

7 1 0 1
GREEN BAY

OFFICE CENTER

7101 N. GREEN BAY AVE.
GLENDALE, WI



SHAUN DEMPSEY

Executive Vice President

direct 414.270.4104

cell 414.699.7674

shaun.dempsey@transwestern.com



[Click here for an aerial video](#)

310 W. Wisconsin Ave
Ste. ME110
Milwaukee, WI 53203


TRANSWESTERN
REAL ESTATE
SERVICES

7 1 0 1
GREEN BAY

OFFICE CENTER

General Information

Experience modern and stylish office space at 7101 N. Green Bay Ave. in the heart of Glendale. This fully renovated building boasts a new roof, parking lot, roof-top HVAC, flooring, wall coverings, doors, lighting, and bathroom finishes. The upgraded outdoor patio seating and grill provide the perfect spot for employees to unwind during breaks. Natural light pours into the building through all new operable windows, creating an inviting and energizing workspace. With a range of efficient floor plans, this property is perfect for smaller to mid-size businesses looking to elevate their operations. Take advantage of this prime location near the intersection of Good Hope Road and North Green Bay Avenue and make your business thrive.

BUILDING SIZE 18,996 SF

LEASE RATE \$15.00 - \$18.00 Gross

OCCUPANCY Immediate

UTILITIES
Heating Included
Air Conditioning Included
Overhead Lights & Outlets Included
Water & Sewer Expense Included
Janitorial - Premises Not Included

PARKING

Ample Surface Parking

TENANT IMPROVEMENTS

Turnkey improvement packages available for qualified tenants

AMENITIES

Tenant Patio & Grill
Many Outdoor Amenities

Building Features



Flexible
Floor Plans



Prime Glendale
Location



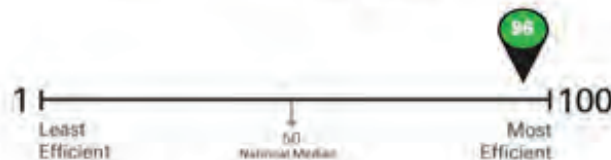
Outdoor Amenity
Space

ENERGY STAR® Energy Performance Scorecard

96
out of 100

Glendale Executive Offices

For Year Ending	August 31, 2023
Property Address	7101 N Green Bay Ave Glendale, Wisconsin 53209
Primary Function	Office
Gross Floor Area (ft²)	19,006
Year built	1976
Energy Use per sq. ft.*	18.5 kBtu



ENERGY STAR is a U.S. Environmental Protection Agency (EPA) voluntary program helping businesses and individuals save money and protect our environment through superior energy efficiency. The ENERGY STAR score, expressed as a number on a 1-100 scale, rates performance on a percentile basis: buildings with a score of 50 perform better than 50% of their peers nationwide; buildings earning a score of 75 or higher are in the top quartile of energy performance nationwide.

Demonstrating a strong commitment to the building, energy efficiency, and the environment, the ownership of 7101 N. Green Bay Ave made improvements that have resulted in an staggering 54% reduction in utility usage over the prior year. This in turn reduced tenant expenses while maintaining reliability. The current ENERGY STAR score reflects this impressive accomplishment.



