

**Fabulous office space in high visibility location!**

**2281 N Swan Blvd, Wauwatosa, WI 53226-2652**



This exceptional commercial property offers a rare opportunity to grow your business in a highly desirable, high-visibility location. The main level features a spacious reception area with access to an enclosed porch, a private office also with access to enclosed porch, two conference rooms, and a full ADA-accessible bathroom. Upstairs, you'll find three additional offices, a large conference room, a full kitchen, and another full bath. The building exudes Old World charm throughout, while recent updates provide peace of mind - including a roof under 10 years old and a furnace with central air on the upper level that's just four years new. With its versatile layout and prime location, this property is ideal for a wide range of professional services such as law, insurance, accounting, real estate, chiropractic, mental health, art studios, classrooms, and more. The possibilities are truly endless for businesses seeking a distinctive and functional space to thrive.

**Barb Kutz**

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Directions: On the SE corner of N Swan Blvd and W North Ave. 2281 North Swan Boulevard, Wauwatosa, WI 53226

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REALTORS®

[shorewest.com](http://shorewest.com)



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High-visibility location



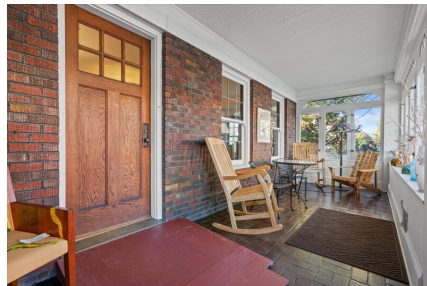
5 car parking



Large reception area



Reception area view 2



Enclosed porch off reception



Main floor office



Mn flppr office enclosed porch



Conference room



Conference room



Office or conference room



Main floor hallway



Conference room off kitchen

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Upper level office



Upper level office



Upper level office



Kitchen



Full bath



Upper level hallway



View from Swan and North Ave



Entry from parking lot

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