

OFFICE BUILDING FOR SALE



TRANSWESTERN

REAL ESTATE
SERVICES

4701 NORTH PORT WASHINGTON ROAD

GLENDALE, WI 53212



Sale Information:

MARIANNE BURISH, MBA

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Ste. ME110

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GENERAL INFORMATION

Exceptional opportunity to own a small well-maintained, high-visibility multi-tenant office property in the desirable Northshore community of Glendale. With an easy-to-find and easy-to-access location immediately off a newly reconstructed exit to Port Washington Road at Hampton Avenue, this currently owner-occupied, building keeps good company with its best-in-class medical/healthcare, corporate, and commercial neighbors including Ascension Wisconsin, the Orthopedic Hospital of Wisconsin, Blount Orthopedic, RiverGlen Pediatric Clinic, Heartis Senior Living Village, Northshore Montessori School, Nurturing Nook child daycare, the Holiday Inn Rivercenter & Anchorage restaurant, legendary Solly's butter-burger restaurant and others. Perfect opportunity for the next owner-user needing all or a portion of the building and/or investor looking for that genuinely achievable value-add play. Re-priced..... to sell. Call Marianne Burish today to discuss the opportunity or schedule a tour.

List Price	\$884,000 (\$67.71/gross SF; \$84.64 SF superstructure)
Building Size	13,055 gross SF (4 floors + improved lower level); 10,444 SF upper 4 floor (9,685 sf per leases).
Year Built	Built 1977/78 with subsequent updates/renovations
Real Estate Taxes – 2025	\$18,576.43
Assessed Value – 2025	\$884,500
Parcel Number	2331008001
Stories	4 Stories plus improved lower level
Building Tenancy	Multi-tenant office building. Currently 63.2% occupied (upper floors); 40.4% owner-occupied per building leasable SF.
Construction Type	Masonry walls with precast floors with insulated aluminum frame windows
Roof & Wall Flashing	Newer (late 2013/early 2014): Fesco insulated single ply SBS modified bitumen membrane
Lot Size	0.413 Acres
Zoning	Commercial or Business Park
Utilities	Gas/electric (WE Energies); water & sewer (municipal)
Parking	36 on-site surface parking spaces (including 1 ADA space) per survey plat (attached).
Fire Protection	Fire monitoring to fire department
Elevator	Northwestern 1500# (10 person) Hydraulic Passenger Elevator
HVAC	New in 2017: Carrier 25-ton rooftop heating & cooling plant incl temp economizer & barometric relief.
Electrical	3 Phase/208 V/400 Amp (TBC)
Stacking Plan/Rent Roll/NOI	See "Building Stacking Plan & Rent Roll"; owner's lease and third-party leases are short-term and month-to-month plus there is an additional \$1,000/year in association with a new 6 year, 4 space, parking lease. Operating data shared upon further qualification of interest.
Special Features/Noteworthy Items	4 th floor roof light; electrified backlit south signage; north electrified signage infrastructure in-place but not currently used—potential signage income; under-utilized lower-level office space used as file storage presently at no charge by owner; possible short-term leaseback from seller. Located immediately off new I43 at Hampton exit.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

BUILDING STACKING PLAN

Floor			Note (1)			
			Leasable SF per Leases	Occupied Per Leases	Floor Plate	% Occupied Superstructure SF Per Leases
4	Urban & Taylor, S.C. - Ste 400 - 2,611 SF (LED 1/31/2025)		2,611	2,611	2,611	100.0%
3	VACANT - Ste 300 - 2,611 SF		2,611	-	2,611	0.0%
2	Reckmeyer Law, LLC - Ste. 200 - 1,306 SF (M-T-M)	Sylke Law Offices, LLC - Ste. 201 - 1,157 SF (12/31/2026)	2,463	2,463	2,611	100.0%
1	VACANT - Ste. 100 - 956 SF	The Opportunity Center, Inc. - Ste. 101 - 1,044 SF (11/30/2025)	2,000	1,044	2,611	52.2%
LL	Note (3) OFFICE SPACE - VACANT & AVAILABLE	Note (3) OFFICE SPACE - VACANT & AVAILABLE	9,685	6,118	10,444 2,611	63.2%
			13,055			
Owner Occupied Per Leases - SF (i.e. Suites 200 & 400)				3,917		
Note (2) Owner Occupied Based on Leasable SF per existing leases - %				40.4%		

Note (1):

- Floorplate SF and gross SF building data as indicated by tenant leases, building appraisal/s, various building plans, etc.
- Broker makes no representations as to the correctness of the data herein.

Note (2):

- Leasable SF per leases is less than building SF per architectural plans and various other referenced documents. Owner (and previous owners) made no SF adjustments for building common areas on multi-tenant floors.
- The "Owner Occupied %" is based on the SF occupied by Owner per the leases calculated over the indicated leasable SF per leases of 9,685 sf.

Note (3):

- The Lower-Level office space was previously occupied by an accounting firm (many years ago); said space is now used as file storage space by owner at no charge.
- No elevator service to this level.

BUILDING RENT ROLL

As of July 1, 2024

			Note (1)	Note (1)		Note (1)	
			Modified Gross	Modified Gross	Leased	Modified Gross	
Tenant	Suite	SF	Monthly Rent	Annual Rent	SF	\$/SF	Term of Lease
VACANT & AVAILABLE	100	956					
The Opportunity Center, Inc.	101	1,044	\$1,740	\$20,880	1,044	\$ 20.00	11/30/2025
Reckmeyer Law	200	1,306	\$2,100	\$25,200	1,306	\$ 19.30	MTM
Sylke Law Office	201	1,157	\$1,175	\$14,100	1,157	\$ 12.19	12/31/2026
VACANT & AVAILABLE	300	2,611					
Urban & Taylor	400	2,611	\$4,200	\$50,400	2,611	\$ 19.30	1/31/2025
LOWER LEVEL OFFICE SPACE	LL	2,611	\$0	\$0	-	\$ -	
Total Office Rental Income		12,296	\$9,215	\$110,580	6,118	\$ 18.07	
Rental Income From Owner-Occupant/s:			\$8,040	\$75,600	4,961	\$ 15.24	
Rental Income From Third Party Tenants:			\$2,915	\$34,980	2,201	\$ 15.89	
			\$10,955	\$110,580	7,162		
Other Income - Parking Lease	4 spaces			\$1,000			9/30/2027
Total Building Income				\$111,580			

Note (1):

- Modified Gross Lease Rate includes base rent, operating expenses, real estate taxes, gas (heat), electric (a/c), water and sewer expense.
- Tenants pay for their own premises cleaning and separately metered electricity for overhead lights and convenience outlets.

Note (2):

- Lower-level office space last occupied several years ago by an accounting firm; currently used for file storage by owner at no charge. No elevator service.

Note (3):

- Represents \$1,000/year parking income from new annual lease with adjacent building owner.
- Said parking lease is paid in 2 installments each year and can be terminated by either party after 10/30/2022 upon 180 days advance written notice to the other.

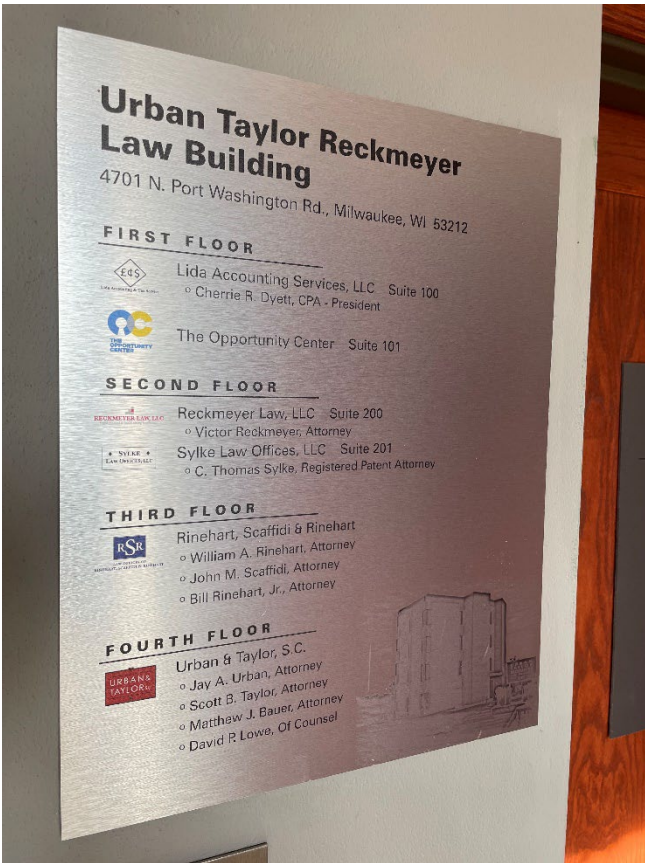
PROPERTY PHOTOGRAPHS



Building signage along N. Port Washington Road



Main lobby



Building Directory – Quality Tenant Roster



Simple, smartly finished elevator cab

PHOTOGRAPHS



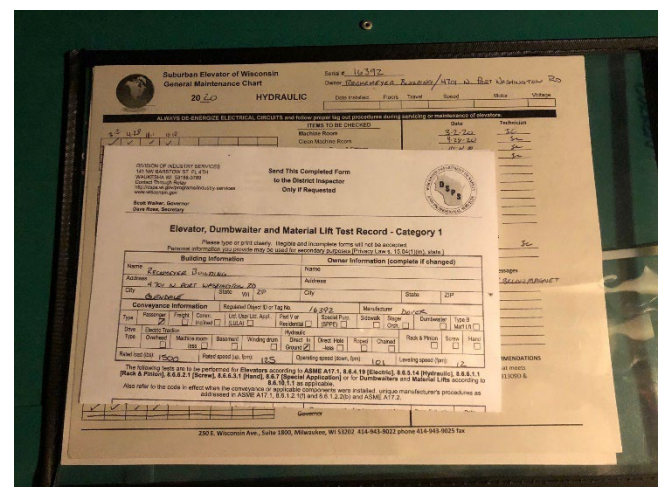
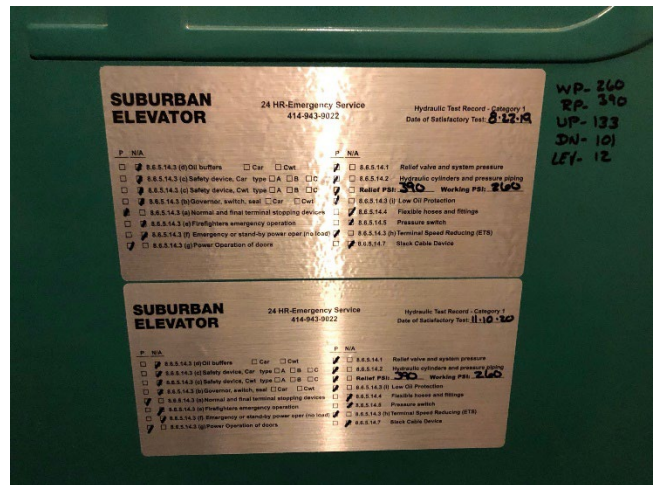
Typical floor lobby area



Dedicated men's and women's restrooms on each floor



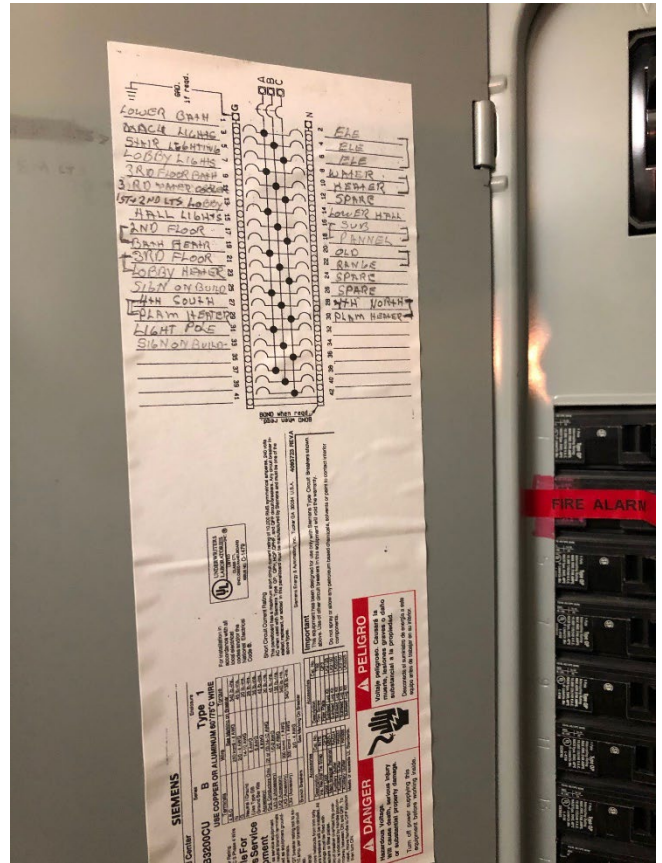
Properly maintained hydraulic elevator



PHOTOGRAPHS



Finished basement/lower level office space currently
Used for owner's record storage.





