



Honey Creek Corporate Center

Milwaukee, Wisconsin 53214

Property Highlights

- Centrally Located (under 10 minutes to downtown)
- Embracing Innovation, with the installation of a GPS iMOD Bipolar Ionization Air Cleaning System
- Ample Surface Parking & Heated Underground Parking
- Bike Storage & Bike Share
- Professional On-Site Property Management & Maintenance Team
- Full-Service Cafe'
- Wellness Walking Path
- Shared Conference Room
- Wi-Fi Lounge With Indoor & Outdoor Space
- Fitness Facility Available

Offering Summary

Lease Rate:	\$15.00 (NNN)
Building Size:	421,189 SF
Available SF:	1,104 SF - 34,816 SF
CAM/TAX:	\$10.31/SF

Website: <https://greywolfpartners.com/honey-creek-corporate-center/>

[View Property Video](#)

For More Information

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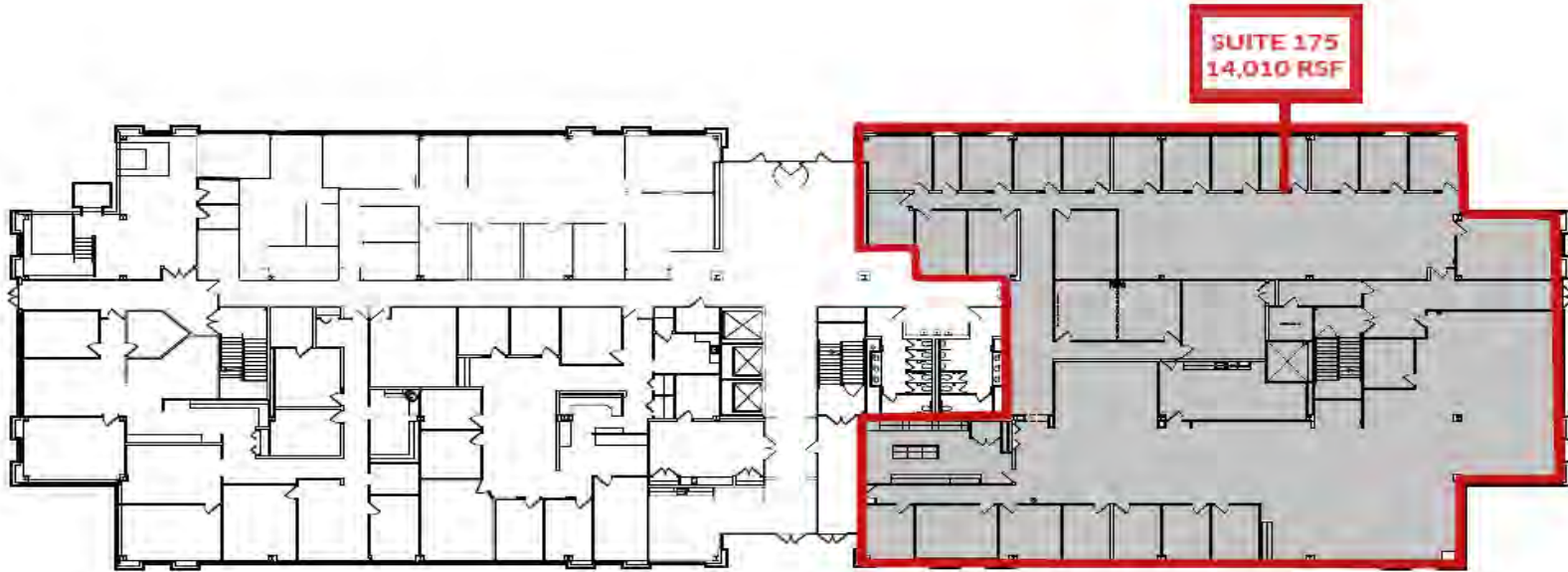


