

FOR LEASE

11300-90 W THEO TRECKER WAY

WEST ALLIS, WISCONSIN 53214



OFFICE / FLEX INDUSTRIAL
FOUR SUITES AVAILABLE



AVAILABLE

LEASE RATE

OPERATING EXP.

MIN. DIVISIBLE

21,975 SF

\$9.75/SF NNN

\$3.70/SF

2,012 SF

PROPERTY HIGHLIGHTS

- **21,975 SF of office / flex industrial space** available across four suites in a 39,927 SF single-story building.
- Divisible from **2,012 SF** to **19,963 SF contiguous** — office, showroom and light industrial layouts.
- Aggressive **\$9.75/SF NNN** rate with operating expenses of just \$3.70/SF.
- **Overhead loading door in each suite** with 13'8" clear height and drive-up grade access.
- Great access — **one mile to the Zoo Interchange** (I-94 / US-41 / WI-100), minutes from Mayfair Mall, State Fair Park and the Regional Medical Center campus.
- **Tenant Improvement Allowance Available**

SPECIFICATIONS

BUILDING SIZE	39,927 SF
MIN. DIVISIBLE	2,012 SF
LOT SIZE	3.17 Acres
YEAR BUILT	1986
CLEAR HEIGHT	13'8"
PARKING	149 Surface Stalls
SPRINKLERS	Yes
LOADING	Overhead Door Each Suite
ZONING	I-1
USE	Office / Flex Industrial
TAX KEY	414-9992-011

FOR MORE INFORMATION, CONTACT

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FOUR SUITES · 2,012 SF TO 21,975 SF

The 11300 building offers four suites of office and flex industrial space behind a brick and glass elevation. Each suite carries its own overhead loading door at grade, 13'8" clear height and dedicated surface parking. Suites can be leased individually or combined into a single 19,963 SF contiguous block, and a tenant improvement allowance is available to build the space to fit.

CLEAR HEIGHT

13'8"

MAX CONTIGUOUS

19,963 SF

PARKING

149 Stalls

YEAR BUILT

1986

AVAILABILITY

SUITE	SIZE	STATUS	USE
11300	5,148 SF	AVAILABLE	Office / flex with overhead door
11310	4,787 SF	AVAILABLE	Open flex industrial
11340	10,028 SF	AVAILABLE	Warehouse / flex, two overhead doors
11360	2,012 SF	AVAILABLE	Finished office suite
MAX CONTIGUOUS	19,963 SF		\$9.75/SF NNN · OpEx \$3.70/SF



