

MEDICAL OR BUSINESS OFFICE SPACE

7270 & 7300
S. 13th Street
Oak Creek, WI 53154

Prepared By:

ALICIA ALEXANDER

Broker

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EC COMMERCIAL REAL ESTATE

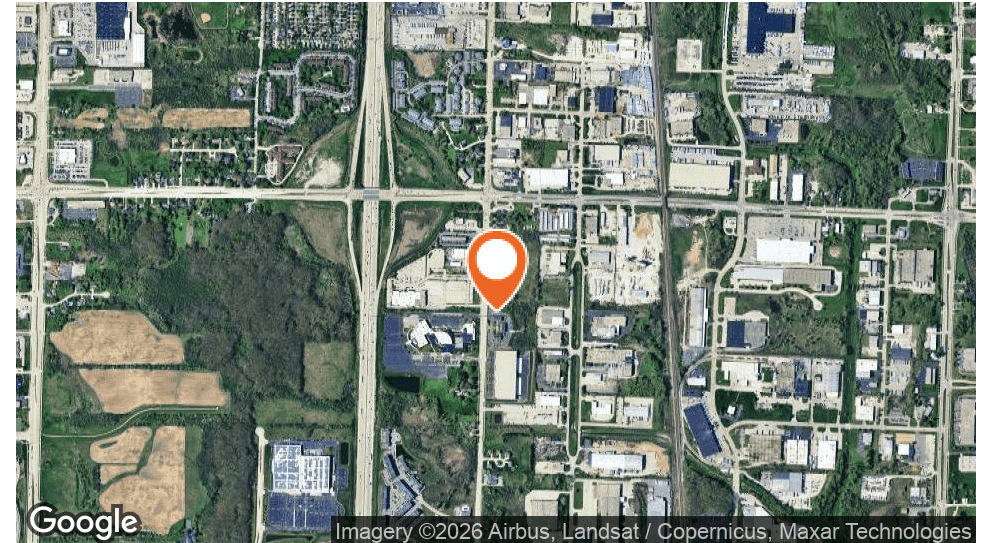
8575 W Forest Home Ave Ste 160

Greenfield, WI 53228

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OFFERING SUMMARY

Lease Rate:	\$12 - \$13 SF/yr (NNN)
CAM Rate:	\$6.79 PSF
Available SF:	800 - 2,500 SF
Building Size:	10,000 SF
Year Built:	1999
Zoning:	B-3 Office & Professional Business

ASK ABOUT RENT INCENTIVES – MINIMUM 3 YEAR LEASE

PROPERTY OVERVIEW

Located blocks away from I-94 and minutes to downtown Milwaukee, Corporate Square is in close proximity to Drexel Town Square, many area retail/restaurants, Mitchell International Airport, Amazon fulfillment center and much more with rapid growth in the area. For more information: <https://www.oakcreekwi.org/>

Property features beautiful fully irrigated grounds including a courtyard and ample unassigned parking with lit monument signage.

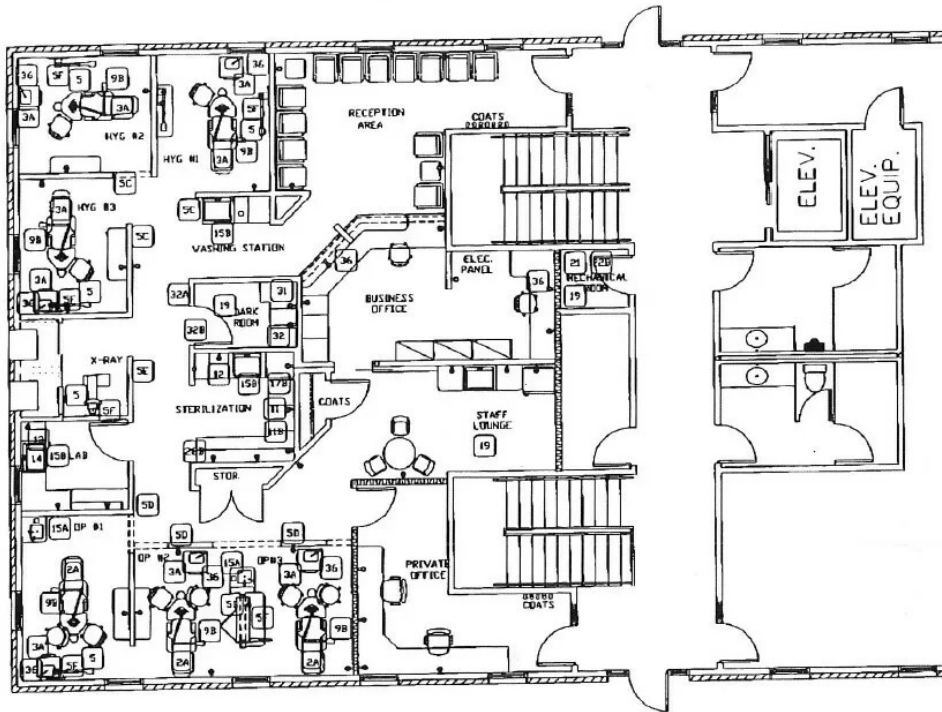
Desirable first floor suites in buildings with ADA access with interior directory signage at entrances. 24/7 Fire Alarm & Burglar monitoring with fire sprinkler systems. Each building includes common restrooms with professional janitorial services.

