830 NORTH 109TH STREET

WAUWATOSA, WI

OFFICE SPACE AVAILABLE FOR LEASE

SHAUN DEMPSEY
direct 414.270.4104
cell 414.699.7674
shaun.dempsey@transwestern.com

TRANSWESTERN
REAL ESTATE SERVICES

310 W. Wisconsin Ave., Ste. ME110
Milwaukee, WI 53203

830 NORTH 109TH STREET

WAUWATOSA, WI

General Information

This two story, 6,186 square-feet, mixed use office building is conveniently located within Wauwatosa's desirable residential and commercial district. The out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Add in strong area retailers and demographics and it's perfect for your business.

BUILDING SIZE	6,186 SF
NUMBER OF FLOORS	2
AVAILABLE SPACE	2ND FLOOR Suite 24 - 200 SF Suite 26 - 247 SF Suite 27 - 797 SF] Contiguous 1,388 SF Suite 28 - 591 SF]
LEASE RATE	Suite 24 - $350/month Suite 26 - $400/month Suite 27 - $1,130/month Suite 28 - $900/month
UTILITIES Gas/Electric Water & Sewer In-Suite Janitorial	 Included Included Not Included

PARKING	19 Surface Parking Spaces
TENANT IMPROVEMENTS	Negotiable to Qualified Tenants
SIGNAGE	On Building Facade