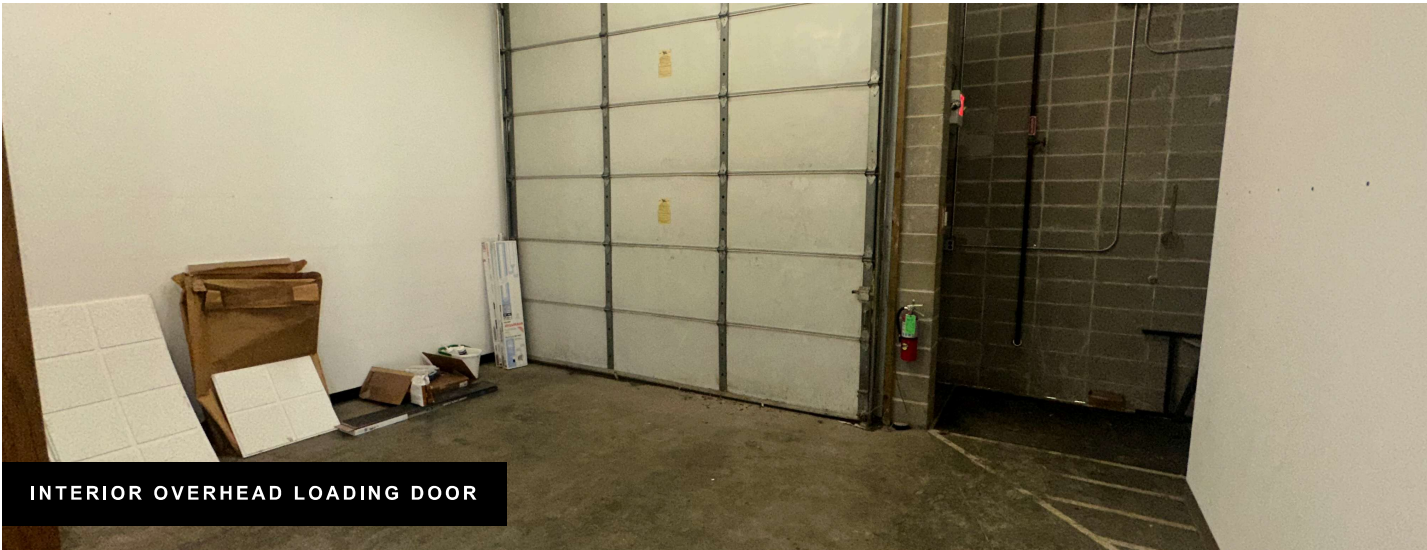
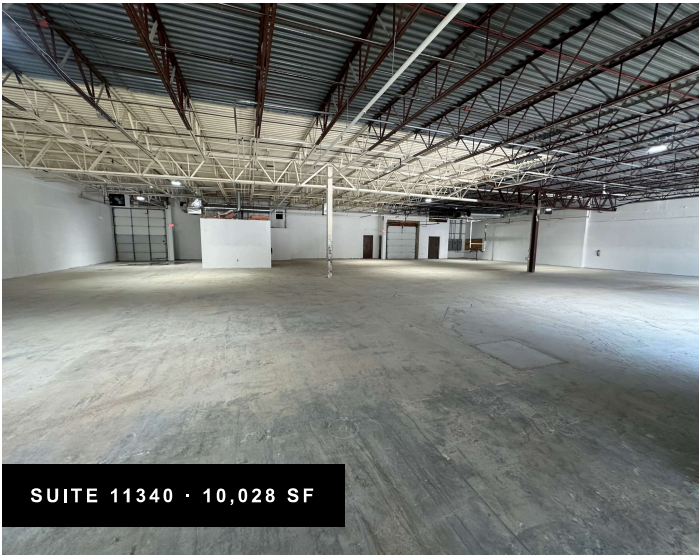
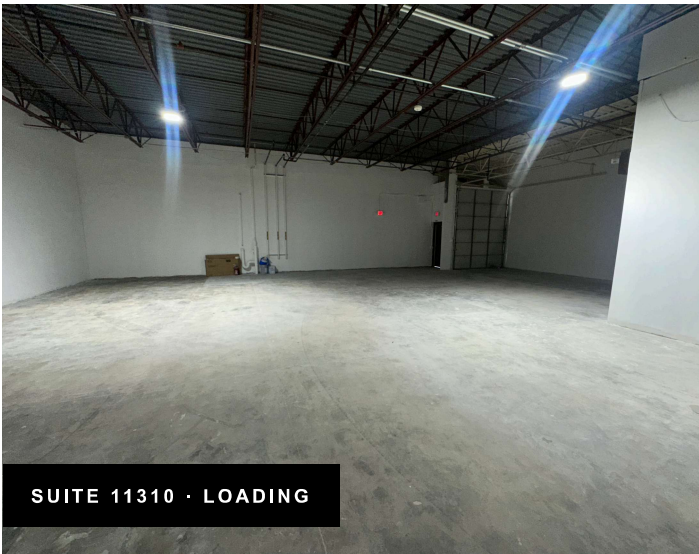
SUITE 11300 · OPEN FLOOR