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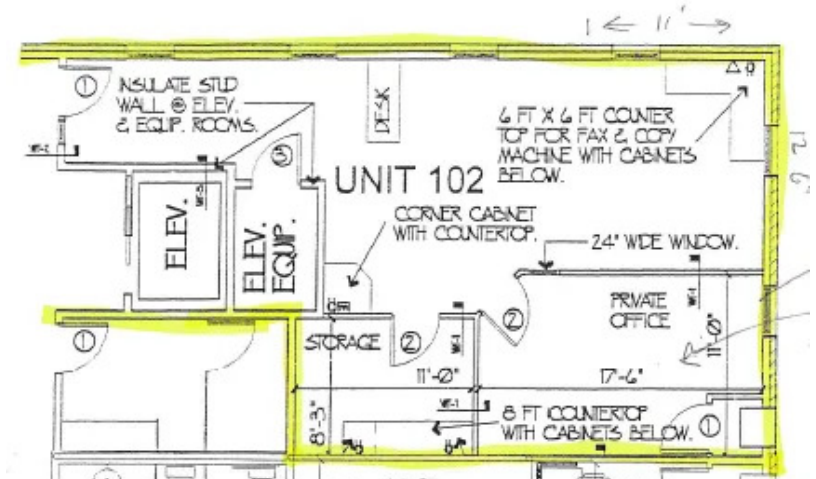


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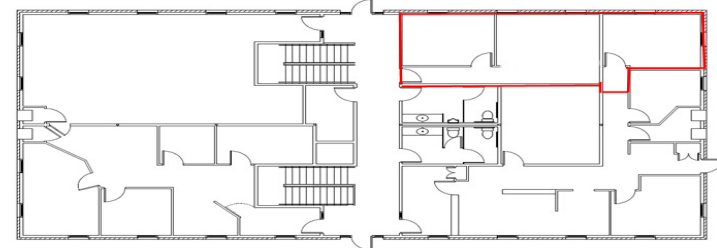
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7270 #101 - 2,500RSF



7270 #102 - 1,000RSF



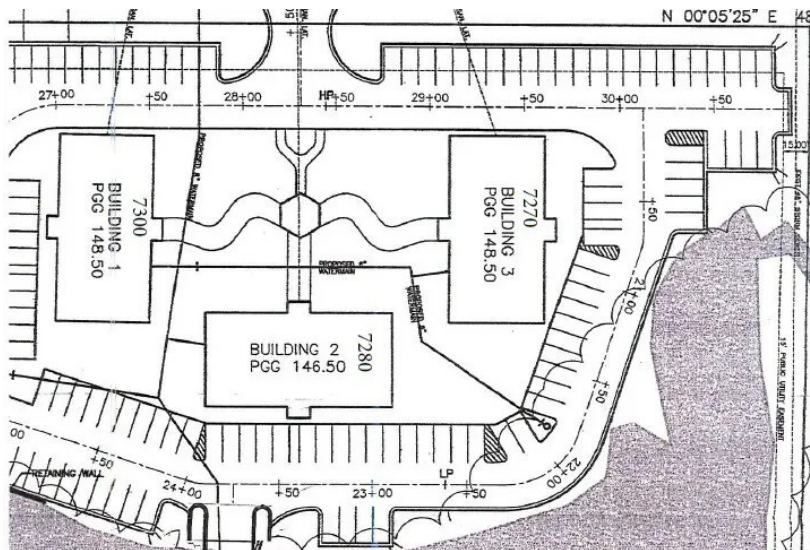
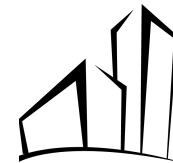
7300 #102 - 800RSF