Lease Information

Lease Type:	NNN	CAM/TAX:	\$10.31/SF
Available Space:	14,010 SF - 31,694 SF	Lease Rate:	\$15.00 SF/Yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
HC I - Suite 175	14,010 SF	NNN	\$15.00 SF/yr	First Floor Office Space	View Here
HC I - Suite 200	14,645 - 31,694 SF	NNN	\$15.00 SF/yr	Second Floor Office Space	View Here
HC I - Suite 300	31,378 SF	NNN	\$15.00 SF/yr	Third floor open office space with recent buildout.	-



First Floor

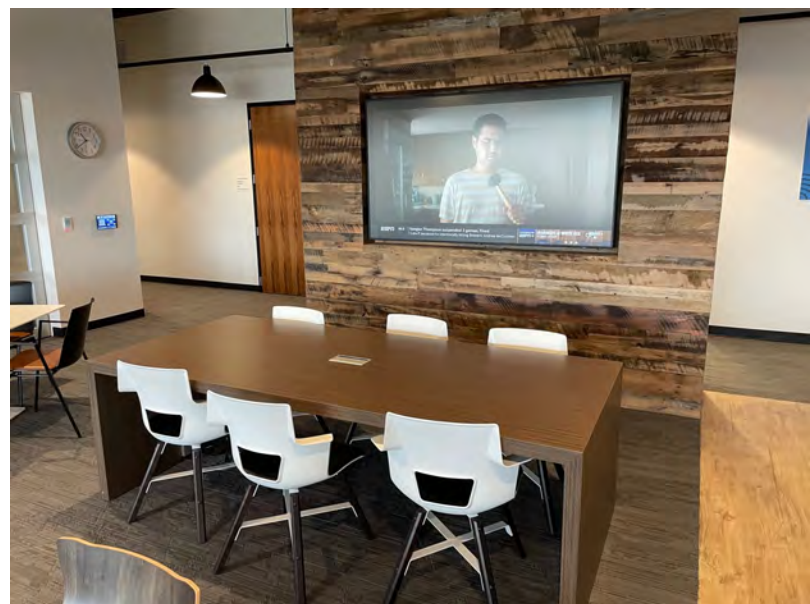
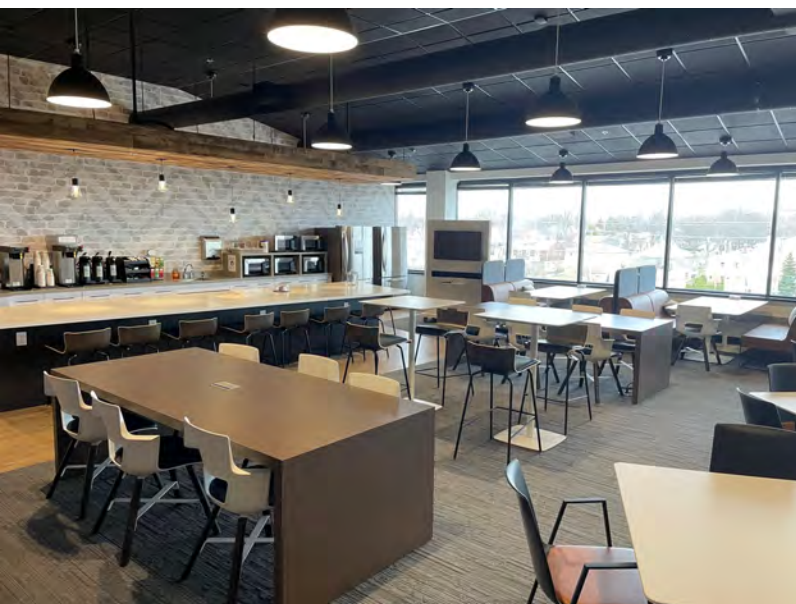
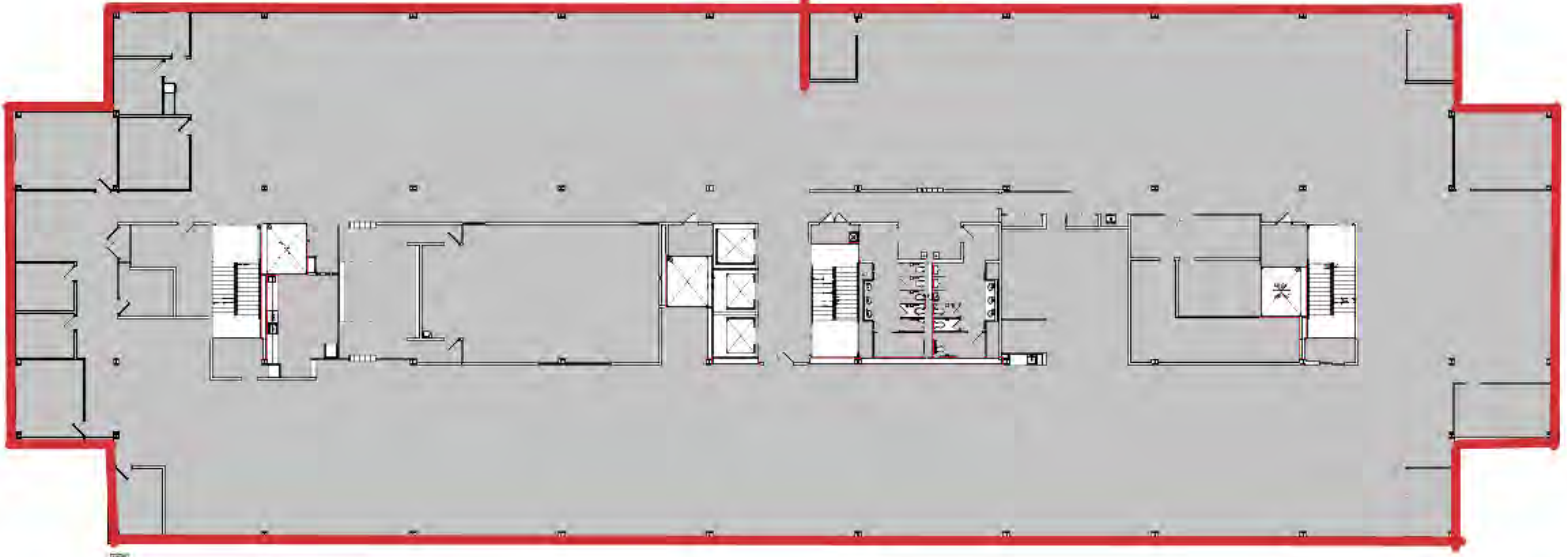


