

2603 W. RAWSON AVE.

OAK CREEK, WISCONSIN 53154



AVAILABLE SPACE	LEASE RATE	OPEX	OCCUPANCY
1,160 – 12,796 SF	\$14.00/SF NNN	\$5.75/SF	IMMEDIATE

PROPERTY HIGHLIGHTS

- Positioned as a dedicated medical office campus — current tenants include Paramount Pediatric Dentistry, Griffin Orthodontics and InBloom Autism Services
- ¼ mile west of I-94 on Rawson Ave., east of 27th St. — draw from Franklin, Oak Creek, South Milwaukee & Cudahy
- Surrounding retail & restaurant density generates significant daily traffic that cross-benefits medical uses
- Existing healthcare infrastructure in area (Froedtert, Aurora, Ascension) positions the building well for specialty or ancillary practices
- TIA available for tenant buildout
- 140 on-site parking stalls with abundant surface parking at the door

SPECIFICATIONS

USE	Medical Office
MIN. DIVISIBLE	1,160 SF
CLEAR HEIGHT	11'
YEAR BUILT	1998
PARKING	140 On-Site Stalls
SPRINKLERS	Yes
ZONING	B-4
TAX KEY	762-0016-001

AREA & LOCATION

2603 W. RAWSON AVE • OAK CREEK, WI FOR LEASE

MACRO AERIAL • RAWSON AVE / S 27TH ST CORRIDOR



MICRO AERIAL • TAX KEY 762-0016-001



TRAFFIC COUNTS & TRADE AREA

W RAWSON AVE	27,000 AADT
S 27TH ST / STH 241	21,000 AADT
TRADE AREA POP.	90,700 5-MILE
MEDIAN HH INCOME	\$101,000 5-MILE

Traffic counts per WisDOT Average Annual Daily Traffic. Trade area demographics: 5-mile radius. Figures approximate.

SURROUNDING TRAFFIC GENERATORS

Lowe's Home Improvement • Kunes Buick GMC of Oak Creek • Anytime Fitness • MOTW Coffee & Pastries • Oscar's Frozen Custard • Grill Shack • Casa Di Giorgio • Midwest Orthopedic Specialty Hospital

FOR MORE INFORMATION, CONTACT

Craig Bartsch MANAGING BROKER

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THE SUITES

2603 W. RAWSON AVE • OAK CREEK, WI FOR LEASE

SUITE 106

3,132 RSF • \$14.00/SF NNN



SUITE 121

1,160 RSF • \$14.00/SF NNN



SUITE 124

2,440 RSF • \$14.00/SF NNN



THE SUITES

2603 W. RAWSON AVE • OAK CREEK, WI FOR LEASE

SUITE 127

2,081 RSF • \$14.00/SF NNN



SUITE 128

1,775 RSF • \$14.00/SF NNN



STATE OF WISCONSIN BROKER DISCLOSURE

2603 W. RAWSON AVE • OAK CREEK, WI

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 broker must provide you the following disclosure statement.

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 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 to 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 the broker in confidence, or any information obtained by the 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. Broker shall continue to keep the information confidential after the broker is no longer providing services to you. No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. 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 that is the subject of the transaction.

CONFIDENTIAL INFORMATION

To ensure the broker is aware of what specific information you consider confidential, you may identify it below. You may also provide the broker with other confidential information at a later time.

NON-CONFIDENTIAL INFORMATION

(The following may be disclosed by Broker — e.g., financial qualification information.)

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. List Home/Cell Numbers:

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(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 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 unable to, or does not intend to, meet his or her obligations under a contract or agreement concerning the transaction.