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	800 - 2,500 SF

Lease Term:	36 months
Lease Rate:	\$12 - \$13 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7270 #101	Available	2,500 SF	NNN	\$12.00 SF/yr	Available Now: Suite features large reception area, 6 individual rooms, 1 private office, staff lounge, kitchenette & ample storage space
7270 #102	Available	1,000 SF	NNN	\$13.00 SF/yr	Available 12/1/26: Space includes reception area, open office area, 1 private office and kitchenette
7300 #102	Available	800 SF	NNN	\$13.00 SF/yr	Available 10/1/2026: 1st floor suite features a waiting room, treatment room and front office

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HOT SPOT METRO MILWAUKEE

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7270 #101



7270 #101



7270 #101



7270 #101

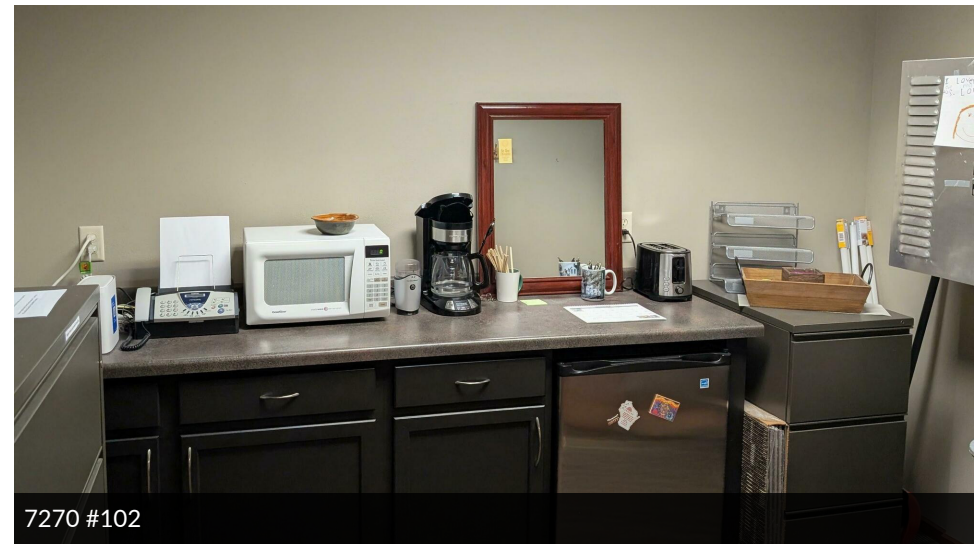
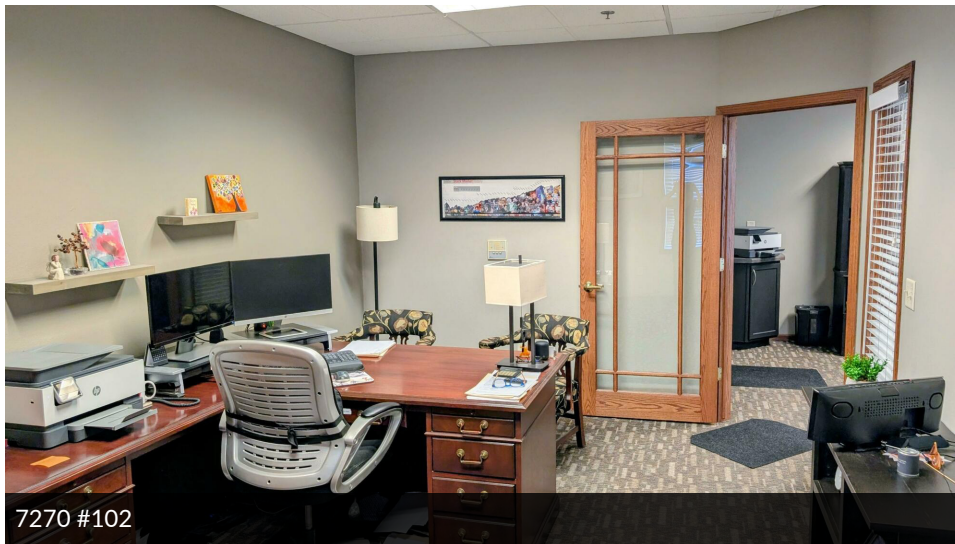
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HOT SPOT METRO MILWAUKEE