Second Floor

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SUITE 300
31,378 RSF





Lease Information

Lease Type:	NNN	CAM/TAX:	10.31/SF
Available Space:	1,104 SF - 11,008 SF	Lease Rate:	\$15.00 SF/Yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
HC II - Suite 110A	2,729 SF	NNN	\$15.00 SF/yr	First Floor Office	-
HC II - Suite 214	4,339 - 11,008 SF	NNN	\$15.00 SF/yr	Second Floor Office	-
HC II - Suite 215	1,104 - 11,008 SF	NNN	\$15.00 SF/yr	Second Floor Office	View Here
HC II - Suite 225	2,025 - 11,008 SF	NNN	\$15.00 SF/yr	Second Floor Office	View Here
HC II - Suite 230	1,456 - 5,434 SF	NNN	\$15.00 SF/yr	Nice corner space with a lot of windows.	View Here
HC II - Suite 250	3,978 - 5,434 SF	NNN	\$15.00 SF/yr	Second Floor Office	View Here
HC II - Suite 280	3,540 - 11,008 SF	NNN	\$15.00 SF/yr	-	-

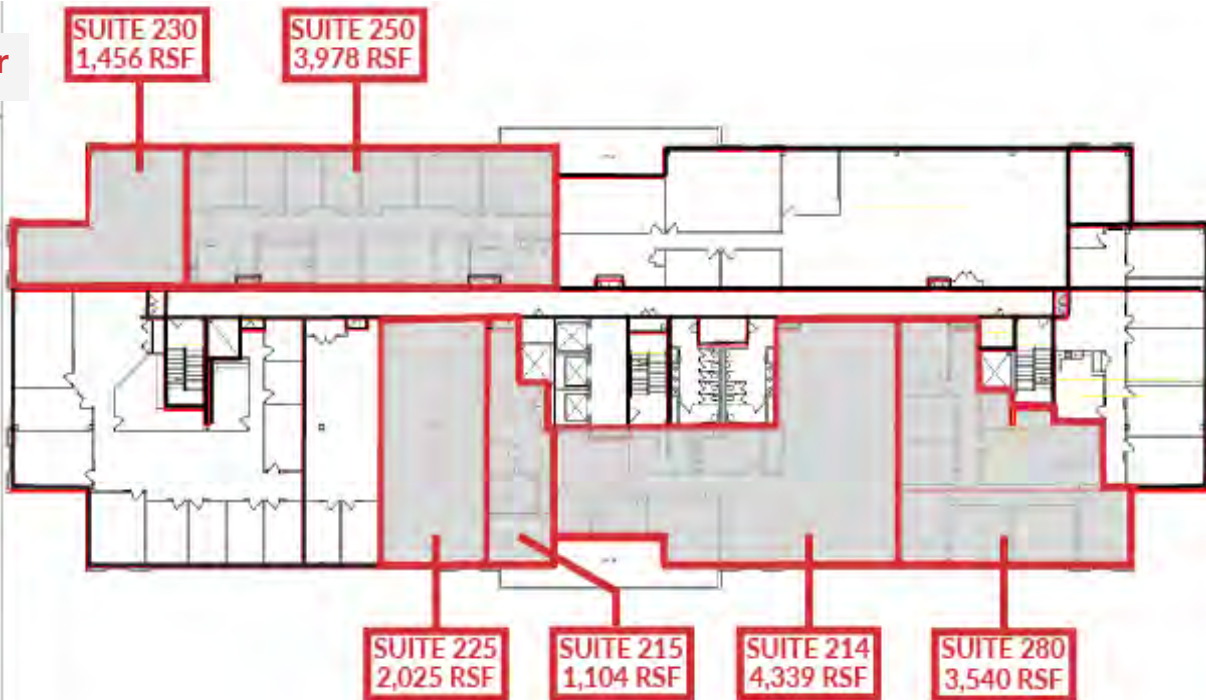


Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
HC II - Suite 320	3,103 SF	NNN	\$15.00 SF/yr	5 private offices - perfect for a smaller sized tenant.	View Here