4701 NORTH PORT WASHINGTON ROAD
GLENDALE, WI

PHOTOGRAPHS

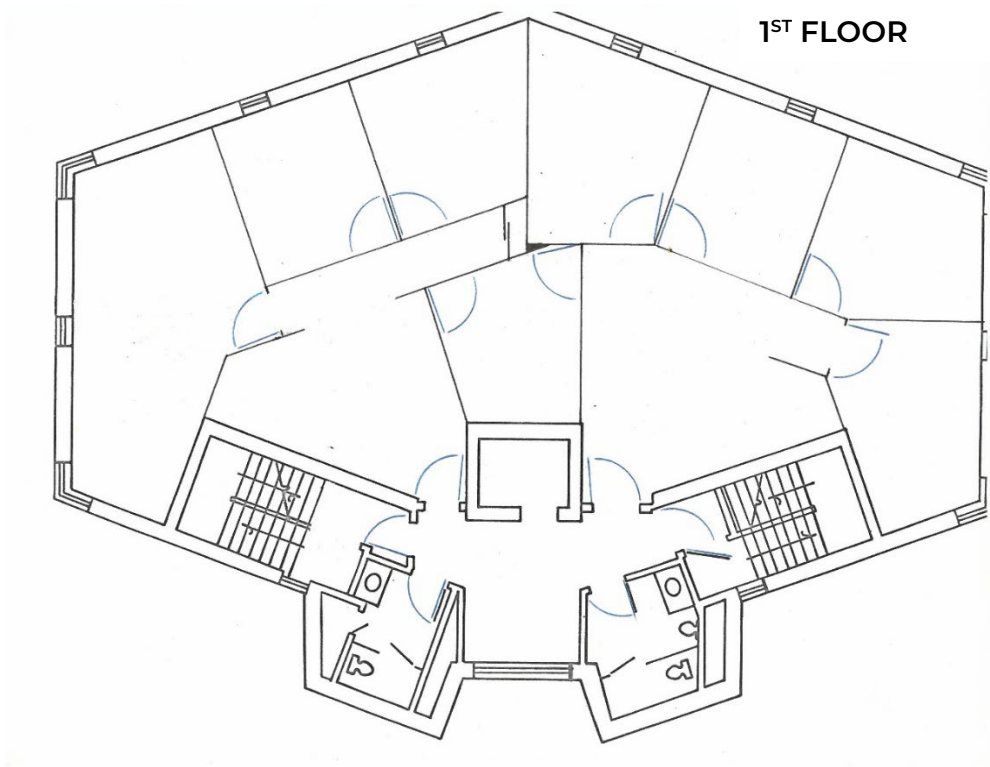
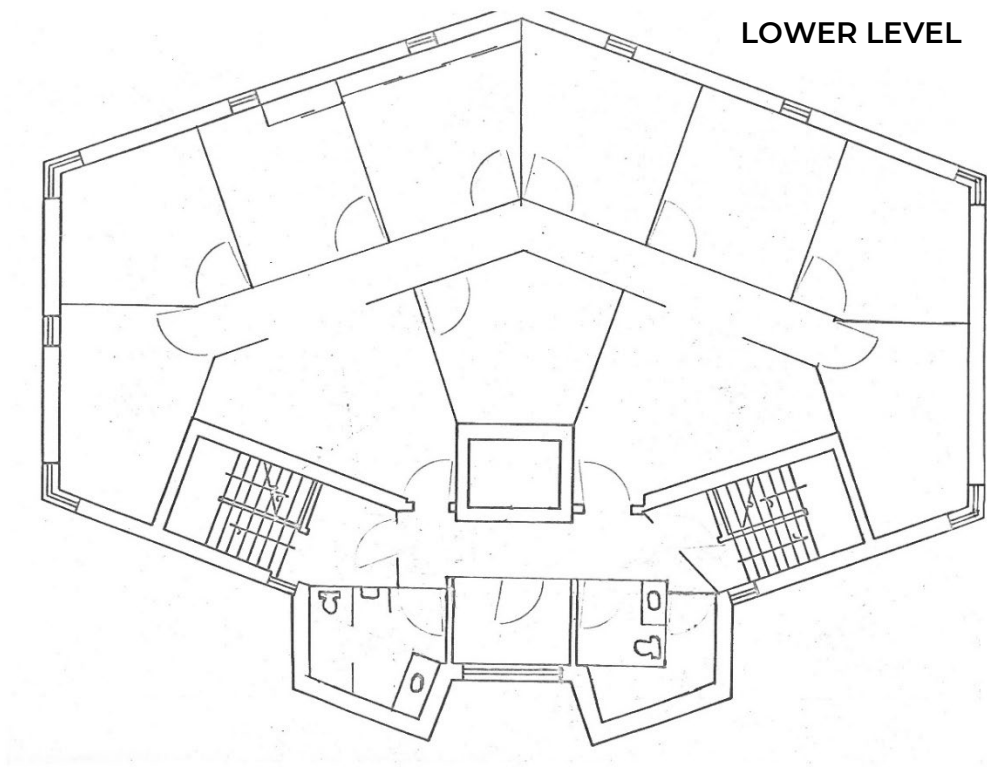


Precast flooring

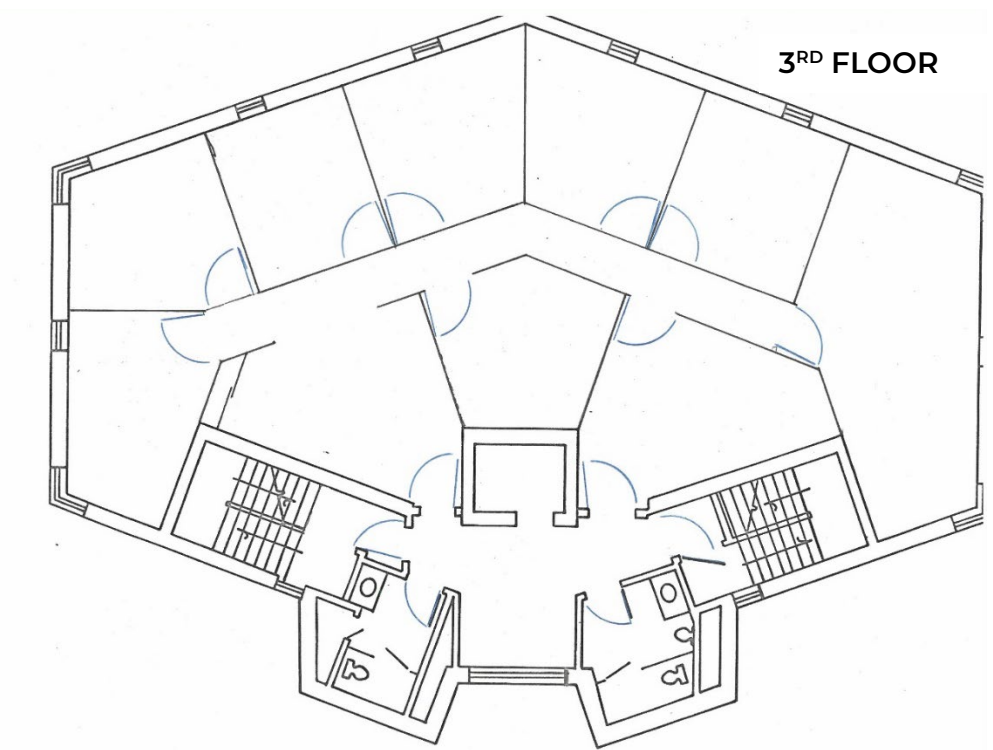
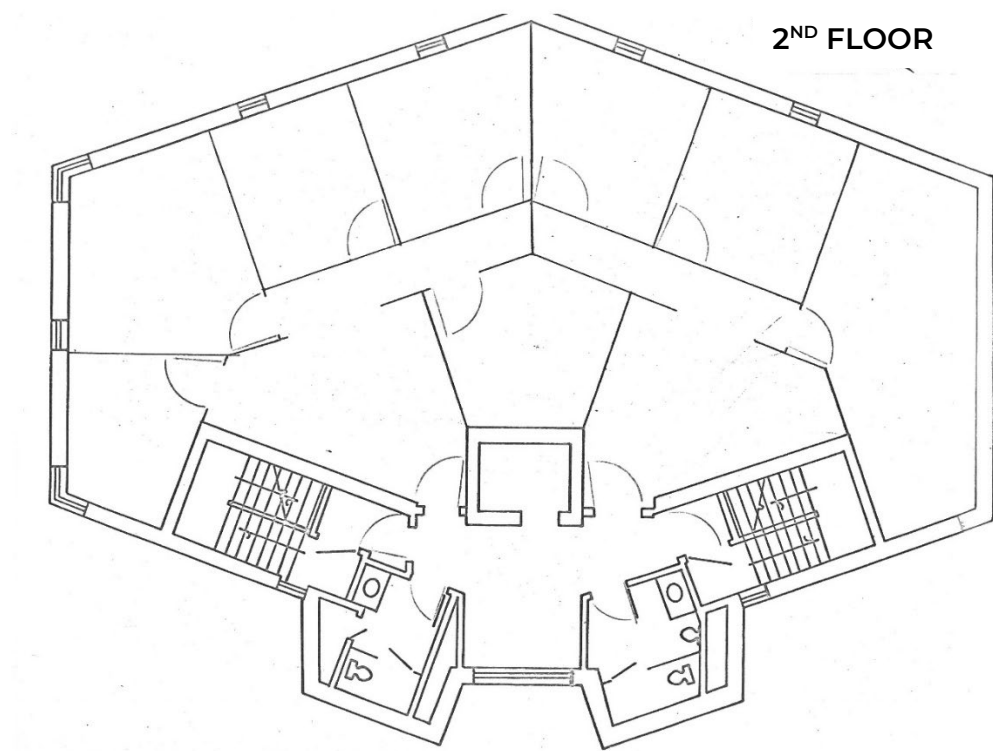