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7300 S. 13th St, Oak Creek, WI 53154



7300 #102



7300 #102



7300 #102

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Budget Detail

EC Commercial Real Estate & Forest Green Realty & Management

Properties: Corporate Square LLC - 7270 - 7300 S. 13th Street Oak Creek, WI 53154

Period Range: Jan 2026 to Dec 2026

Consolidate: Yes

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
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Corporate Square LLC - 7270 - 7300 S. 13th Street Oak Creek, WI 53154 - 2026 Budget

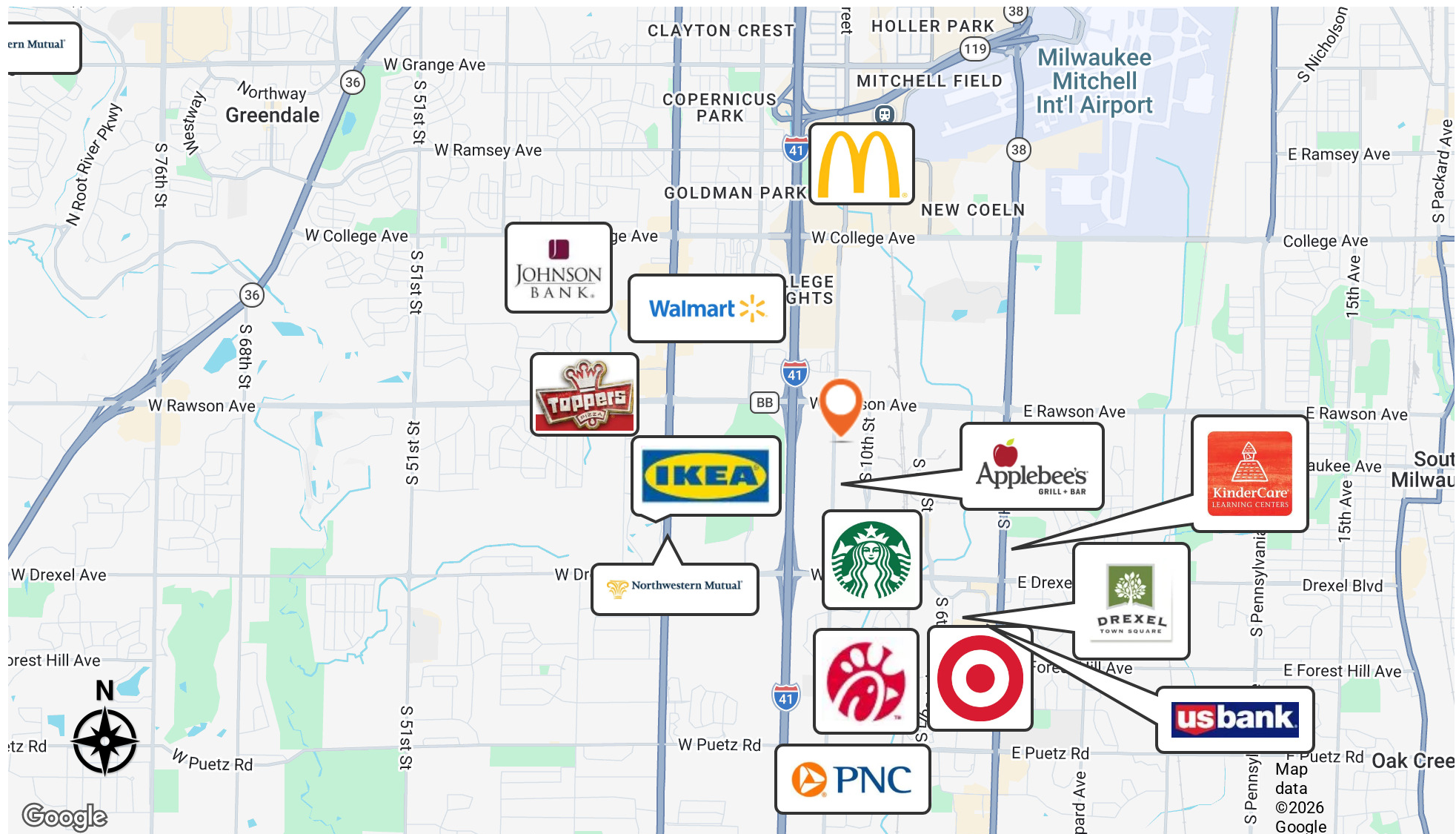
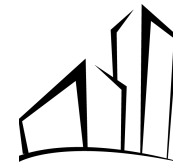
Income														
CAM INCOME														
CAM Income	12,276.13	12,276.13	12,276.13	12,276.13	12,276.13	12,276.13	12,276.13	12,276.13	12,276.13	12,276.13	12,276.13	12,276.13	147,313.56	69.71
Tax Income	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.34	5,333.34	5,333.34	5,333.34	64,000.00	30.29
Total CAM INCOME	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.47	17,609.47	17,609.47	17,609.47	211,313.56	100.00
Total Budgeted Operating Income	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.47	17,609.47	17,609.47	17,609.47	211,313.56	100.00
Expense														
CAM Expense														
Accounting	0.00	0.00	1,125.00	0.00	0.00	1,125.00	0.00	0.00	1,125.00	0.00	0.00	1,125.00	4,500.00	2.13
Elevator Inspection & Repairs	0.00	1,406.25	0.00	0.00	1,406.25	0.00	0.00	1,406.25	0.00	0.00	1,406.25	0.00	5,625.00	2.66
Fire Protection	5,660.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,660.00	5,660.00	16,980.00	8.04
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	7,500.00	3.55
Irrigation Services	0.00	0.00	0.00	0.00	500.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	1,500.00	0.71
Janitorial Expense	1,611.00	1,611.00	1,611.00	1,611.00	1,611.00	1,611.00	1,611.00	1,611.00	1,611.00	1,611.00	1,611.00	1,611.00	19,332.00	9.15
Landscape Improvements	0.00	0.00	0.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	0.00	0.00	0.00	0.00	13,500.00	6.39
Management Fees	2,511.38	2,511.38	2,511.38	2,511.38	2,511.38	2,511.38	2,511.38	2,511.38	2,511.38	2,511.38	2,511.38	2,511.38	30,136.56	14.26
Pest Control	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.47
Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,000.00	64,000.00	30.29
Refuse Disposal	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	330.00	3,960.00	1.87
Repairs & Maintenance	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	7.10
Security Service	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.47
Snow Removal	2,750.00	2,750.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,750.00	2,750.00	13,750.00	6.51
Water/Sewer	0.00	1,245.00	0.00	0.00	1,245.00	0.00	0.00	1,245.00	0.00	0.00	1,245.00	0.00	4,980.00	2.36