First Floor

Video Tour

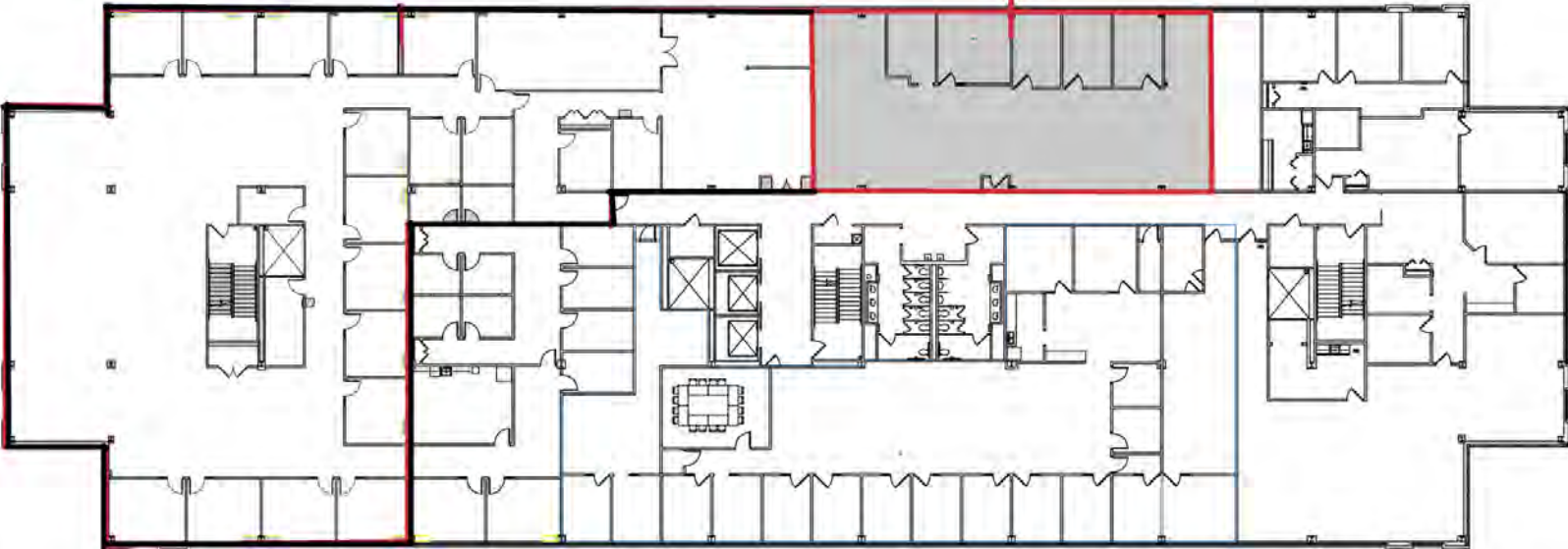


Second Floor

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SUITE 320
3,683 RSF



Third Floor

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Lease Information

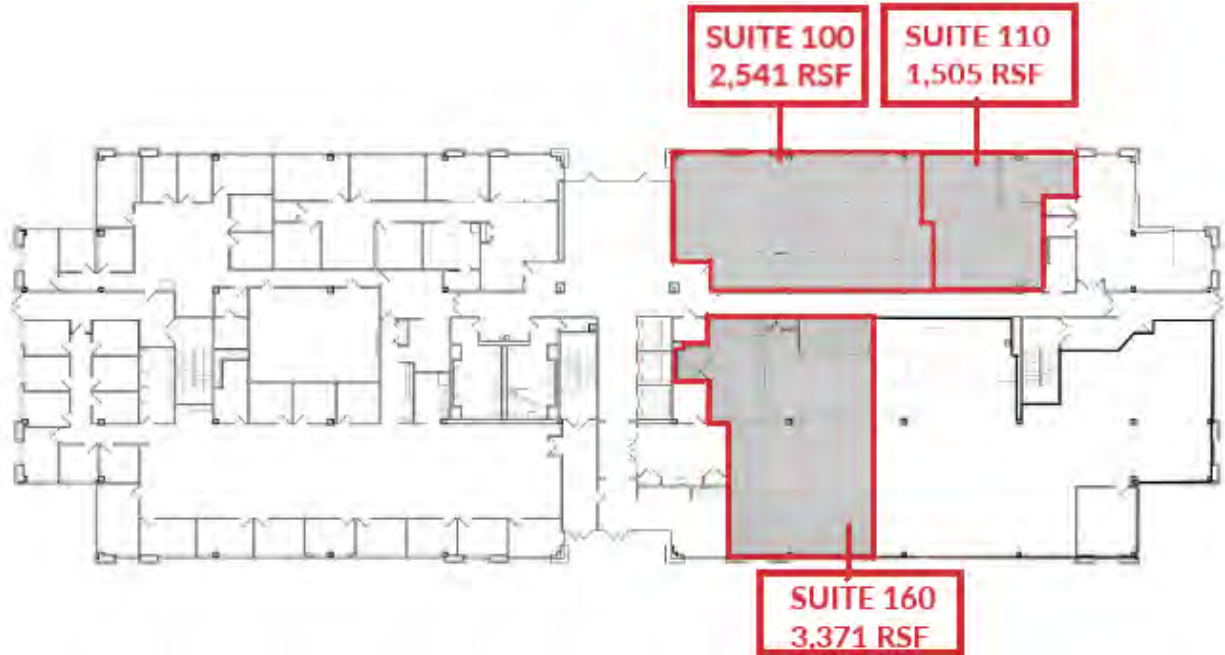
Lease Type:	NNN	CAM/TAX:	\$10.31/SF
Available Space:	1,505 SF - 34,816 SF	Lease Rate:	\$15.00 SF/Yr