Holiday Inn & RiverCenter Conference Facility and Anchorage Restaurant

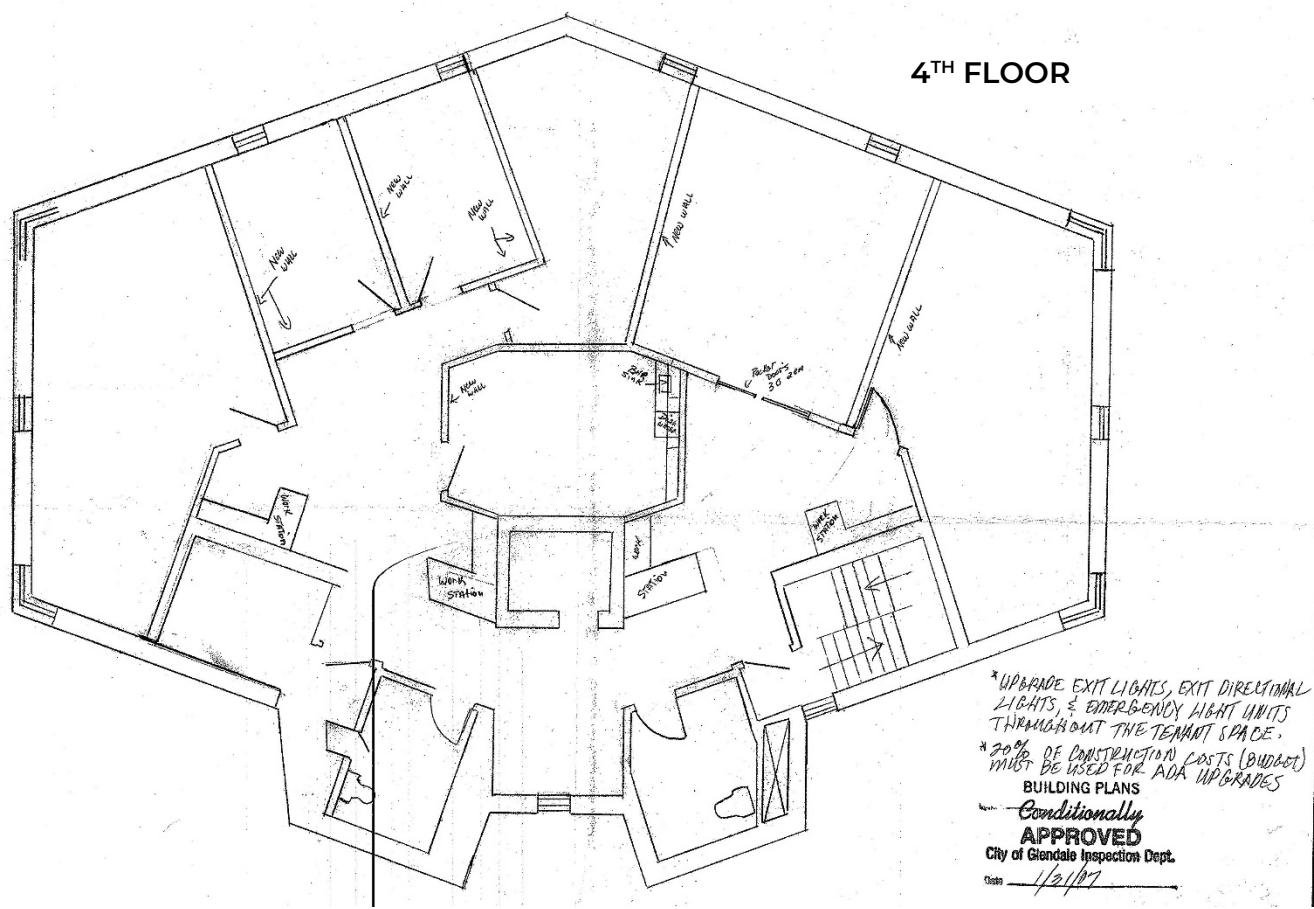
FLOOR PLANS – APPROXIMATE EXISTING CONDITIONS



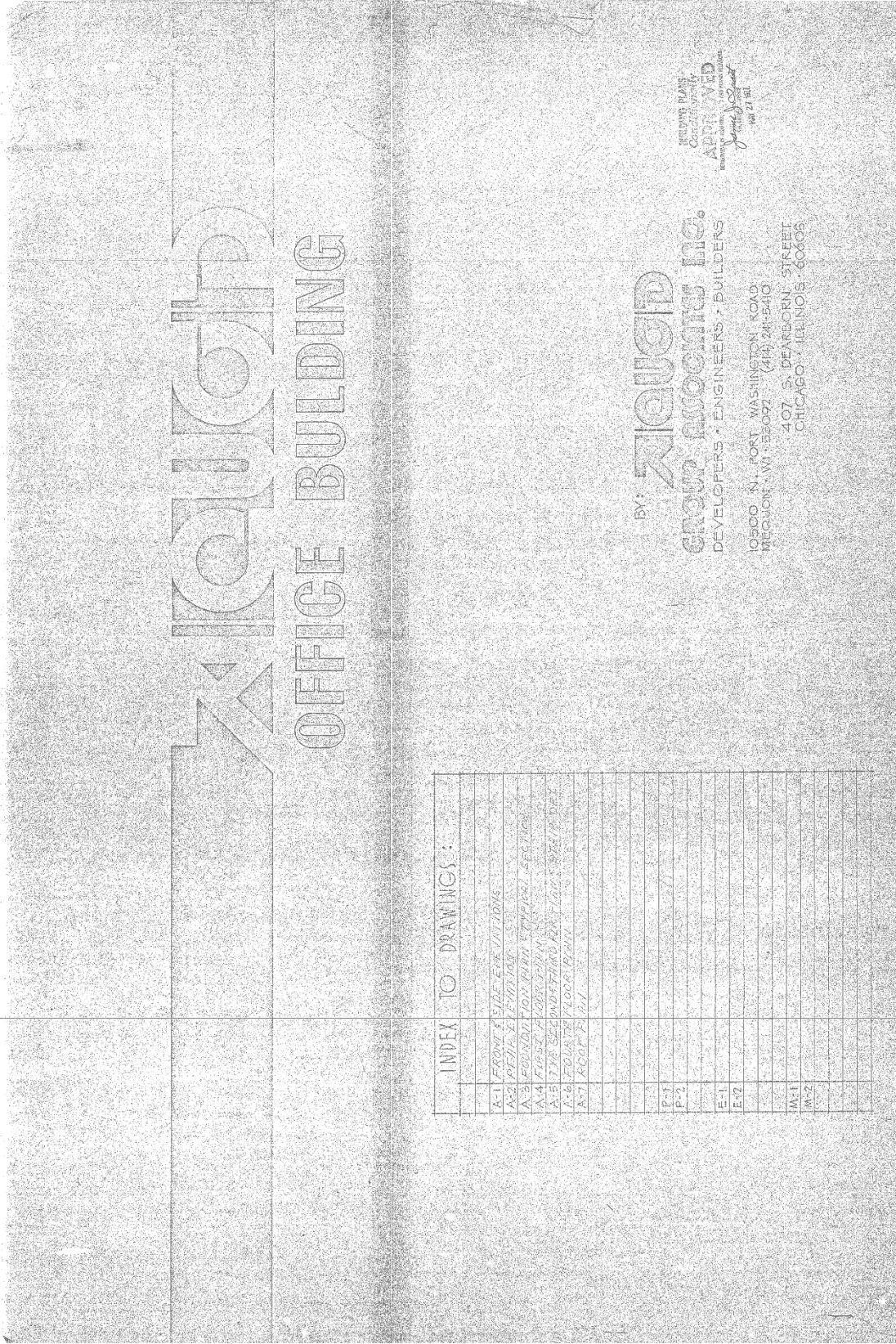
FLOOR PLANS – APPROXIMATE EXISTING CONDITIONS



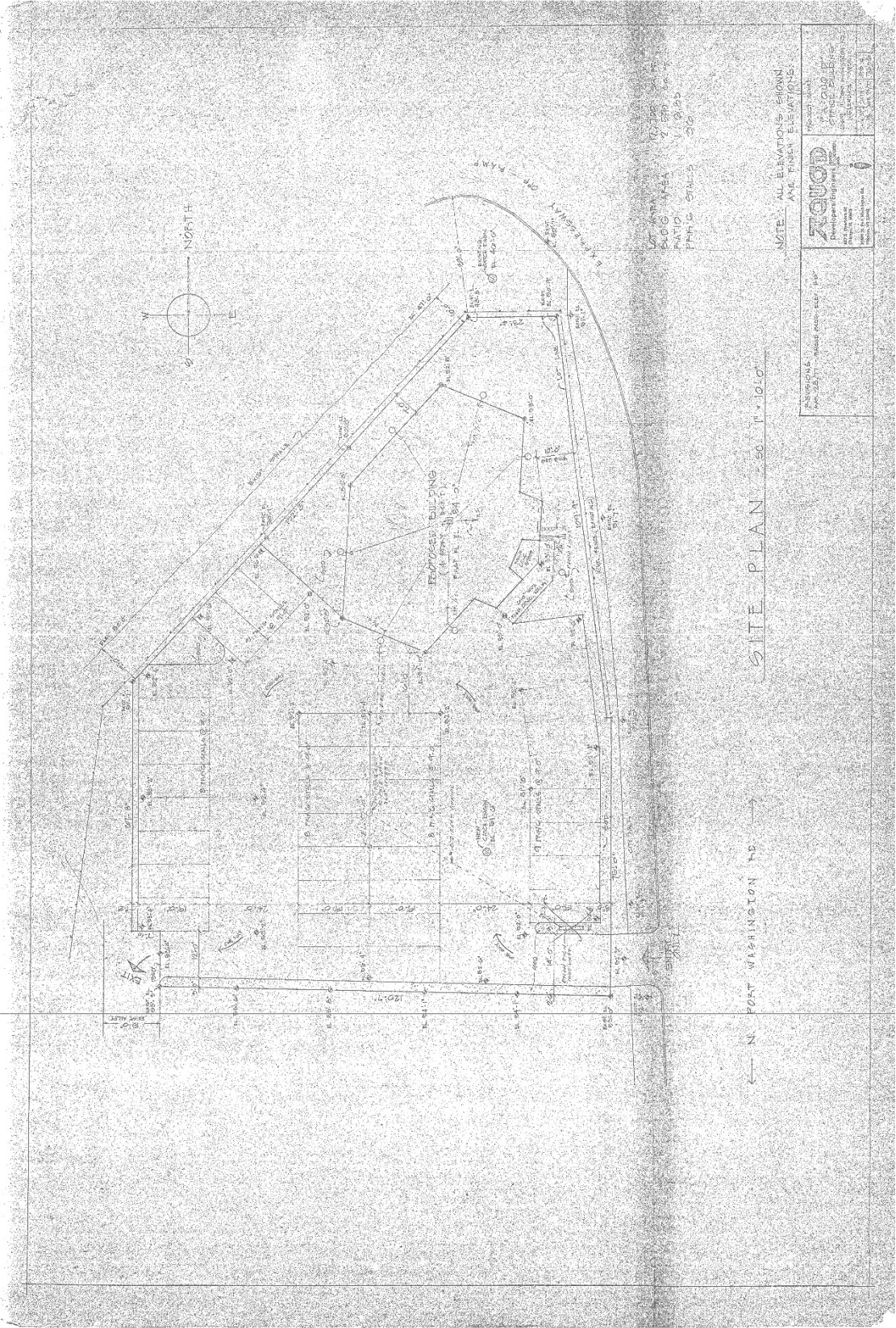
