



# MOSH PERFORMANCE CENTER

AT BALLPARK COMMONS | 7095 SOUTH BALLPARK DRIVE, FRANKLIN, WI 53132

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**SPACE AVAILABLE FOR LEASE**

**BOLDT**<sup>®</sup>

Ballpark Commons is a 200-acre mixed-use development in the vibrant Franklin, WI community. The site is comprised of commercial, retail, residential, and recreational amenities.

The MOSH Performance Center is an integrated three-story facility located in the vibrant Ballpark Commons. With up to 20,000 SF of space available, come be part of Franklin's premier destination.

#### **FUTURE PROJECTS PLANNED**

- Brewpub
- Hotel
- Commercial retail and residential mixed-use building

#### **CURRENT TENANTS**

- Midwest Orthopedics Specialty Hospital ("MOSH")
- The YMCA of Metropolitan Milwaukee
- Prospect Training Academy (youth baseball organization)
- Soccer Club Wave (youth soccer organization)
- The Milwaukee Wave (pro indoor soccer team)
- Fuel Cafe (concessions)





# Demographics



**36,066**  
POPULATION



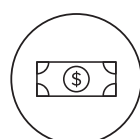
**14,015**  
HOUSEHOLDS



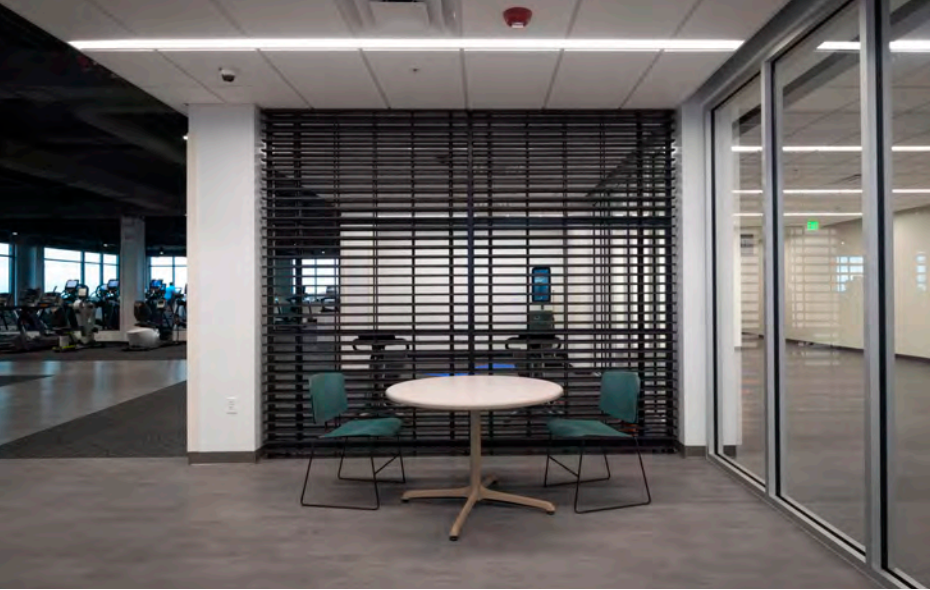
**43.5**  
MEDIAN AGE



**41.5%**  
BACHELOR'S DEGREE OR HIGHER



**\$89,927**  
AVG. HOUSEHOLD INCOME



# Leasing Opportunities

The MOSH Performance Center is a 3-story, 132,800 sq. ft. mixed-use facility. The office building is 50,000 sq. ft. and is attached to 80,000 sq. ft. of indoor athletic training space ("Turf"). There is currently 1,390 - 10,314 sq. ft. available for lease in the office building. Boldt is the developer and owner of the facility.

