

**W57N14280**  
**DOERR WAY**  
CEDARBURG, WI

**CEDARBURG BUSINESS CENTER**



**FOR LEASE**  
**OFFICE SPACE**  
160 - 3,585 SQ. FT.

LEASE RATE: \$25/SF  
FULL-SERVICE GROSS

**W57N14371**  
**DOERR WAY**  
CEDARBURG, WI

**CEDARBURG COMMERCE CENTER**



**FOR LEASE**  
**OFFICE SPACE**  
210 - 4,568 SQ. FT.

LEASE RATE: \$12-16/SF  
FULL-SERVICE GROSS



# PROPERTY SUMMARY

W57N14280 Doerr Way, Cedarburg

Cedarburg Business Center

<b>BUILDING SIZE</b>	57,536 SF (36,177 RSF)
<b>MAX CONTIGUOUS SPACE</b>	160 SF - 3,585 SF
<b>AVAILABLE SPACE</b>	Main Floor: Suite 107 - 700 SF Second Floor: Suite 203 - 1,045 SF Suite 206 - 1,375 SF Suite 207 - 160 SF Suite 208 - 160 SF Suite 209 - 165 SF Suite 210 - 1,610 SF
<b>YEAR BUILT</b>	1983 (Renovated in 2024)
<b>STORIES</b>	2 (Plus lower level)
<b>LOT SIZE</b>	8.34 Acres
<b>PARKING</b>	396 Stalls (10 / 1,000 SF)
<b>RATE</b>	\$25.00/SF , Full-Service Gross

## PROPERTY HIGHLIGHTS

- New ownership
- Class A office space
- Property has been fully renovated and has many amenities for prospective tenants
- Ample parking
- Flexible floor plans
- Available immediately



## MAIN LEVEL FLOOR PLAN

AVAILABLE SPACE

Suite 107 - 700 SF

RATE

\$25/SF, Full-Service Gross

## SECOND FLOOR PLAN

AVAILABLE SPACE

- Suite 203 - 1,045 SF
- Suite 206 - 1,375 SF
- Suite 207 - 160 SF
- Suite 208 - 160 SF
- Suite 209 - 165 SF
- Suite 210 - 1,610 SF
- Suite 211 - 1,165 SF

