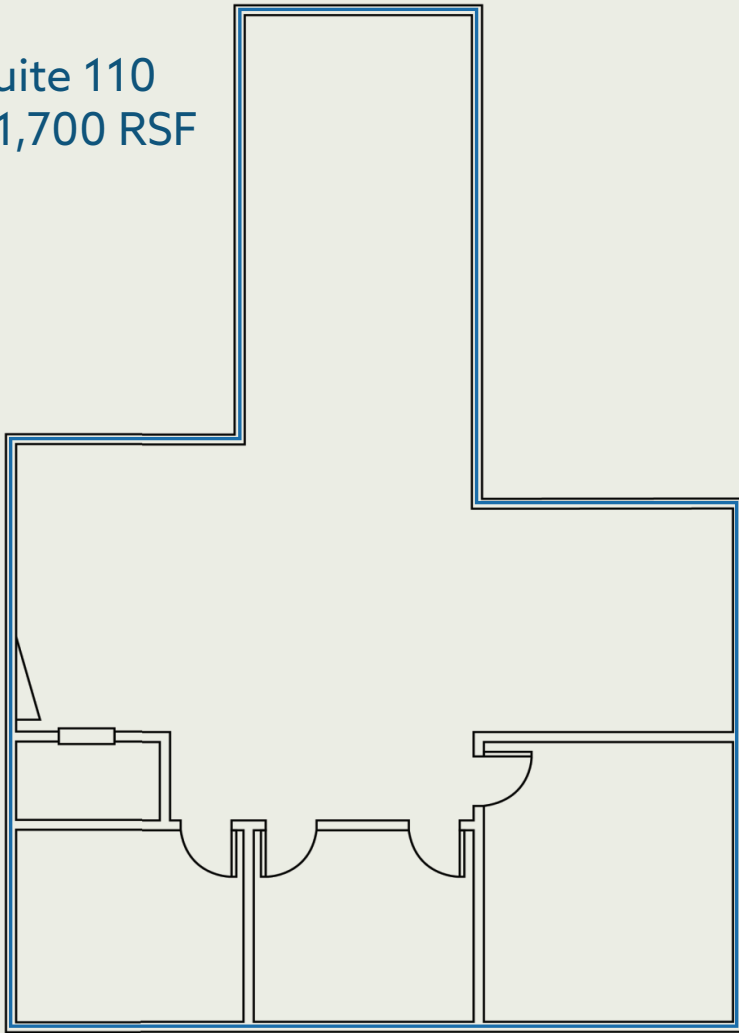
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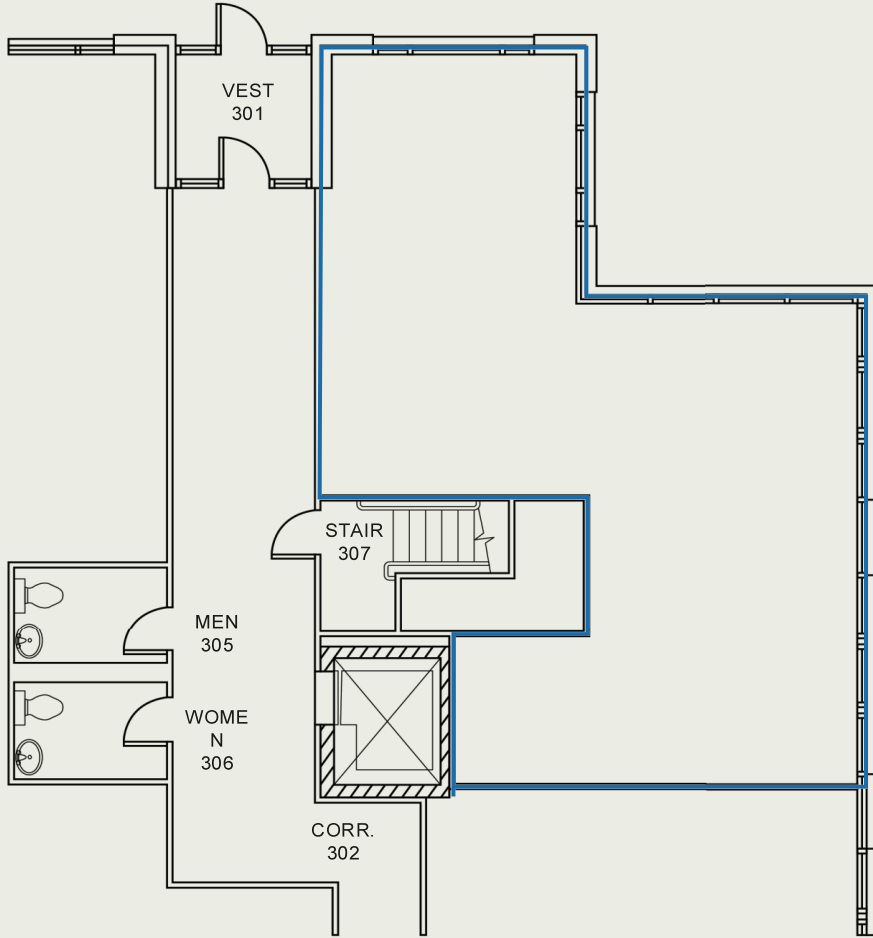