FLOOR PLANS – EXISTING CONDITIONS



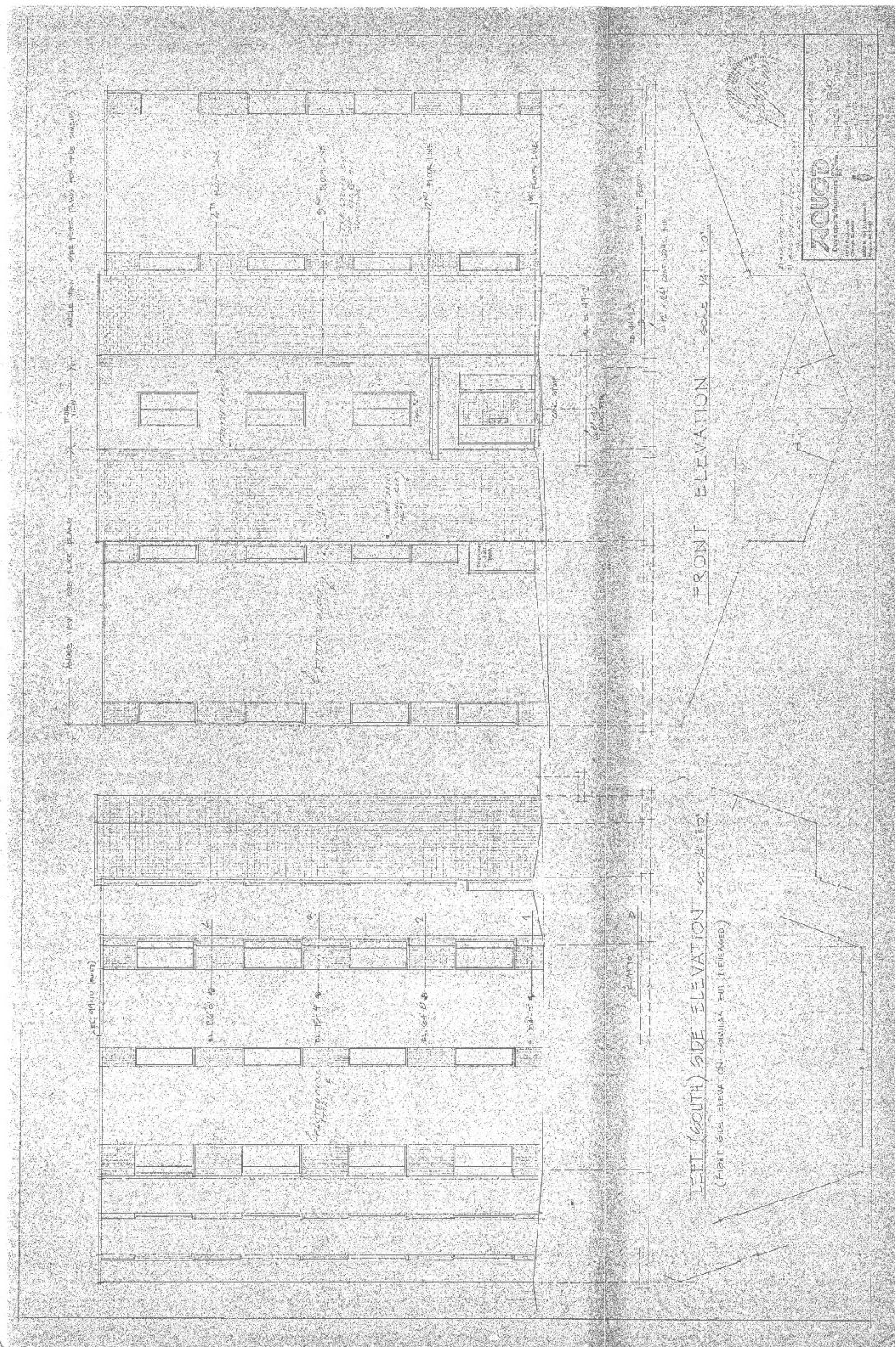
BUILDING PLANS – ORIGINAL 1977



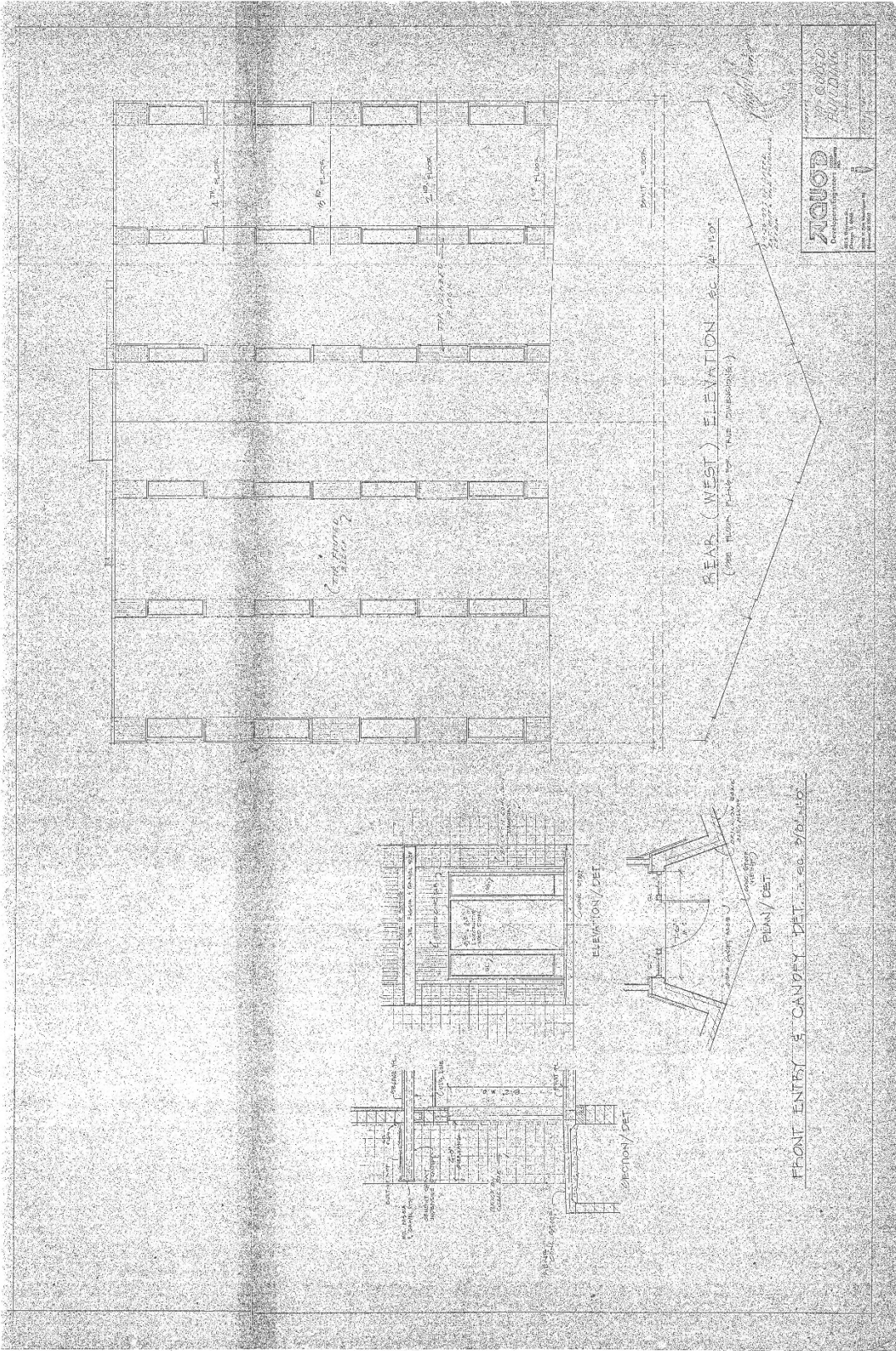
BUILDING PLANS – ORIGINAL 1977



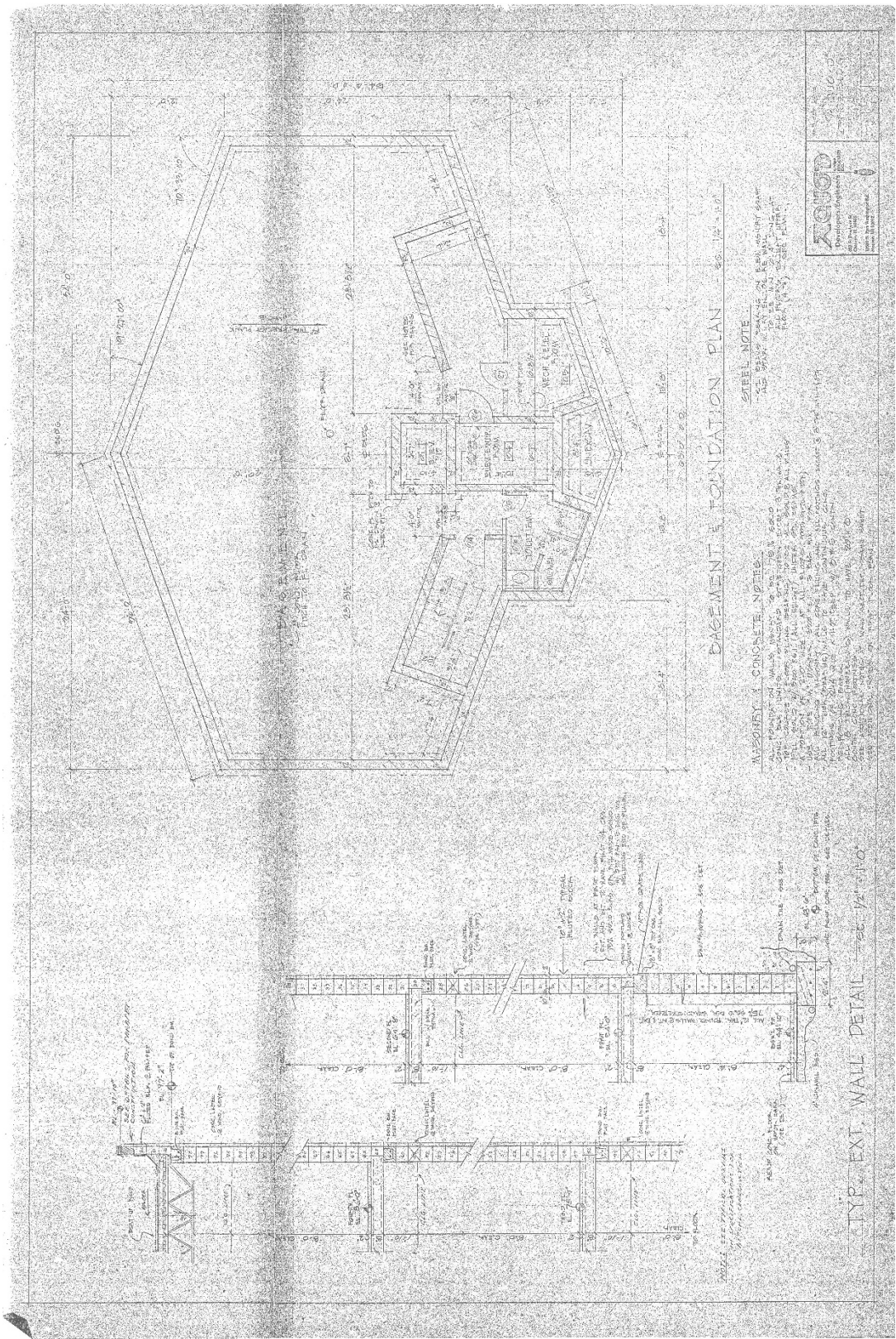
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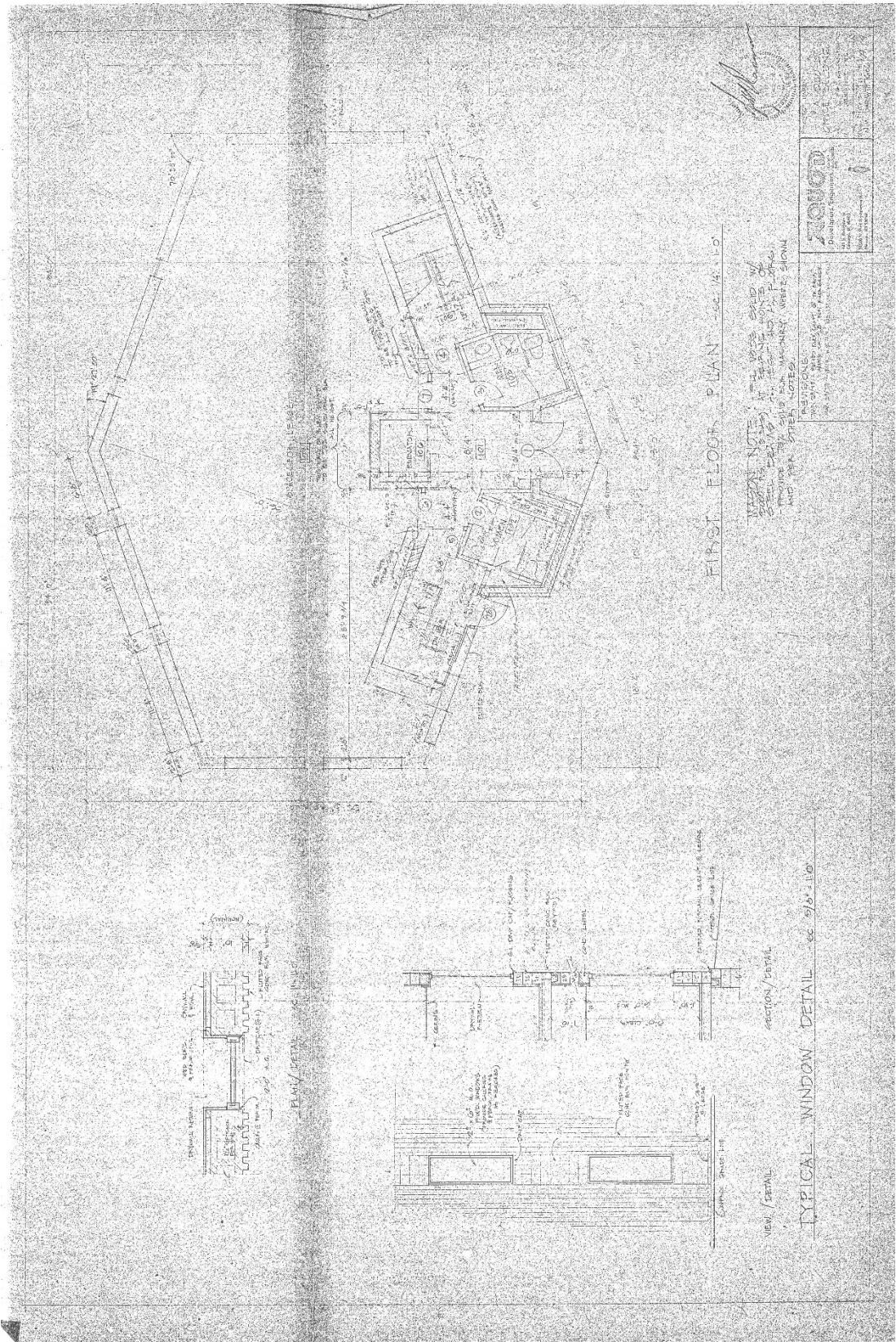