Budget Detail

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
Utility - Gas/Electric	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	8,550.00	4.05
Total CAM Expense	14,824.88	11,816.13	12,289.88	9,114.88	12,266.13	10,239.88	9,614.88	19,266.13	7,539.88	6,914.88	17,476.13	79,949.88	211,313.56	100.00
Total Budgeted Operating Expense	14,824.88	11,816.13	12,289.88	9,114.88	12,266.13	10,239.88	9,614.88	19,266.13	7,539.88	6,914.88	17,476.13	79,949.88	211,313.56	100.00
Total Budgeted Operating Income	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.47	17,609.47	17,609.47	17,609.47	211,313.56	100.00
Total Budgeted Operating Expense	14,824.88	11,816.13	12,289.88	9,114.88	12,266.13	10,239.88	9,614.88	19,266.13	7,539.88	6,914.88	17,476.13	79,949.88	211,313.56	100.00
Net Operating Income	2,784.58	5,793.33	5,319.58	8,494.58	5,343.33	7,369.58	7,994.58	-1,656.67	10,069.59	10,694.59	133.34	-62,340.41	0.00	0.00
Total Budgeted Income	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.46	17,609.47	17,609.47	17,609.47	17,609.47	211,313.56	100.00
Total Budgeted Expense	14,824.88	11,816.13	12,289.88	9,114.88	12,266.13	10,239.88	9,614.88	19,266.13	7,539.88	6,914.88	17,476.13	79,949.88	211,313.56	100.00
Net Income	2,784.58	5,793.33	5,319.58	8,494.58	5,343.33	7,369.58	7,994.58	-1,656.67	10,069.59	10,694.59	133.34	-62,340.41	0.00	0.00

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____
37 _____

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

39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone 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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