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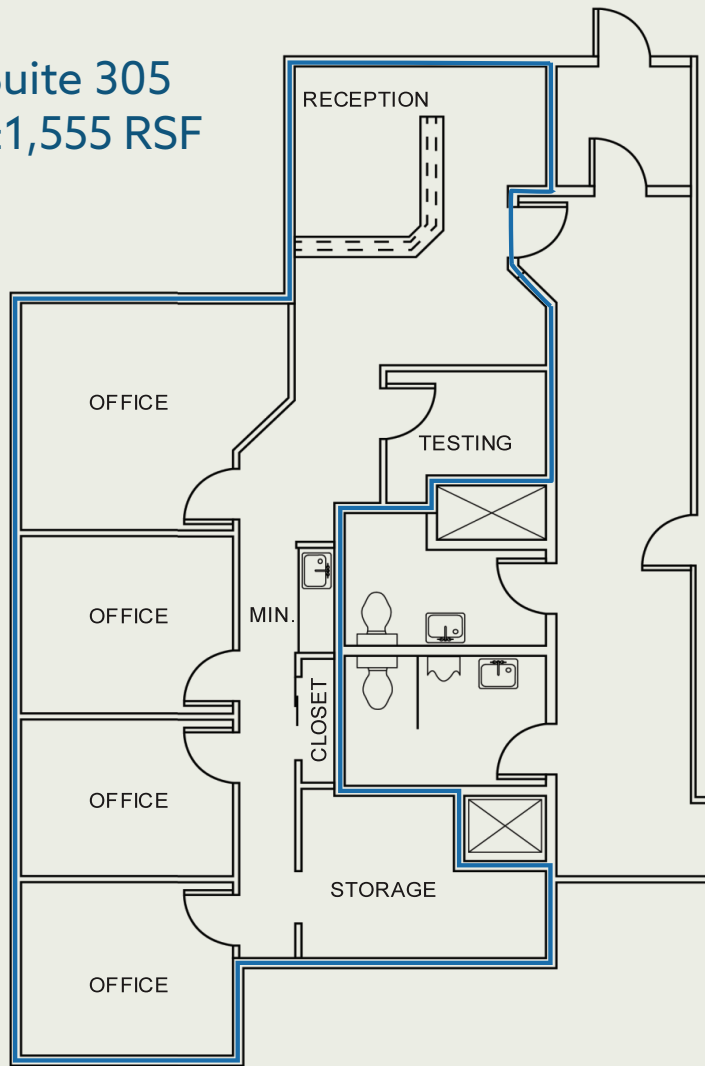
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1166 Quail Court, Pewaukee, Wisconsin