SUITE 11360 · FINISHED OFFICE

FLEX INDUSTRIAL & LOADING

OVERHEAD DOOR IN EACH SUITE · 13'8" CLEAR

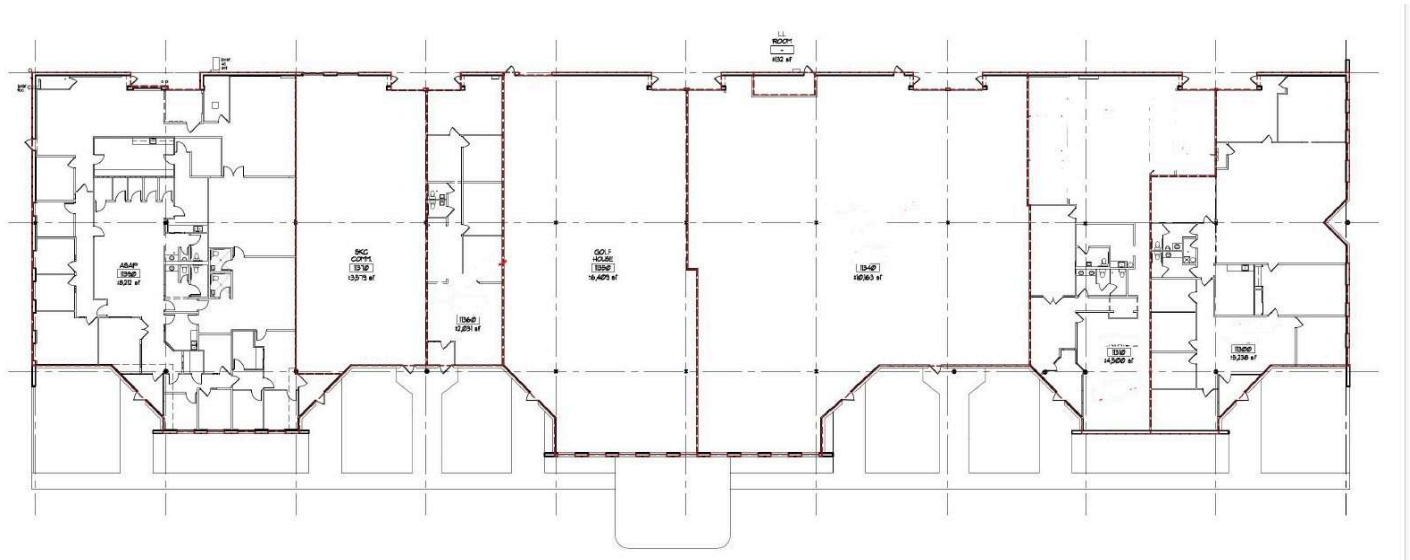


FLOOR PLAN

11300-90 W THEO TRECKER WAY · WEST ALLIS, WI · FOR LEASE

SINGLE STORY - 39,927 SF

FOUR SUITES AVAILABLE · 21,975 SF · \$9.75/SF NNN