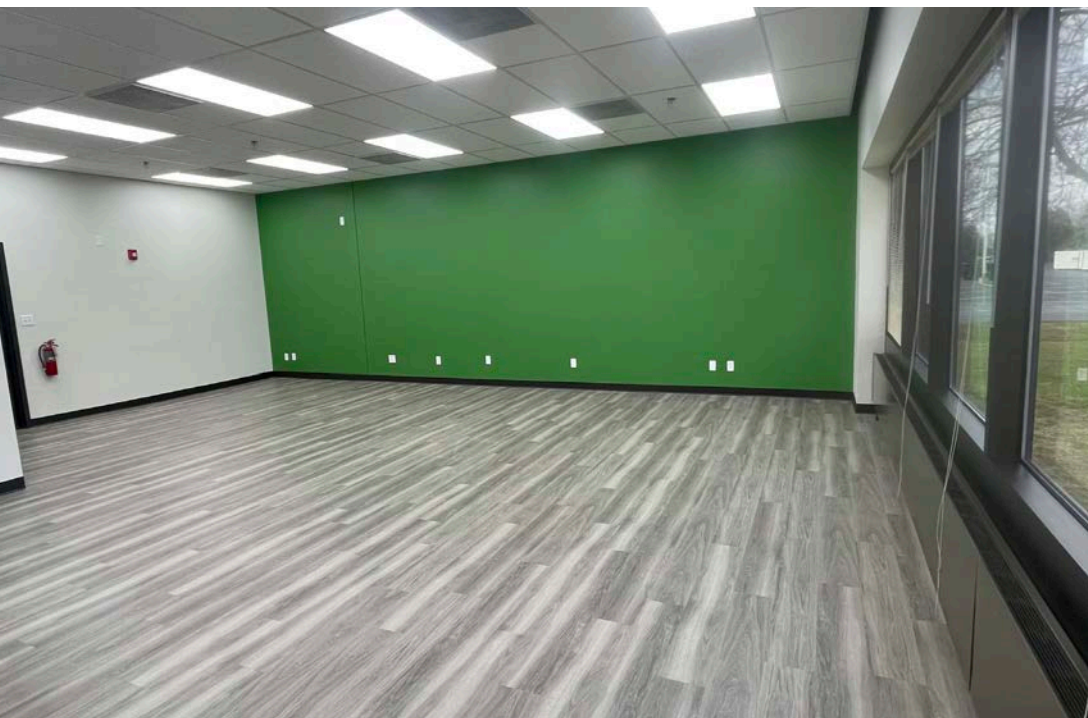
RATE

\$25/SF, Full-Service Gross

MAX CONTIGUOUS

3,585 SF  
(Suites 206, 203, & 211)