Building Attributes

Great Location off Hwy 100 in Wauwatosa

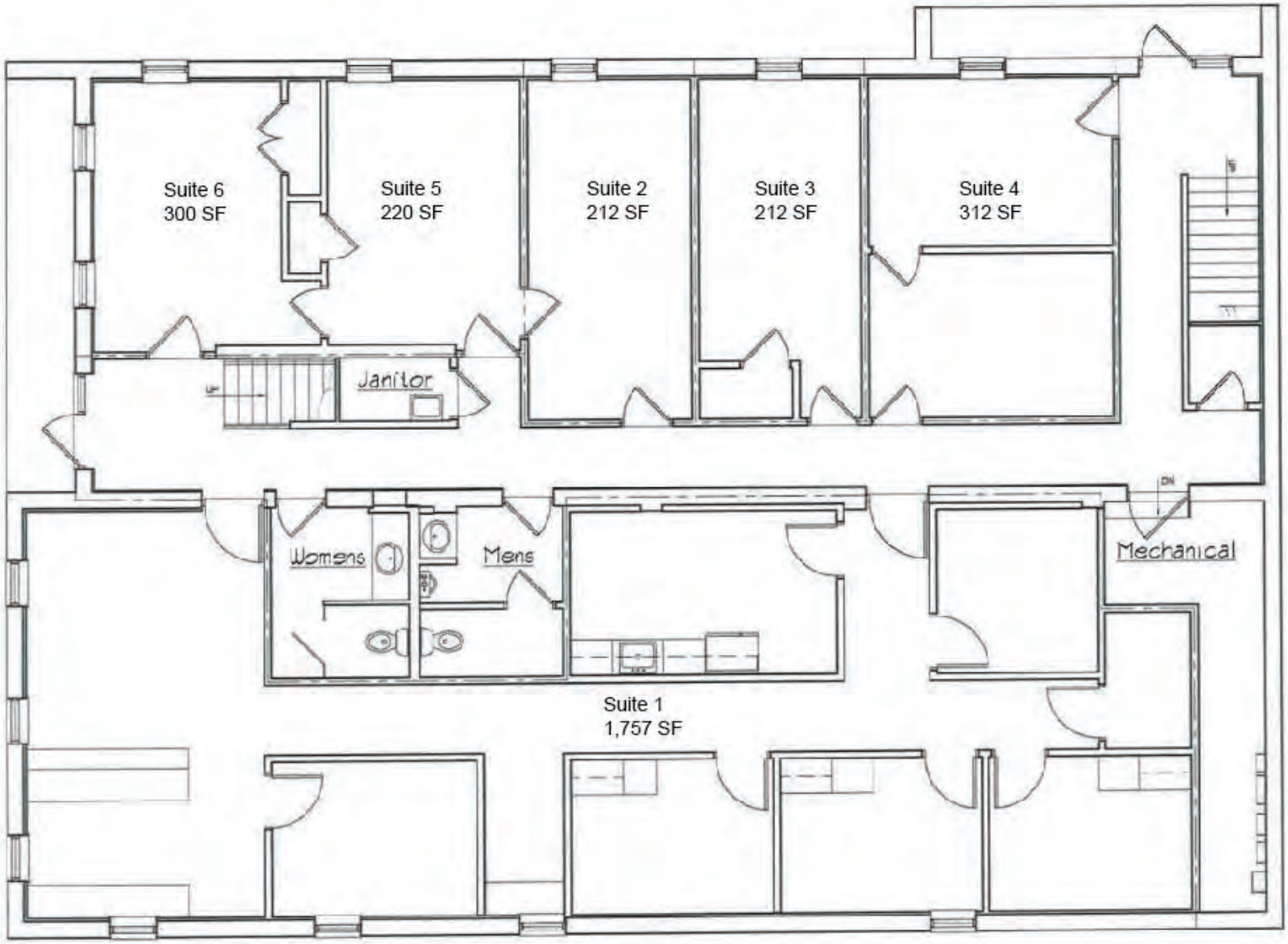
Prominent Signage Opportunity

Excellent Demographics

830 NORTH 109TH STREET

First Floor

WAUWATOSA, WI



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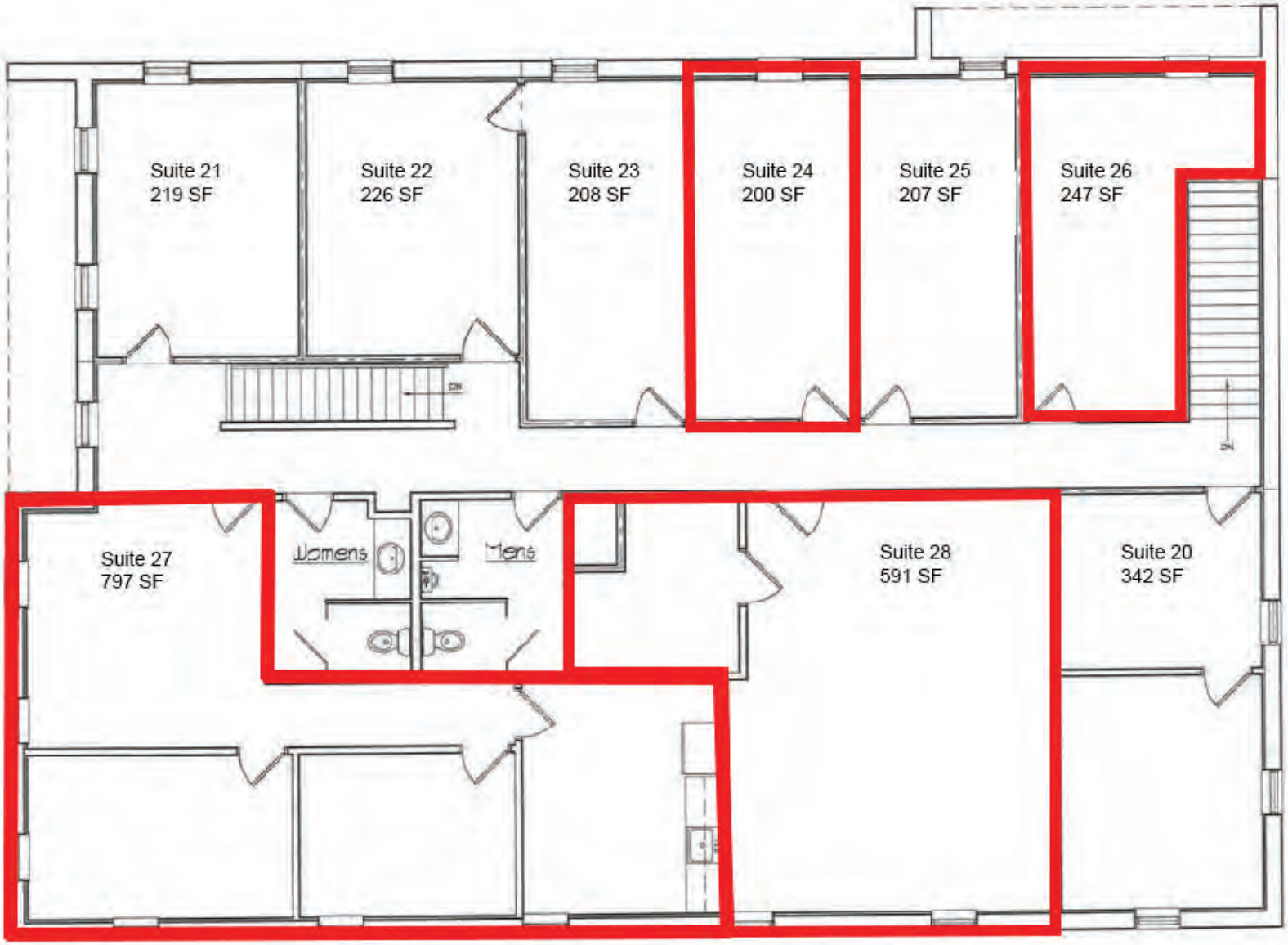
Second Floor