AVAILABLE

21,975 SF

SUITES

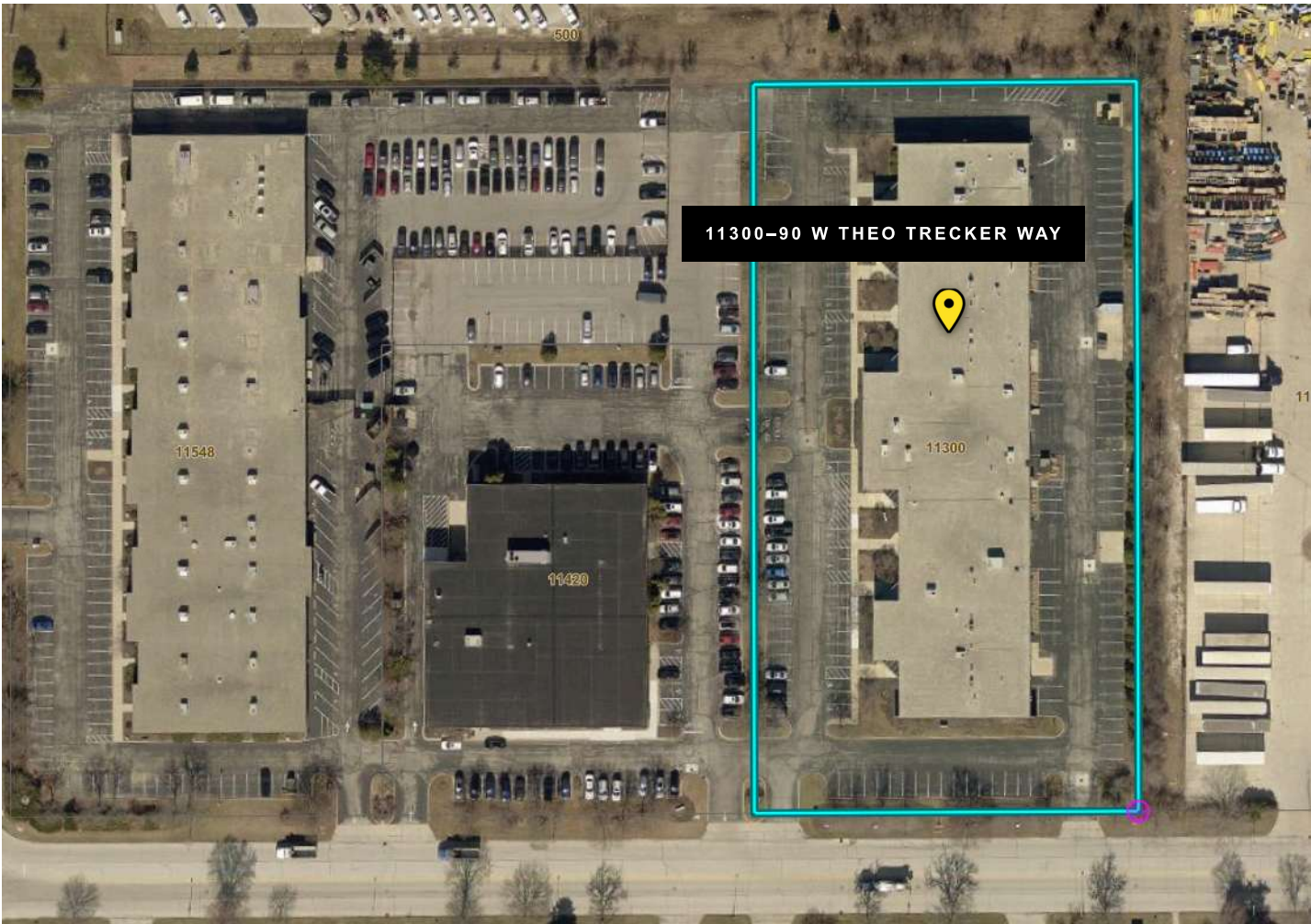
11300 • 5,148 SF
11310 • 4,787 SF
11340 • 10,028 SF
11360 • 2,012 SF

DEMISING

Divisible from 2,012 SF; suites combine to 19,963 SF contiguous. TI allowance available.