7 1 0 1
GREEN BAY

OFFICE CENTER

Availabilities

L

LOWER LEVEL

SUITE 2A - 1,128 SF

SUITE 4 - 1,250 SF

SUITE 5 - 1,300 SF

7101 N. GREEN BAY AVE.
GLENDALE, WI

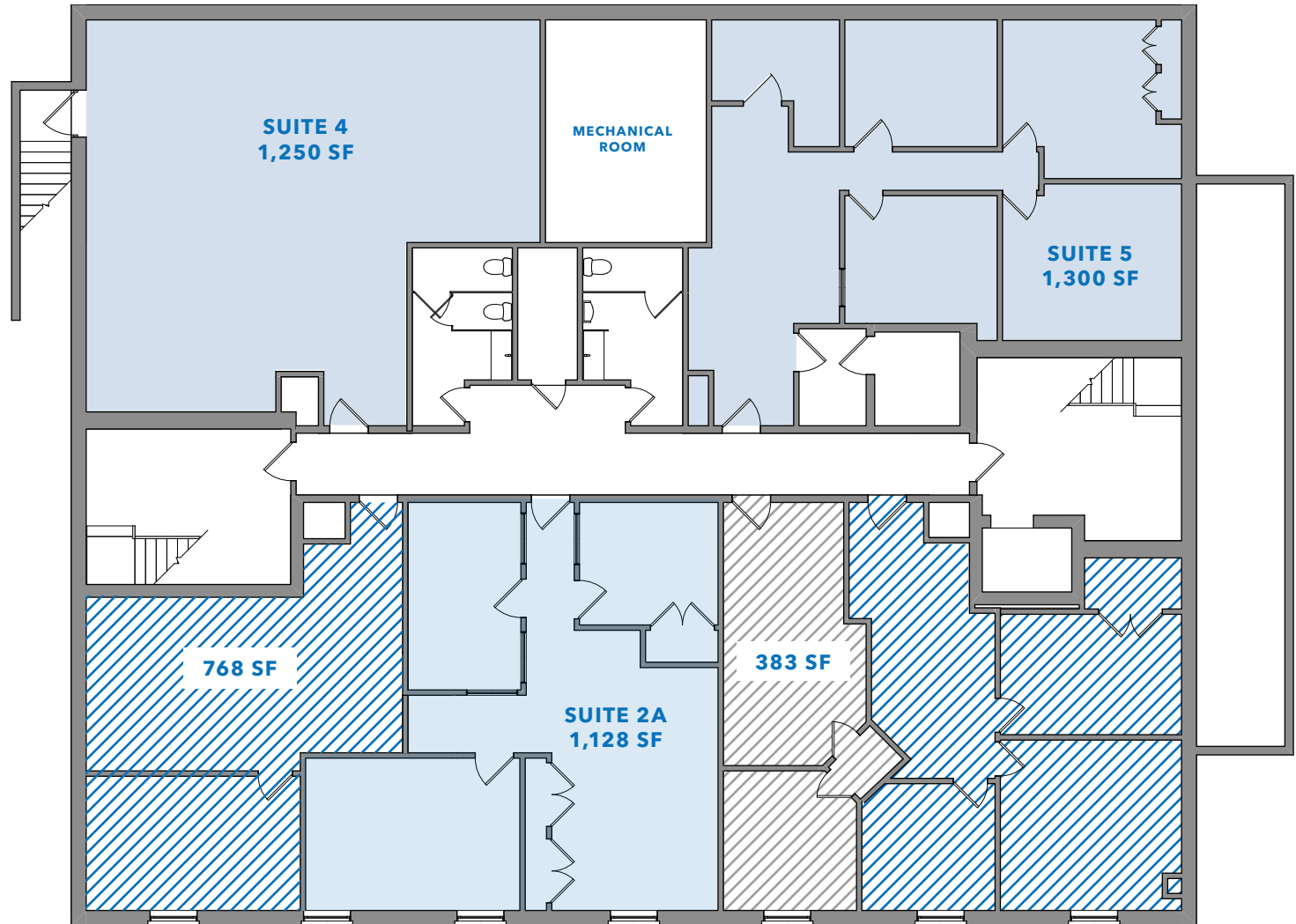


7 1 0 1
GREEN BAY

OFFICE CENTER

Lower Level

7101 N. GREEN BAY AVE.
GLENDALE, WI

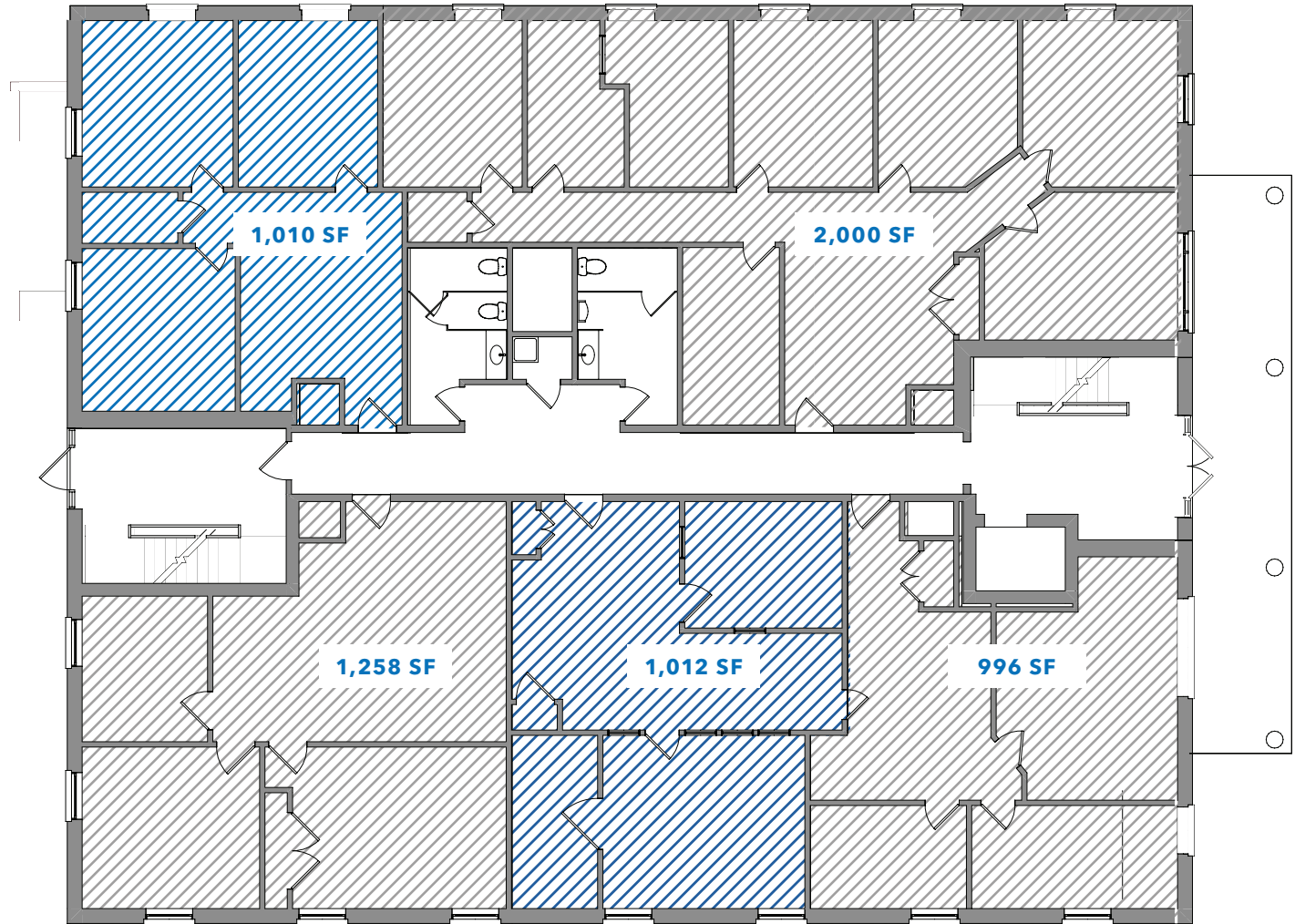


7 1 0 1