Available Spaces

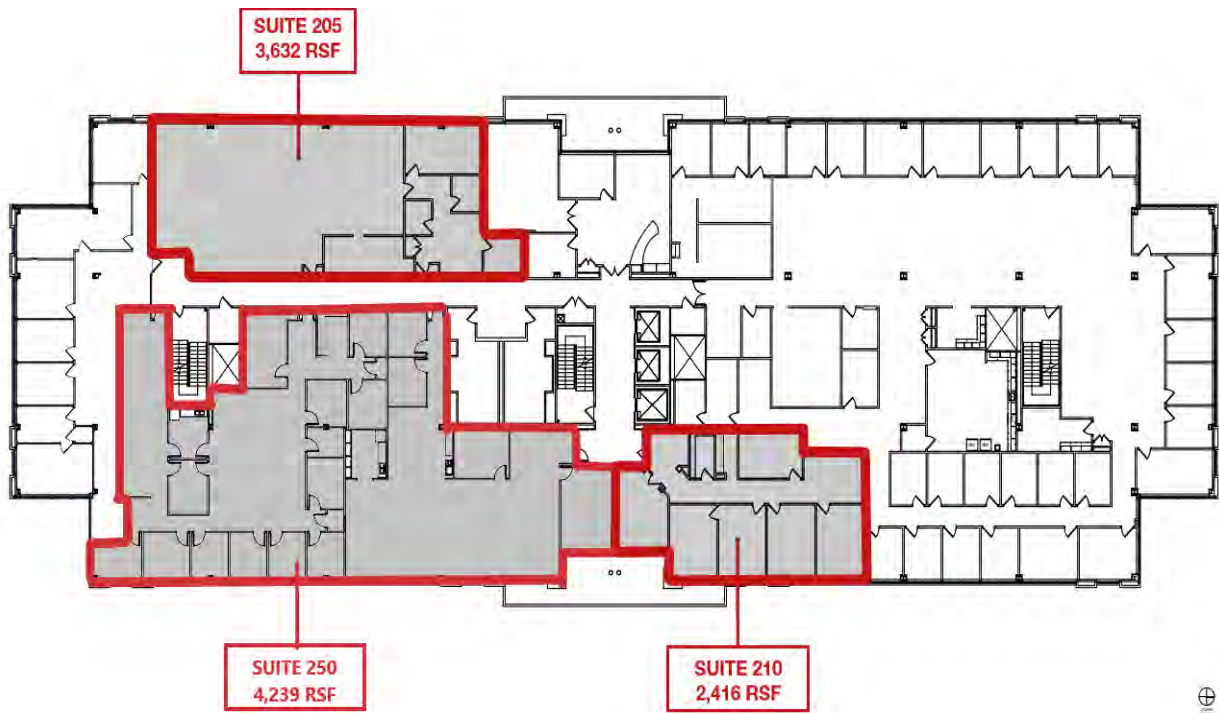
Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
HC III - Suite 100	2,541 SF	NNN	\$15.00 SF/yr	First Floor Office	-
HC III - Suite 110	1,505 SF	NNN	\$15.00 SF/yr	First Floor Office	-
HC III - Suite 160	3,371 SF	NNN	\$15.00 SF/yr	First Floor Office	View Here
HC III - Suite 205	3,632 SF	NNN	\$15.00 SF/yr	Second Floor Office Space	View Here
HC III - Suite 210	2,416 - 6,655 SF	NNN	\$15.00 SF/yr	Second Floor Office Space	View Here
HC III - Suite 250	4,239 - 6,655 SF	NNN	\$15.00 SF/yr	Second Floor Office	-
HC III - Suite 300	2,738 - 34,816 SF	NNN	\$15.00 SF/yr	Top floor, wide open buildout. Great views, ample parking, amazing HWY visibility, and signage negotiable.	View Here