WAUWATOSA, WI



830 NORTH 109TH STREET

WAUWATOSA, WI

Demographics - 1 Mile Radius

6,443
Population

44.8
Median Age

790
Total Businesses

17,055
Total Employees

1.90
Avg Household Size

$89,002
Median Household Income

$53,900
Per Capita Income

$150,790
Median Net Worth

Source: U.S. Census Bureau and Esri forecasts

830 NORTH 109TH STREET

WAUWATOSA, WI

Demographics - 3 Mile Radius

95,379
Population

41.8
Median Age

5,292
Total Businesses

84,932
Total Employees

2.20
Avg Household Size

$125,451
Median Household Income

$56,329
Per Capita Income

$178,452
Median Net Worth

Source: U.S. Census Bureau and Esri forecasts

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WAUWATOSA, WI

Demographics - 5 Mile Radius

312,535
Population

39.6
Median Age

12,036
Total Businesses

182,554
Total Employees

2.30
Avg Household Size

$81,179
Median Household Income

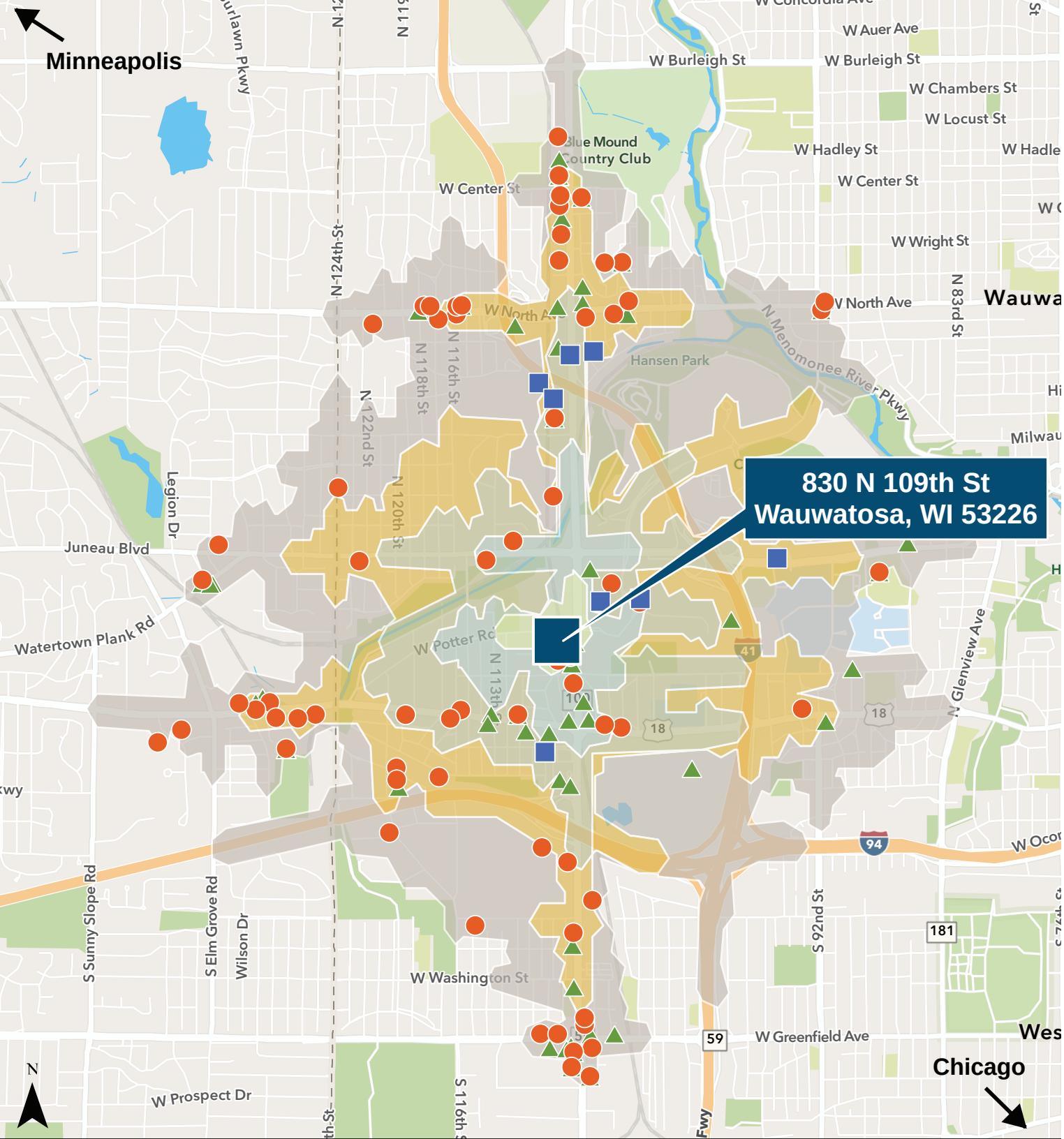
$46,170
Per Capita Income

$115,806
Median Net Worth

Source: U.S. Census Bureau and Esri forecasts

830 NORTH 109TH STREET

Retail Map



Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities

(Within Driving Distances)

- Retail Shops (198)
- Lodging Facilities (9)
- Restauarants & Bars (107)

0 0.47 0.95 1.9 Miles

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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

TRANSWESTERN
REAL ESTATE SERVICES

Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to your 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 (see lines 42-51).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____

CONFIDENTIALITY NOTICE TO CUSTOMERS

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 defined in Wis. Stat. § 452.01(1e) as 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 not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT 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://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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