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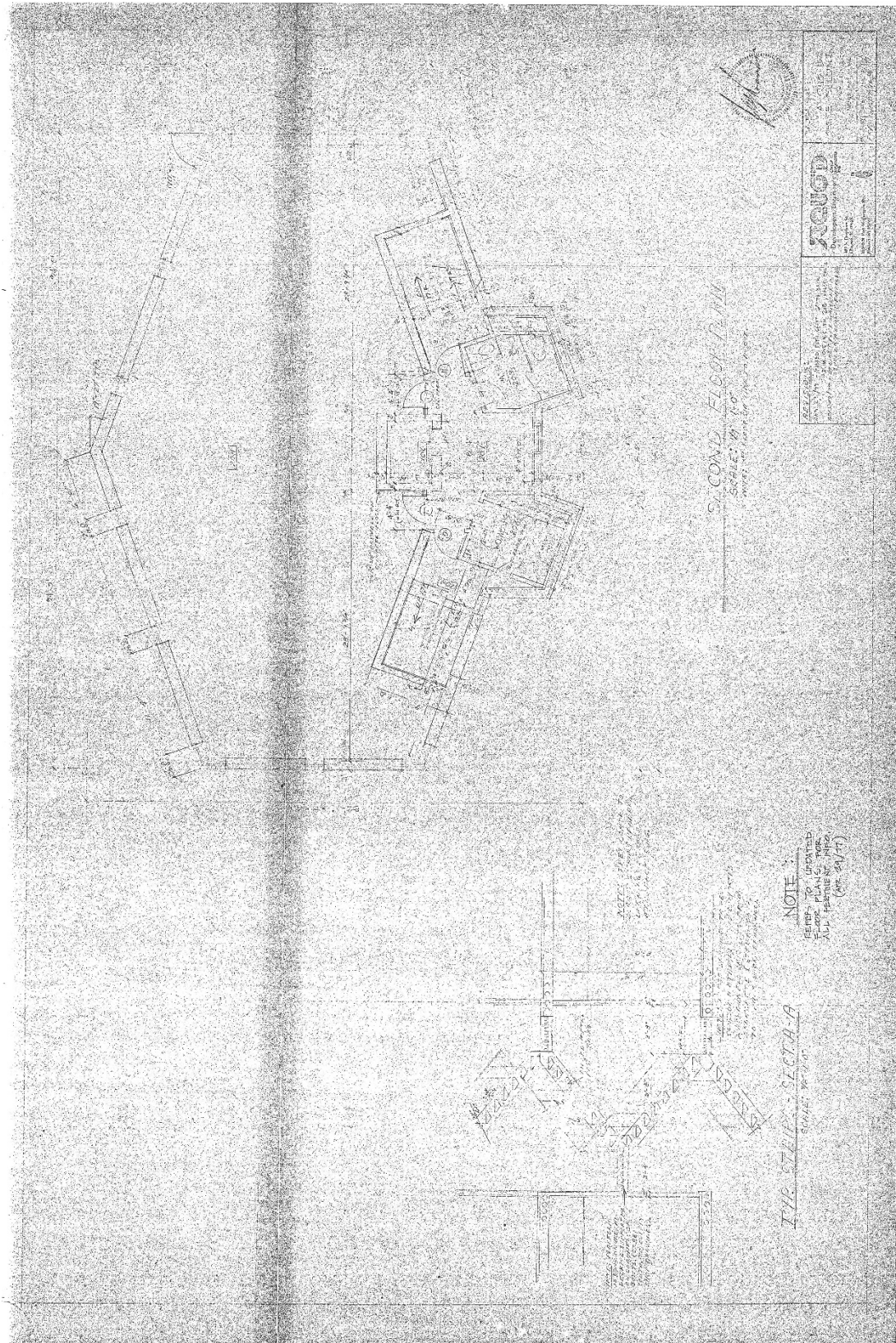
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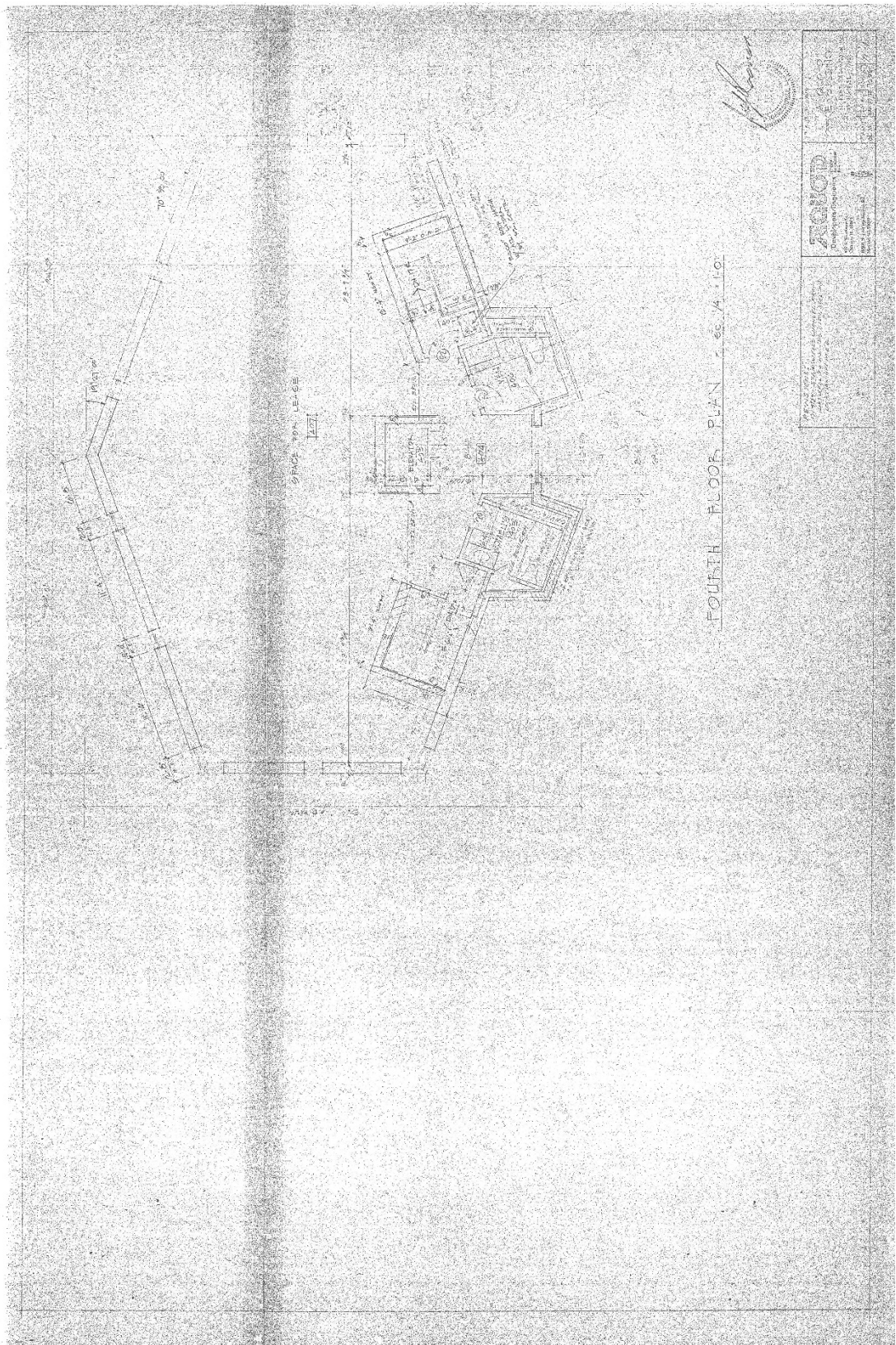
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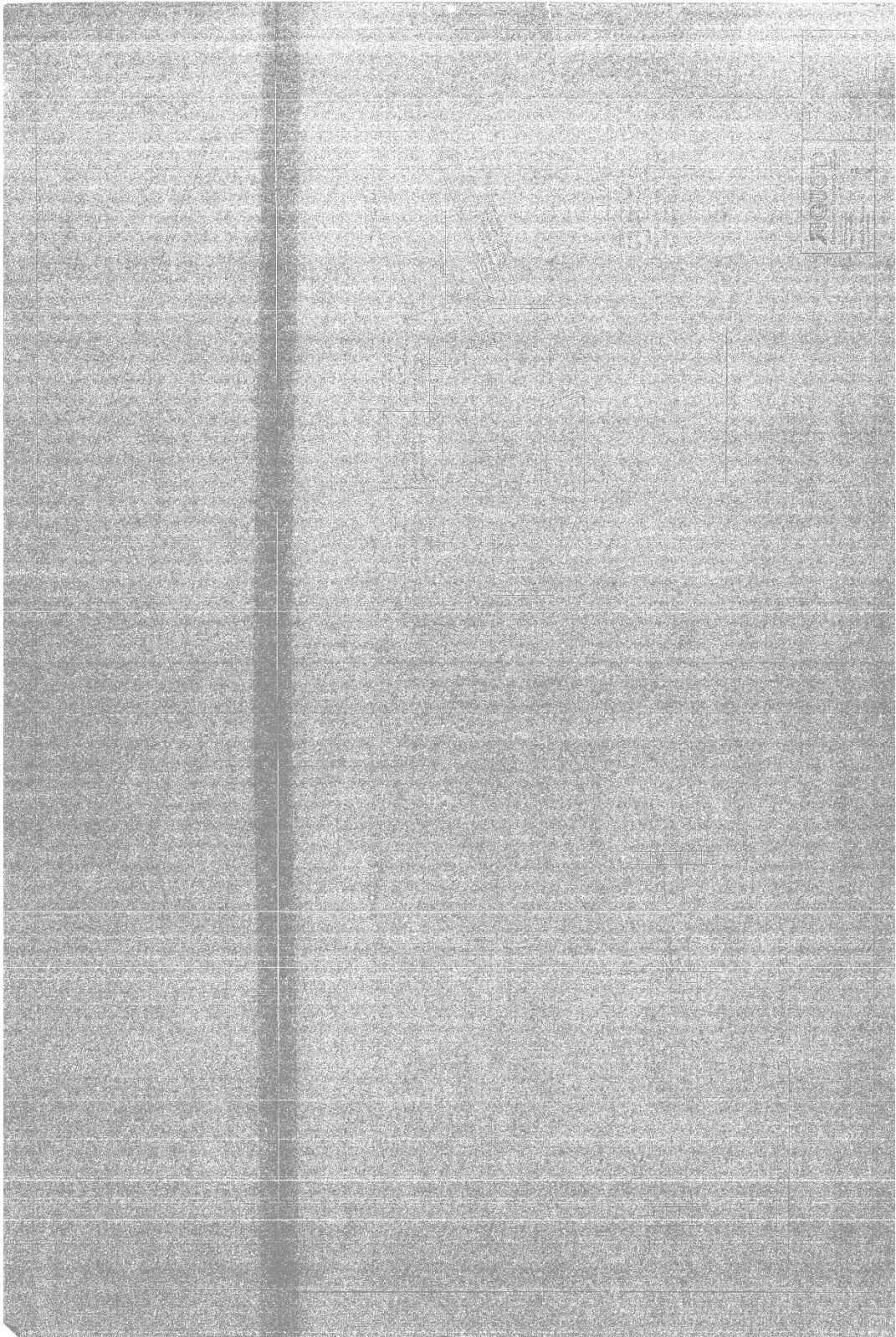
BUILDING PLANS – ORIGINAL 1977