Suite	Size (SF)	Lease Type	Lease Rate	Description	Video
HC III - Suite 440	12,288 SF	NNN	\$15.00 SF/yr	Fourth Floor Office Space	-



First Floor



Second Floor

SECOND FLOOR PLAN

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SUITE 300
34,816 RSF



Third Floor

SUITE 440
12,288 RSF



Fourth Floor

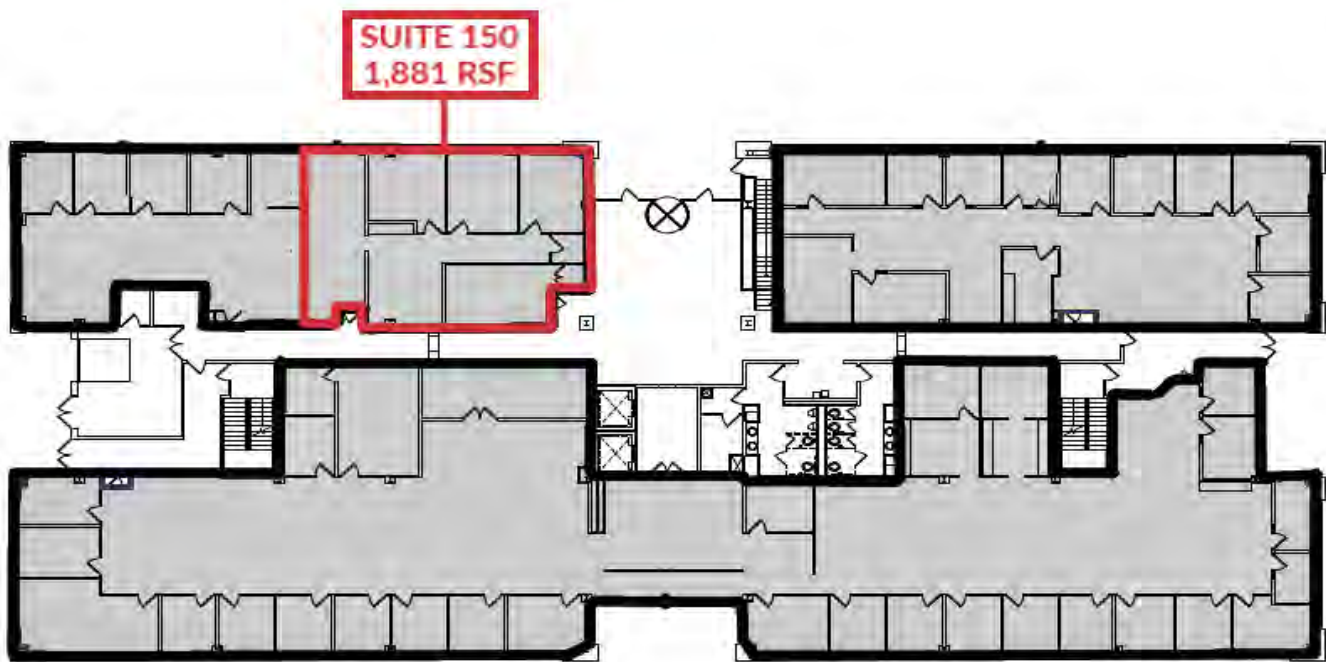


Lease Information

Lease Type:	NNN	CAM/TAX	\$10.31/SF
Available Space:	1,881 - 4,772 SF	Lease Rate:	\$15.00 SF/Yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
HC IV - Suite 150	Available	1,881 SF	NNN	\$15.00 SF/yr	View Here
HC IV - Suite 220	Available	1,956 - 4,772 SF	NNN	\$15.00 SF/yr	View Here
HC IV - Suite 275	Available	2,816 - 4,772 SF	NNN	\$15.00 SF/yr	View Here