GREEN BAY

OFFICE CENTER

First Floor

7101 N. GREEN BAY AVE.
GLENDALE, WI

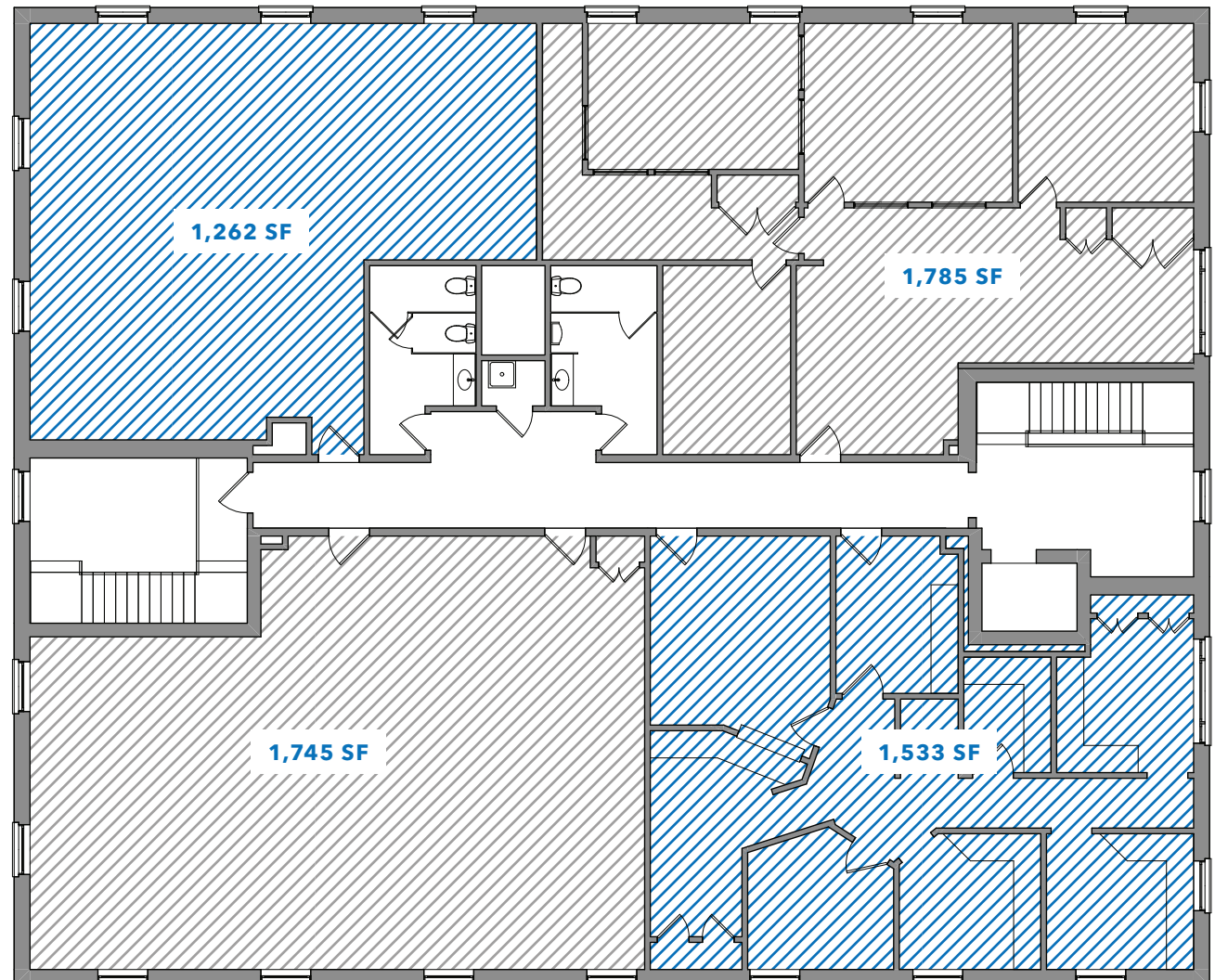


7 1 0 1
GREEN BAY

OFFICE CENTER

Second Floor

7101 N. GREEN BAY AVE.
GLENDAL, WI







7 1 0 1
GREEN BAY

OFFICE CENTER

7101 N. GREEN BAY AVE.
GLENDALE, WI



7 1 0 1
GREEN BAY

OFFICE CENTER

Demographics - 1 Mile Radius



5,740