BUILDING PLANS – ORIGINAL 1977



BUILDING PLANS – ORIGINAL 1977



PROPERTY PARCEL REPORT



Milwaukee County GIS and Land Information

PARCEL REPORT FOR: 4701 N PORT WASHINGTON RD

Parcel Information

TAXKEY: 2331008001

ADDRESS: 4701 N PORT WASHINGTON RD

MUNICIPALITY: Glendale

OWNER(S): FOR THE SKY L L C

ACRES: 0

PARCEL TYPE: Single Taxkey



Tax Address: FOR THE SKY L L C		Owner(s): O = Current Owner, C = Current Co-Owner O - FOR THE SKY L L C	
4701 N PORT WASHINGTON RD GLENDALE WI 53212-1090		Property Address(es): * = Primary * 4701 N PORT WASHINGTON RD	
Districts: SC = School SP = Special			
Type	Dist #	Description	
SC	2184	GLENDALE-RIVER HILLS	
SC	2177	NICOLET UHS	
		SALES TAX CREDIT	
SP	5020	MMSD	
Abbreviated Description:		Acres: 0.000	
(See recorded documents for a complete legal description.)			
ASSESSMENT SUBD. #74 NW 1/4 SEC 5-7-22 N. 15' LOT 16 & ALL OF LOT 17, & PT OF LOT 18; COM 1.57' W OF SE COR OF SD LOT; TH W 126.54'; N 7.67'; N 42D 14' E 132.64'; N 89D47M30S E 23.34'; S 7D20M30S E 109.71' TO POB, BLK 2 & VAC ALLEY ADJ. SD LOTS 17 & 18			
Parcel History:		Date	Doc #
		01/09/2007	9365795
		12/31/2004	8963835
		Vol/Page	Type
			WD
			QCD
Plat: * = Primary		Tract: (S.T.R. 40% 190% GL)	
* N/A-NOT AVAILABLE		05-07N-22E	
		Block/Condo Bldg:	

LEGAL DESCRIPTION:

ASSESSMENT SUBD. #74 NW 1/4 SEC 5-7-22 N. 15' LOT 16 & ALL OF LOT 17, & PT OF LOT 18; COM 1.57' W OF SE COR OF SD LOT; TH W 126.54'; N 7.67'; N 42D 14' E 132.64'; N 89D47M30S E 23.34'; S 7D20M30S E 109.71' TO POB, BLK 2 & VAC ALLEY ADJ. SD LOTS 17 & 18

2025 SUMMARY		Bill #: 190691	Fair Market Value: 916,300
Valuations:		Last Changed: 10/07/2024	
Description	Class	Acres	Total
COMMERCIAL	G2	0.413	884,500
		Land	Improve
		193,800	690,700
Totals for 2025:		General Property	Woodland
		0.413	884,500
		0.000	0
Totals for 2024:		General Property	Woodland
		0.413	884,500
		0.000	0
Lottery Credit:		Claim Count:	0

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

2025 PROPERTY TAX & ASSESSMENT DETAIL

CITY OF GLENDALE
TREASURER, CITY OF GLENDALE
5909 N MILWAUKEE RIVER PKWY
GLENDALE WI 53209-3815
414-228-1700

STATE OF WISCONSIN
2025 REAL ESTATE PROPERTY TAX
CITY OF GLENDALE
MILWAUKEE COUNTY

Parcel #: 2331008001

Bill No: 190691

Full Payment of:	\$18,576.43
or First Installment of:	\$6,315.99
Due on or Before:	January 31, 2026
Remit Check to:	TREASURER, CITY OF GLENDALE

Installments may be paid as follows:
 \$6,315.99 due by January 31, 2026
 \$6,130.22 due by March 31, 2026
 \$6,130.22 due by May 31, 2026

IMPORTANT: This description covers your property. This is for property tax bill only and may not be a full legal description.

05-07N-22E Acres: 0.000
ASSESSMENT SUBD. #74 NW 1/4
SEC 5-7-22 N. 15' LOT 16 & ALL
OF LOT 17, & PT OF LOT 18; COM
1.57' W OF SE COR OF SD ...

190691 2331008001 1689
FOR THE SKY L L C
4701 N PRT WASHINGTON RD
GLENDALE WI 53212-1090

Property Address: 4701 N PORT WASHINGTON RD

CITY OF GLENDALE

MILWAUKEE COUNTY

2025 REAL ESTATE PROPERTY TAX

Assessed Value Land	Ass'd Value Improve	Total Assesmt. Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	A star in this box means unpaid prior year taxes.
193,800	690,700	884,500	0.965	200,800	715,500	916,300	
	2024	2025	2024	2025		Gross Property Tax	18,673.73
Taxing Jurisdiction	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax	% Tax Change	First Dollar Credit	-97.30
MILWAUKEE COUNTY	1,673,536	1,711,580	3,753.16	3,849.20	2.6	Lottery Credit	-
CITY OF GLENDALE	2,000,821	2,171,349	5,556.91	5,913.54	6.4	Net Property Tax	18,576.43
NICOLET UHS	1,154,205	1,149,401	4,173.51	3,131.43	-25.0		
GLENDALE-RIVER HILLS	2,042,339	4,035,561	4,926.91	4,862.83	-1.3		
MMSD			1,119.46	1,143.74	2.2		
SALES TAX CREDIT			-910.22	-934.52	2.7		
MATC	1,748,528	1,724,993	724.49	707.51	-2.3		

1977 ORIGINAL PLAT OF SURVEY

Plat of Survey

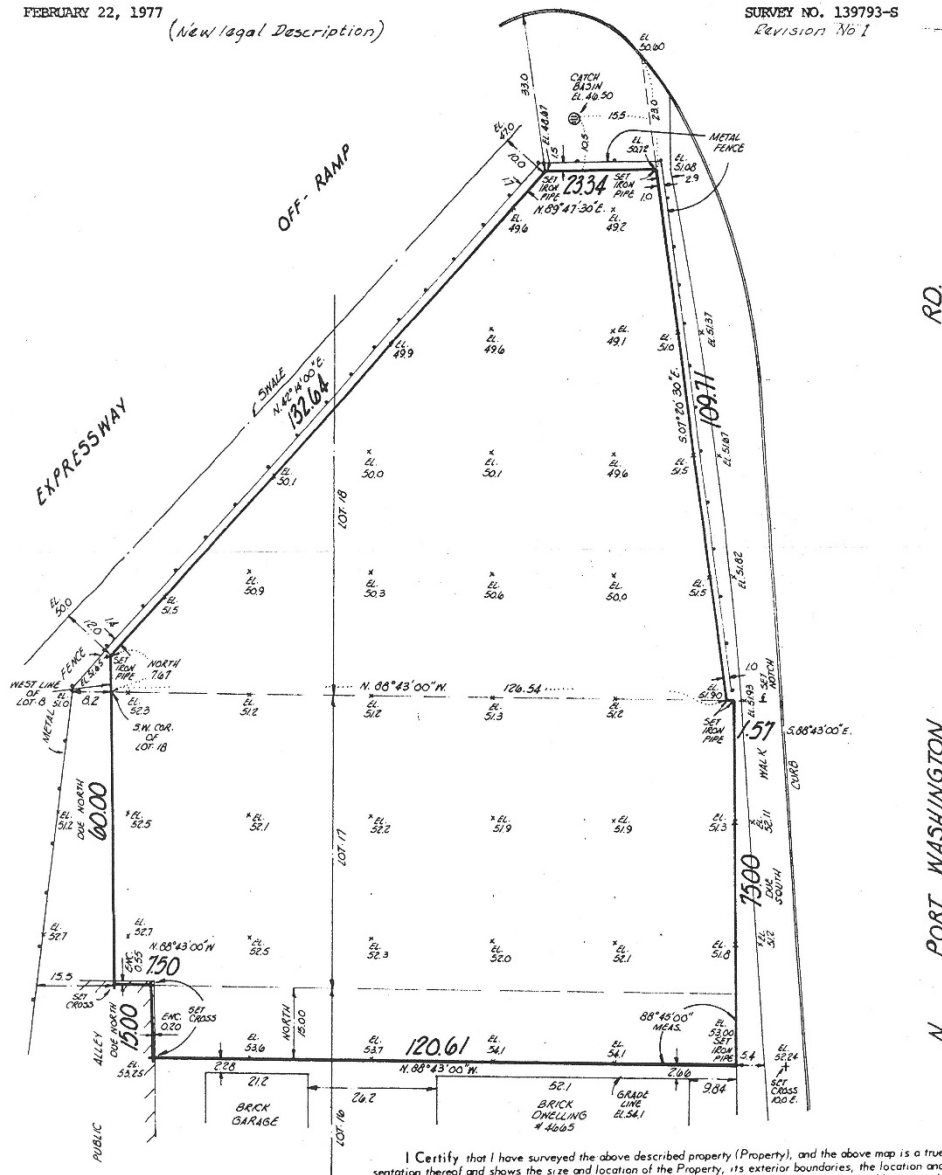
Known as North Port Washington Road, in the City of Glendale, Wisconsin
The North 15.00 ft. of Lot 16 and all of Lot 17 and that part of Lot 18 in Block 2 in ASSESSMENT SUBDIVISION NO. 74, being a Subdivision of a part of Lot 129 in Constock and Williams' Subdivision of Government Lots 1 to 5, inclusive, in Section 5 and the SE 1/4 of Section 5 and the NW 1/4 of Section 4, T 7 N, R 22 E, in the City of Glendale, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of said Lot 18; thence due North along the West line of Lot 18 aforesaid and along the center line of vacated alley 7.67 ft. to a point; thence North 42° 14' 00" East 132.64 ft. to a point, thence North 89° 47' 30" East 23.34 ft. to a point; thence South 07° 20' 30" East 109.71 ft. to a point in the South line of said Lot 18; thence South 88° 43' 00" East 1.57 ft. to a point; thence due south along the East line of Lots 17 and 16 aforesaid 75.00 ft. to a point; thence North 88° 43' 00" West 120.61 ft. to a point; thence due North 15.00 ft. to a point; thence North 88° 43' 00" West 7.50 ft. to a point; thence due North 60.00 ft. to the point of commencement.