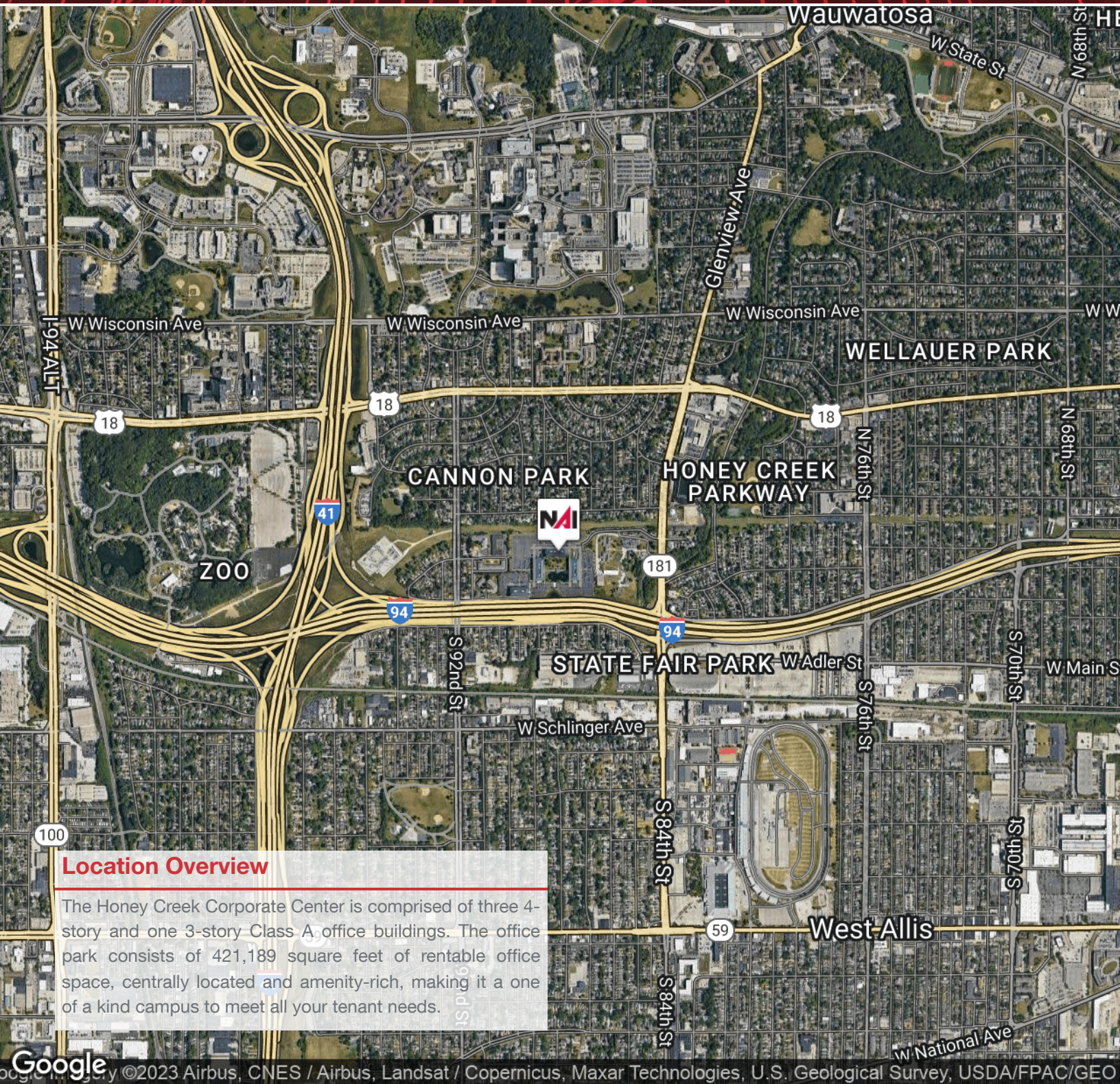


First Floor

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Location Overview

The Honey Creek Corporate Center is comprised of three 4-story and one 3-story Class A office buildings. The office park consists of 421,189 square feet of rentable office space, centrally located and amenity-rich, making it a one of a kind campus to meet all your tenant needs.



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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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