State Hwy 16

Forest Grove Drive

Capitol Drive (HWY 190)

Pewaukee Road (HWY 164)



## A DESIRED DESTINATION

1166 Quail Court is located on Pewaukee's well established Capitol Drive corridor at the intersection of Capitol Drive and Forest Grove Drive. The corridor is anchored by Costco, Walmart, Menards and Ashley Furniture.

The property offers great demographics of 37,473 households within five miles with an average household income of \$105,238. The five-mile population is 90,617. This sought- after corridor has both new and established commercial and residential developments.

## NEARBY RESTAURANTS

- ◇ King's Wok
- ◇ Domino's Pizza
- ◇ Bubba's Frozen Custard
- ◇ Cousins Subs
- ◇ Pizza Hut
- ◇ Moe's Southwest Grill
- ◇ Noodles and Company
- ◇ Starbucks
- ◇ Jersey Mike's Subs
- ◇ Chick-fil-A
- ◇ Good Eats
- ◇ Casa Tequila
- ◇ McDonald's
- ◇ Taco Bell
- ◇ Panera Bread
- ◇ Buffalo Wild Wings
- ◇ Applebee's
- ◇ Loaf & Jug
- ◇ Rosati's
- ◇ Asiana
- ◇ Four Star
- ◇ Family Restaurant
- ◇ Astisan 179
- ◇ The Chocolate Factory

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# NEWMARK

# 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 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:

- 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 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 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 Wis. Stat. §452.01 (5g) (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 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:

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

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(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

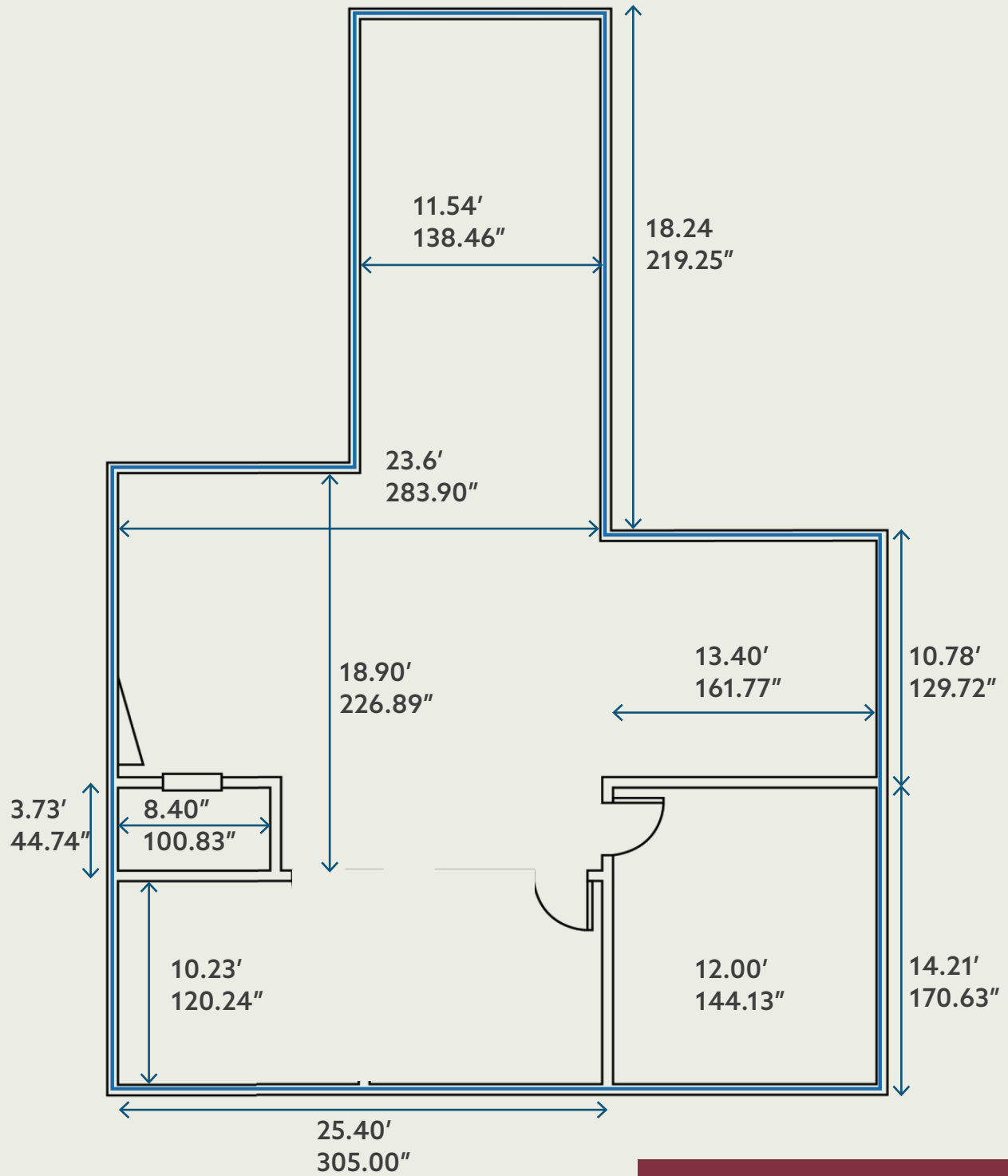
## DEFINITION OF MATERIAL ADVERSE FACTS

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.

## 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.

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



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