FEBRUARY 22, 1977

(New legal Description)

SURVEY NO. 139793-S

Revision No 1



I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Kenneth E. Rube
SURVEYOR



3470 North 127th Street • P.O. Box 444 • Brookfield, Wisconsin, 53005 • Phone 414/781-1000

2001 PLAT OF SURVEY

PLAT OF SURVEY

PREPARED FOR: R.D. LINDNER

LOCATION: Port Washington Road, Glendale, Wisconsin

LEGAL DESCRIPTION:

PARCEL 1:

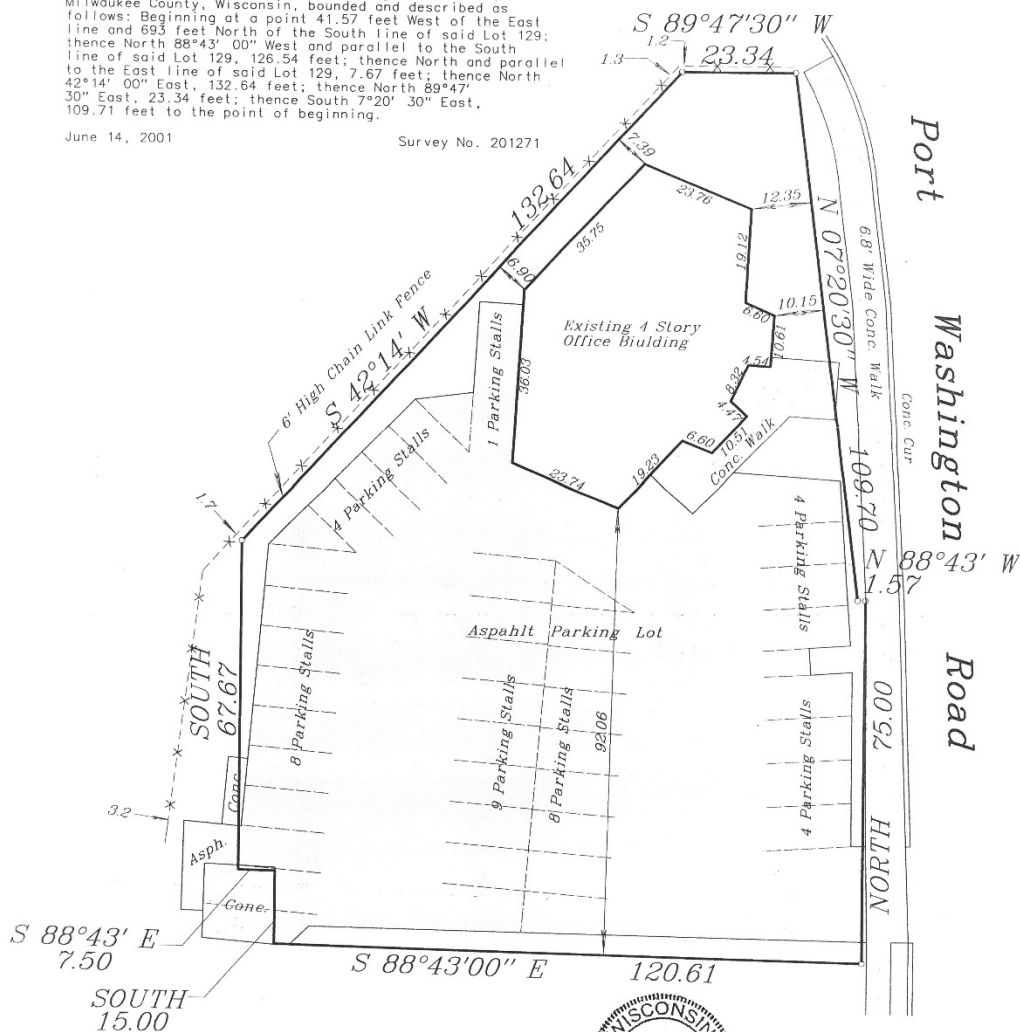
The North Fifteen (15) feet of Lot Sixteen (16), all of Lot Seventeen (17) together with the East One-half (1/2) of the vacated alley adjoining Lot Seventeen (17) on the West, all in Block Two (2), Assessment Subdivision No. 74, being a part of Lot One Hundred Twenty-nine (129), in Corstock and Williams Subdivision of Government Lots One (1) to Five (5) inclusive, in Section Five (5), South East One-quarter (1/4) of Section Four (4), in Township Seven (7) North, Range Twenty-Two (22) East, in the City of Glendale, Milwaukee County, Wisconsin.

PARCEL 2:

That part of Lot Eighteen (18), in Block Two (2), in Assessment Subdivision No. 74, being a part of Lot One Hundred Twenty-nine (129), in Corstock and Williams Subdivision of Government Lots One (1) to Five (5) inclusive, in Section Five (5), in Township Seven (7) North, Range Twenty-Two (22) East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows: Beginning at a point 41.57 feet West of the East line and 693 feet North of the South line of said Lot 129; thence North 88°43' 00" West and parallel to the South line of said Lot 129, 126.54 feet; thence North and parallel to the East line of said Lot 129, 7.67 feet; thence North 42°14' 00" East, 132.64 feet; thence North 89°47' 30" East, 23.34 feet; thence South 7°20' 30" East, 109.71 feet to the point of beginning.

June 14, 2001

Survey No. 201271



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

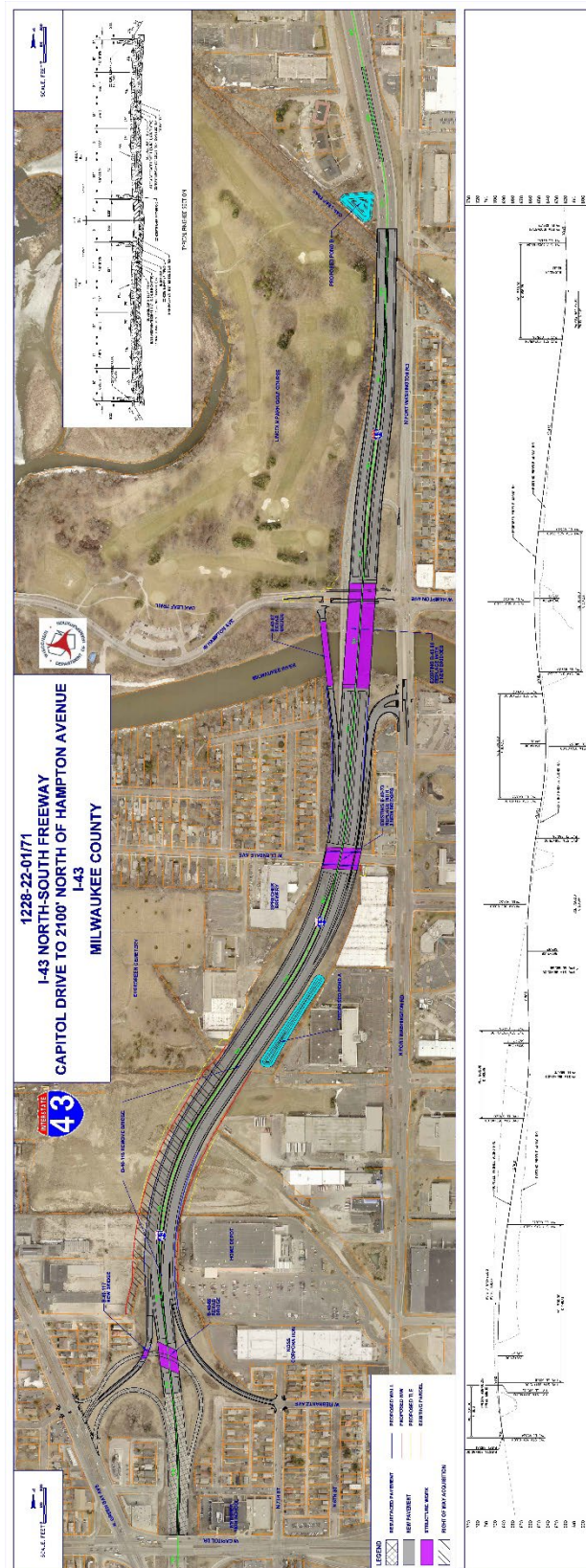
Signed



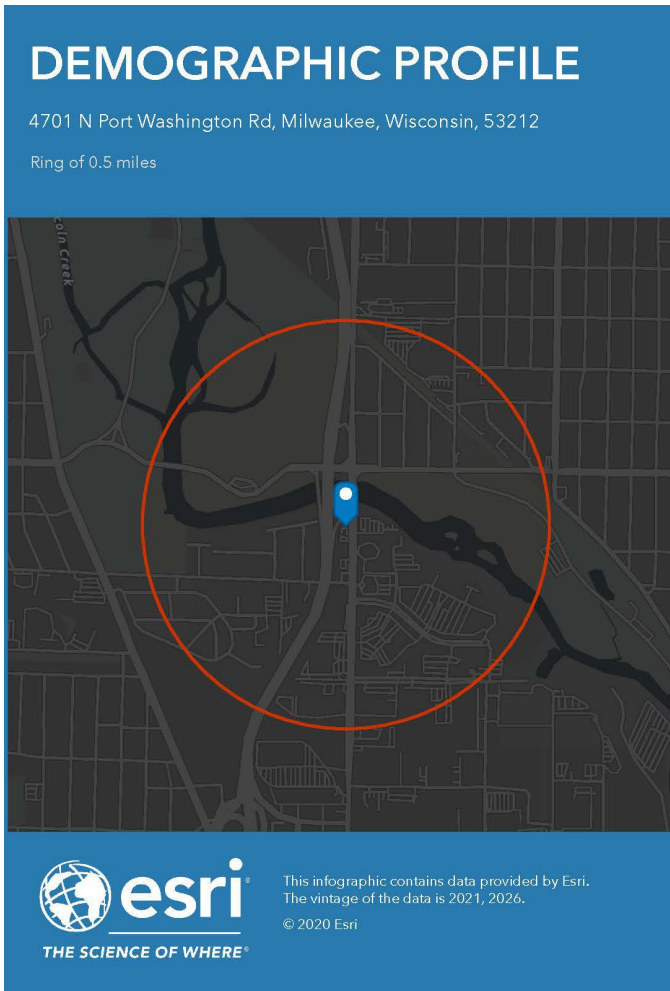
Survey No. 201271

METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 100, WAUKESHA, WI 53186
PH: (262) 782-2221 FAX: 782-4426

I43 RECONSTRUCTION



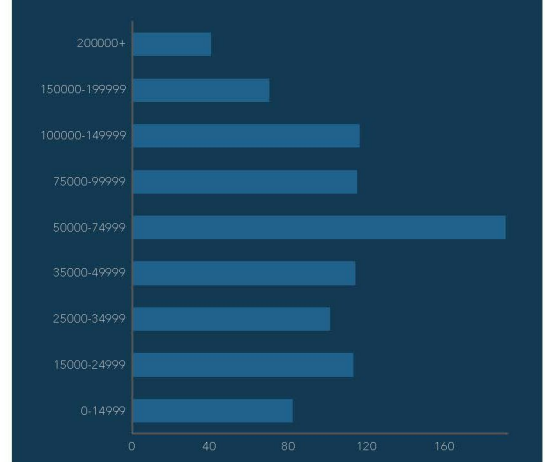
DEMOGRAPHICS – .5 MILES



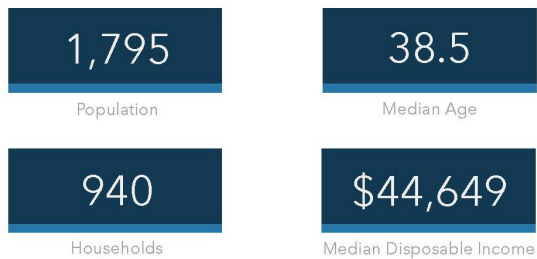
INCOME



HOUSEHOLD INCOME (\$)