# PROPERTY SUMMARY

W57N14371 Doerr Way, Cedarburg

Cedarburg Commerce Center

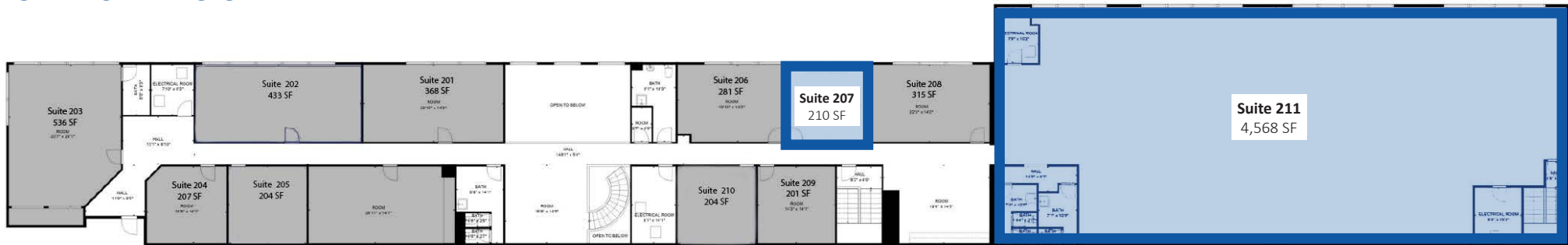
AVAILABLE SPACE

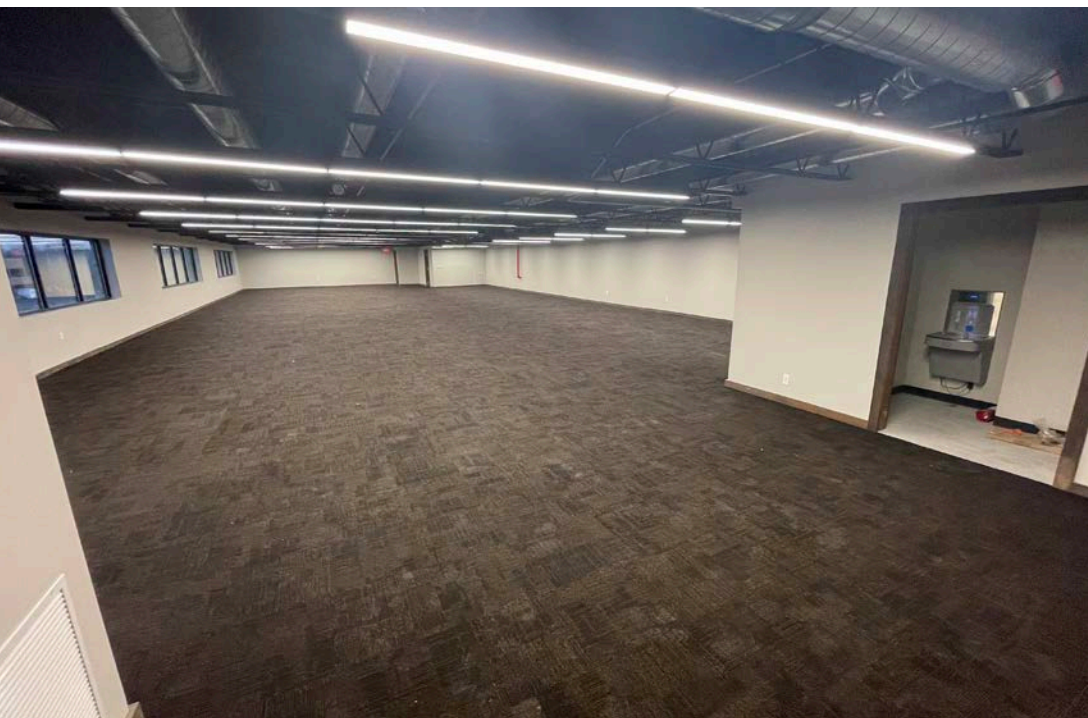
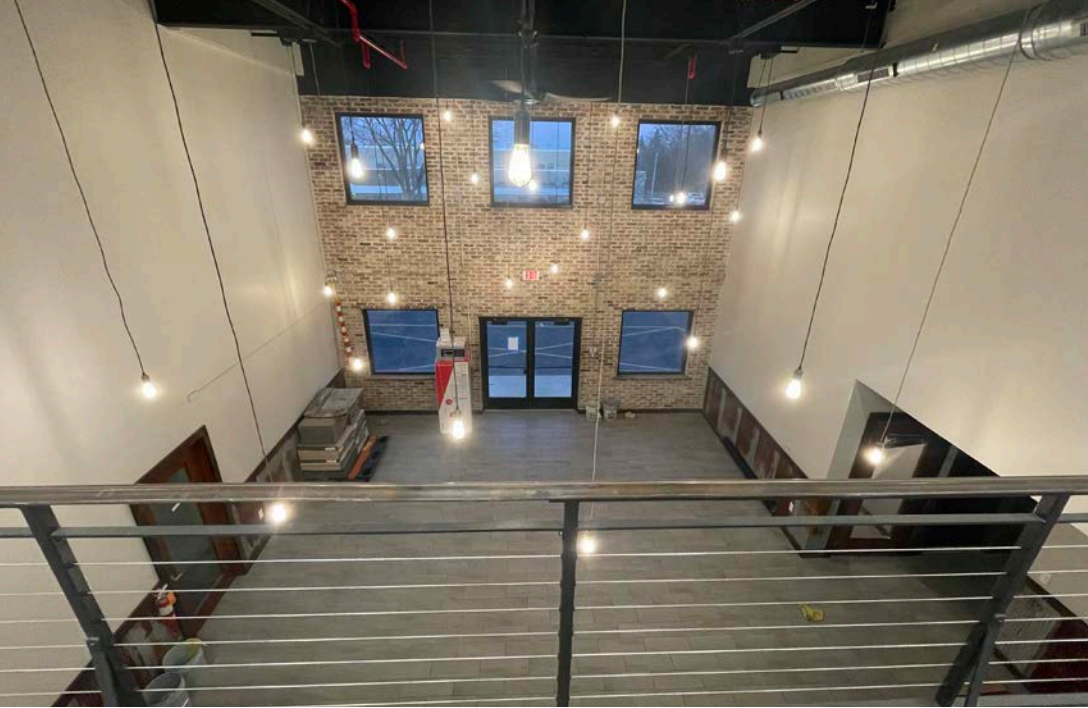
Suite 207 - 210 SF  
Suite 211 - 4,568 SF