Population

47.9

Median Age



203

Total Businesses



3,437

Total Employees



2.19

Avg Household
Size



\$81,702

Median Household
Income



\$49,633

Per Capita
Income



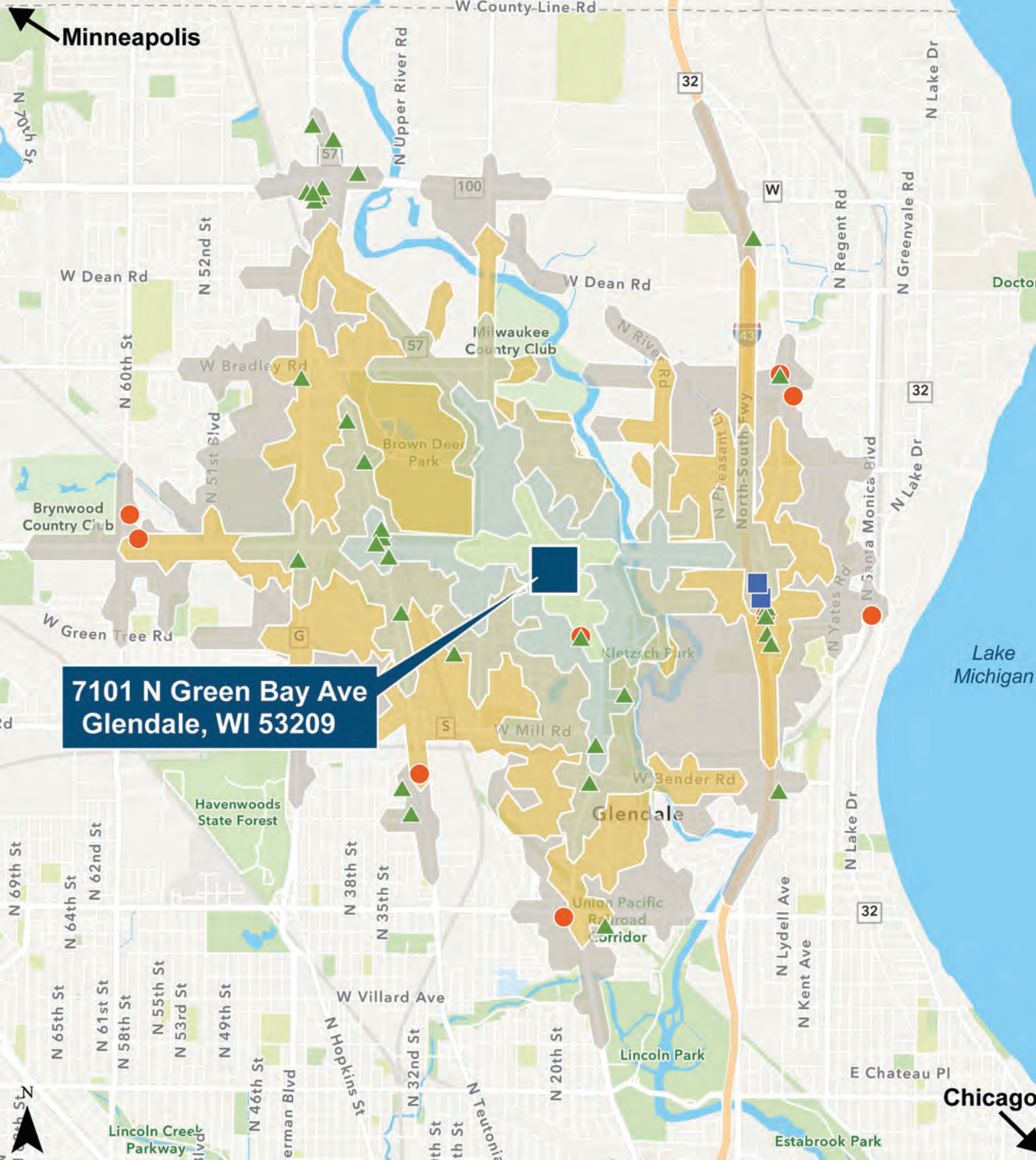
\$344,448

Median
Net Worth

7101 N. GREEN BAY AVE.
GLENDALE, WI

Source: U.S. Census Bureau and Esri forecasts





**7101 N Green Bay Ave
Glendale, WI 53209**

Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities

(Within Driving Distances)

- Lodging (2)
- Restaurants & Bars (45)
- Retail Shops (10)

0 0.5 1 2
Miles

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2022 Transwestern.

7 1 0 1
GREEN BAY

OFFICE CENTER

7101 N. GREEN BAY AVE.
GLENDALE, WI