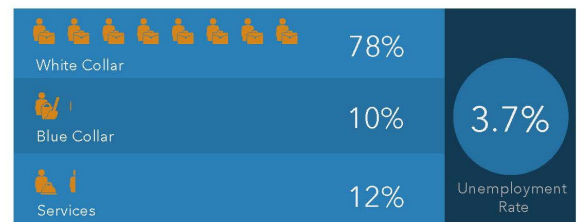
KEY FACTS



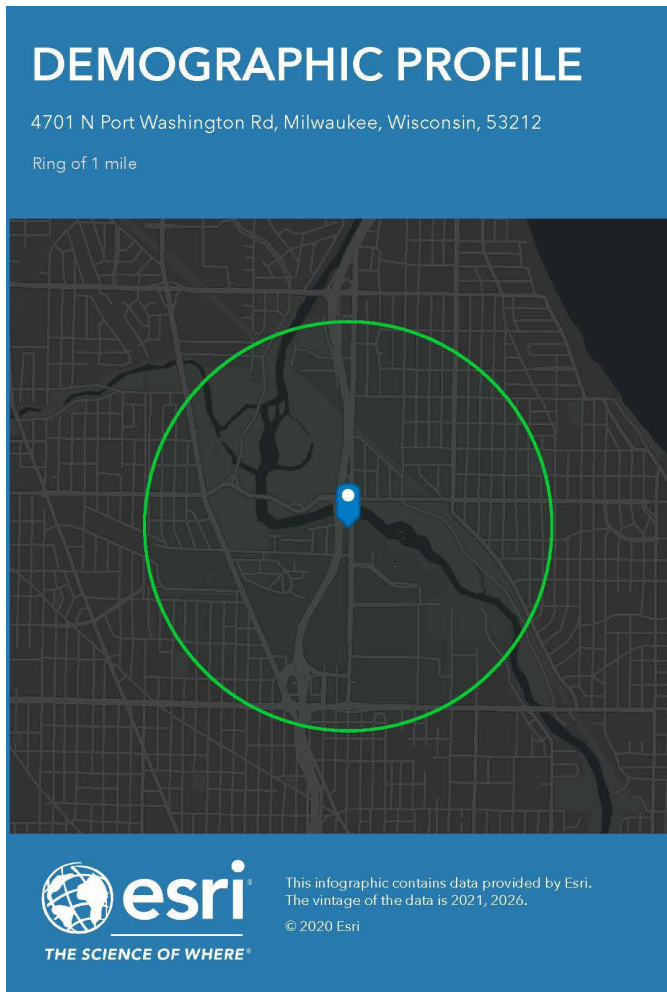
EDUCATION



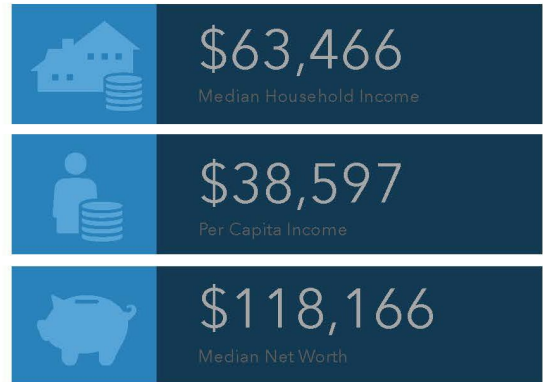
EMPLOYMENT



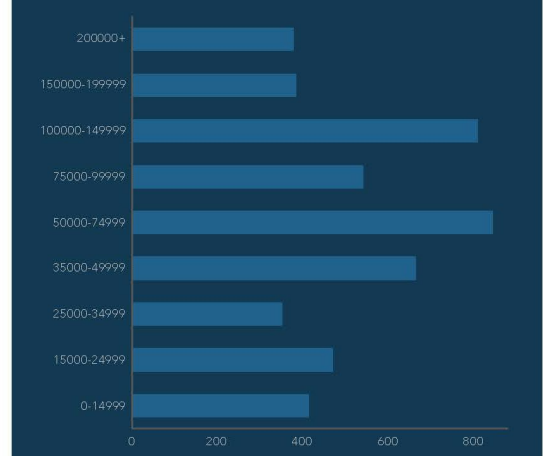
DEMOGRAPHICS – 1 MILE



INCOME



HOUSEHOLD INCOME (\$)



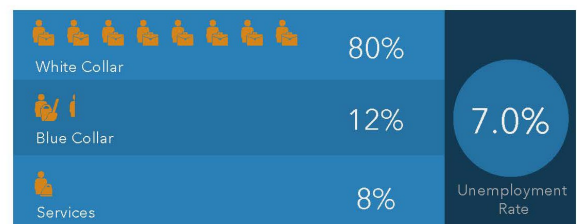
KEY FACTS



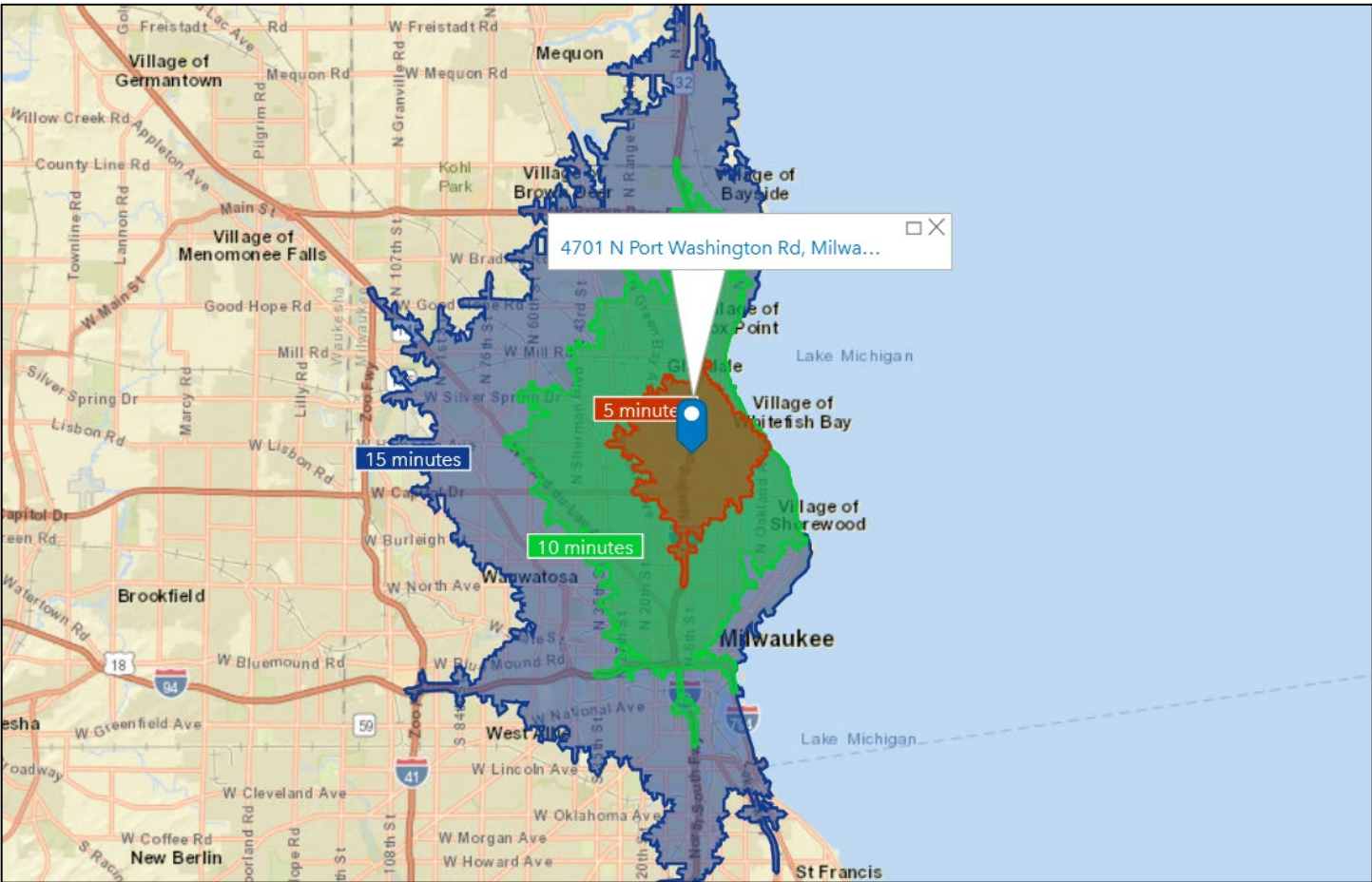
EDUCATION



EMPLOYMENT



DRIVE TIMES



4701 NORTH PORT WASHINGTON ROAD
GLENDALE, WI

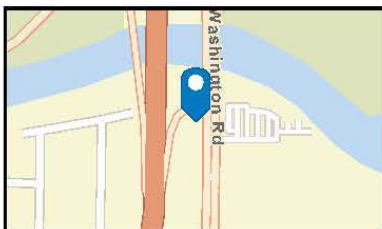
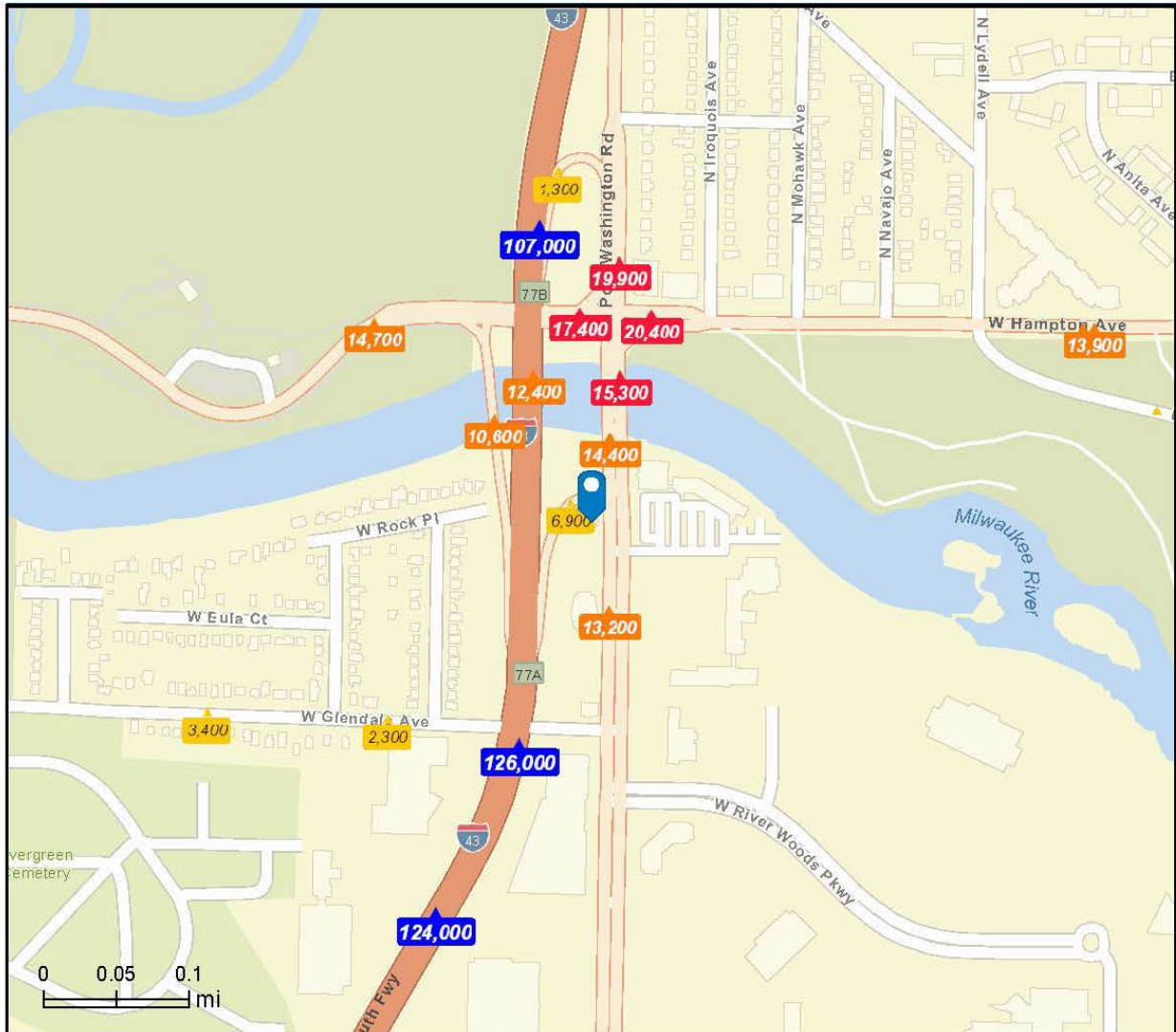
TRAFFIC COUNTS



Traffic Count Map - Close Up

4701 N Port Washington Rd, Milwaukee, Wisconsin, 53212
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.10212
Longitude: -87.91723



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).