RATE

\$12-16/SF, Full-Service Gross

## OFFICE FLOOR PLAN



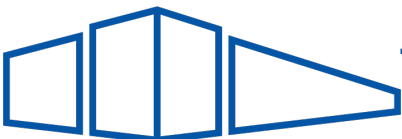
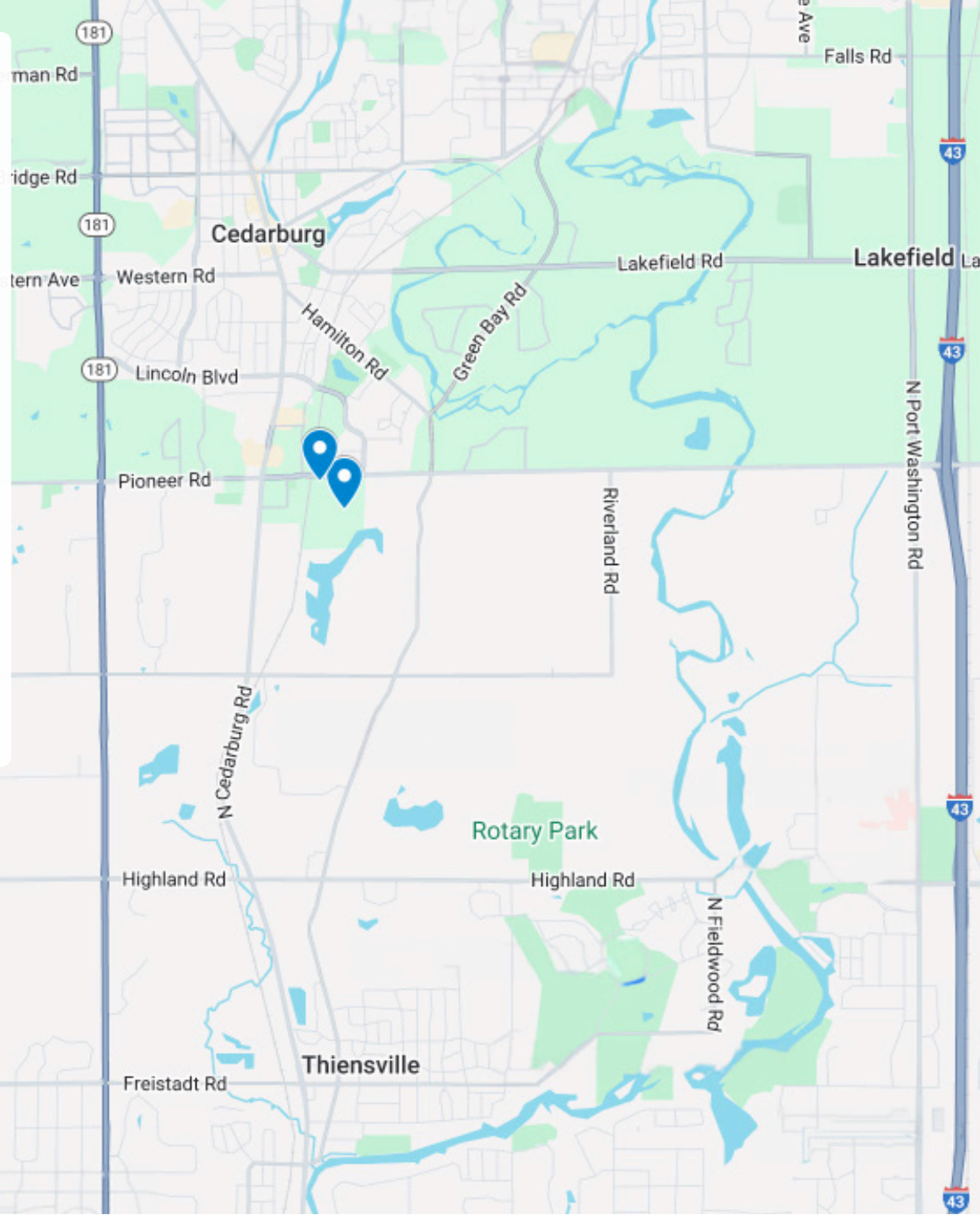


# GEOGRAPHIC LOCATION

## DISTANCE TO

MILWAUKEE	21 Miles   25 Minutes
MITCHELL INTERNATIONAL AIRPORT	27 Miles   35 Minutes
O'HARE INTERNATIONAL AIRPORT	99 Miles   95 Minutes
CHICAGO	111 Miles   113 Minutes

	2 MILE	5 MILE	10 MILE
POPULATION	9,060	51,873	188,007
HOUSEHOLD	3,630	20,962	76,846
INCOME	\$114,274	\$125,706	\$108,128





**CEDARBURG**  
COMMERCE CENTER

**CEDARBURG**  
BUSINESS CENTER

**NICK STEGER**  
920.960.2094  
ns@twelve2cg.com

**CALE BERG**  
262.232.2132  
cb@twelve2cg.com

**ZACH NOBLE**  
262.510.6586  
zn@twelve2cg.com



**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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Drafted by Attorney Debra Peterson Conrad