## LEASE TERMS

RENTAL RATE \$20.00-\$22.00 per square foot triple net

TERM 10 years

TENANT IMPROVEMENT ALLOWANCE Negotiable

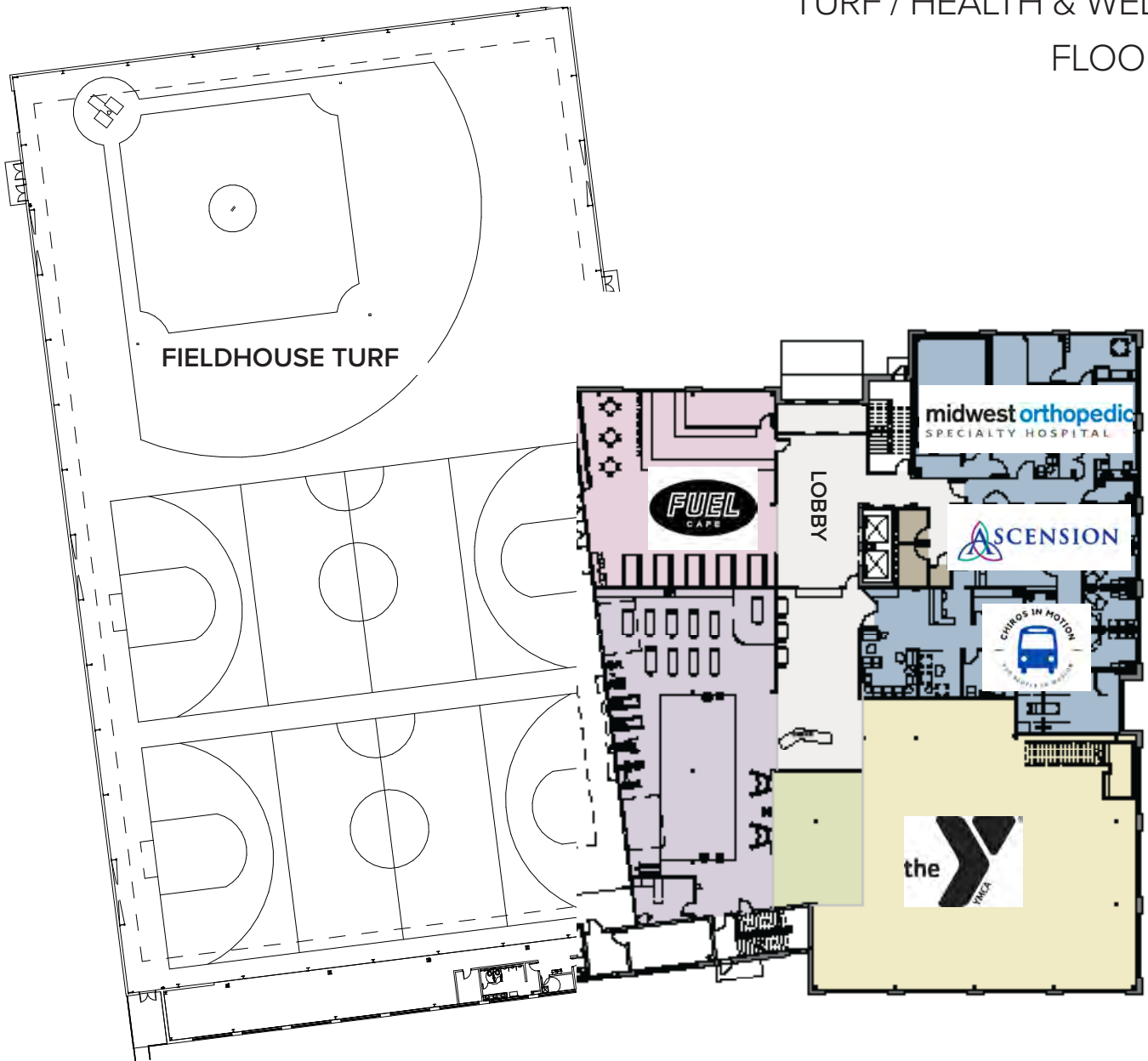
PARKING 6.5 spaces per 1,000 sq. ft.