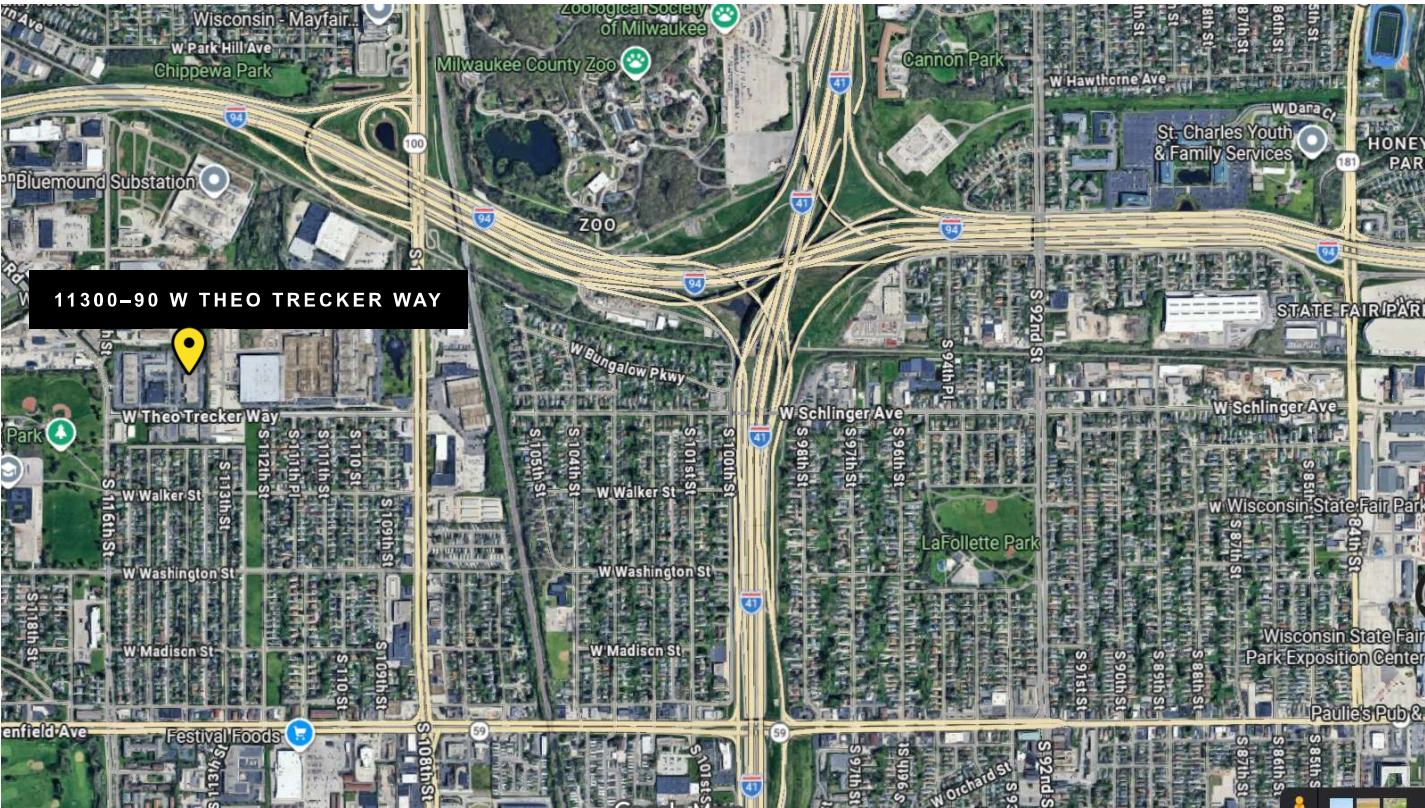
SITE PLAN · TAX KEY 414-9992-011

3.17 ACRES ON W THEO TRECKER WAY



SURFACE PARKING	LOT SIZE	ZONING
149 Stalls	3.17 Acres	I-1

AERIAL · WEST ALLIS & THE ZOO INTERCHANGE



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	17,300	138,400	372,900
Avg. HH Income	\$74,900	\$71,300	\$68,400

Radius estimates derived from U.S. Census Bureau ACS data. Figures approximate; verify before reliance.

ACCESS & AMENITIES

Zoo Interchange · I-94 / US-41	1 Mile
Regional Medical Center	2 Miles
Municipality	City of West Allis

ESTABLISHED CORRIDOR

Set among established office and industrial users on W Theo Trecker Way, one mile from the rebuilt Zoo Interchange and minutes from the retail, restaurant and hospitality amenities along S 108th Street, Mayfair Road and State Fair Park.

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 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.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the 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 and 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(1) 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, unless the information must be disclosed by law or you 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.

Prior to negotiating on your behalf the broker must provide you the following disclosure statement: 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; and (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 you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION (MAY BE DISCLOSED BY BROKER)

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.

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://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(5e) 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.

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

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All measurements are approximate.