SUITE DESIGN Custom to meet each tenant's unique needs; variety of standard finishes available

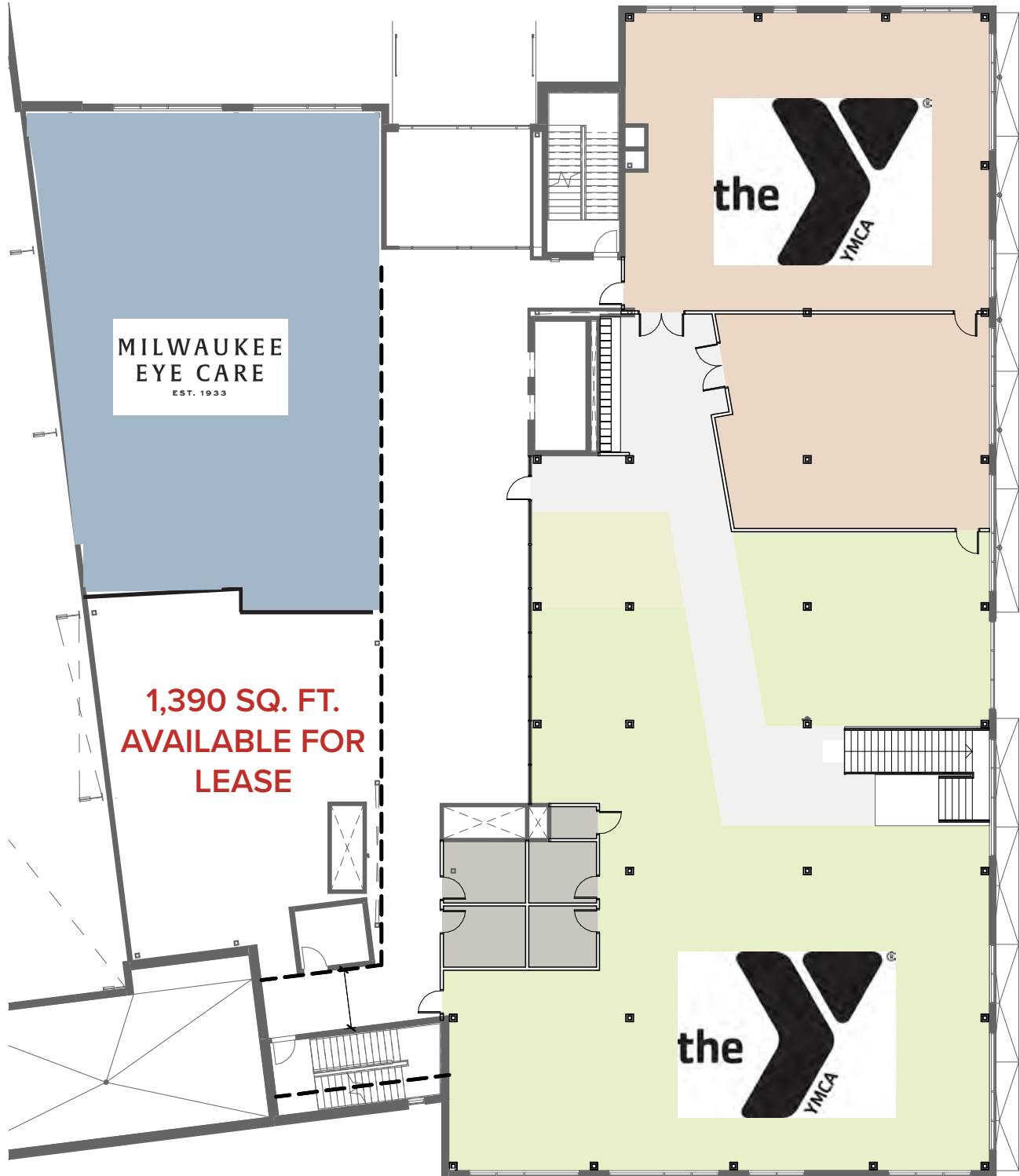
# Floor Plans

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FLOOR 1  
TURF / HEALTH & WELLNESS  
FLOOR PLAN



FLOOR 2



FLOOR 3





# LEARN MORE ABOUT LEASING OPPORTUNITIES

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**BOLDT**®