

FOR LEASE

PROPOSED LAKEVIEW OFFICE

10507 CORPORATE DRIVE

PLEASANT PRAIRIE, WI



PITTS BROTHERS
& ASSOCIATES, LLC

FOR LEASE

LAKEVIEW OFFICE BUILDING

10507 CORPORATE DRIVE

PROPERTY SUMMARY

Building Size:	<u>30,484 square feet</u>
Available Sq. Ft.	15,242 sq. ft.
Construction:	Class "A" steel/glass office
Stories:	Two (2)
Build-out:	Build to suit
Parking:	128 stalls
Parking Ratio:	4.20 / 1,000 sq. ft.

ECONOMICS

Asking Lease Rate:	Negotiable
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Pitts Brothers & Associates, LLC
6309 – 60th Street, Suite 100
Kenosha, WI 53144
Pittsbrothers.com

Rob Pitts
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Mike Pitts, Jr.
262.654-4900
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mpitts@pittsbrothers.com

Andrew Pitts
262.654-4900
262.496-8883
andy@pittsbrothers.com

PROPERTY ADVANTAGES

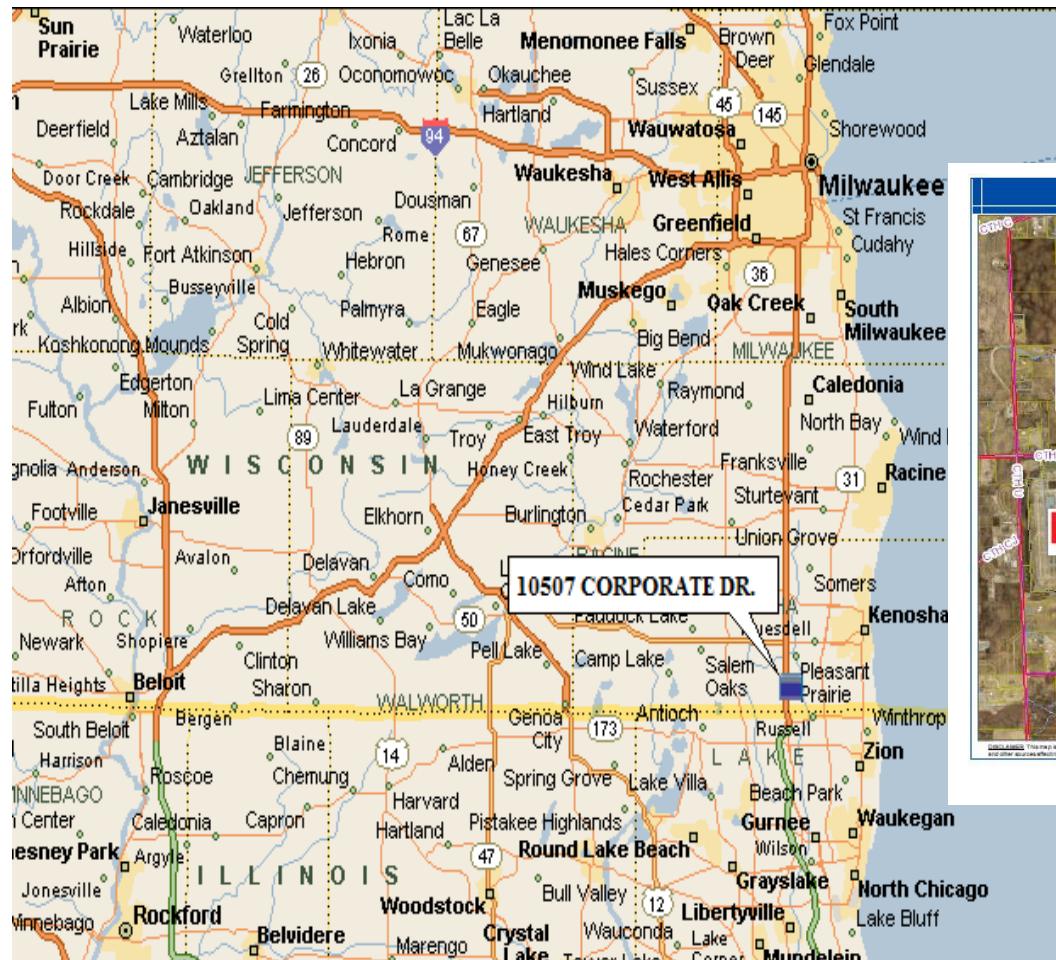
- Multi-tenant Class "A" office building/space
- Located in the southeast quadrant I-94/STH "165"
- Adaptable floor plans
- Low Pleasant Prairie taxes
- Nearby amenities include lodging, dining and retail
- On-site fitness center and storage
- Key-card security system proposed



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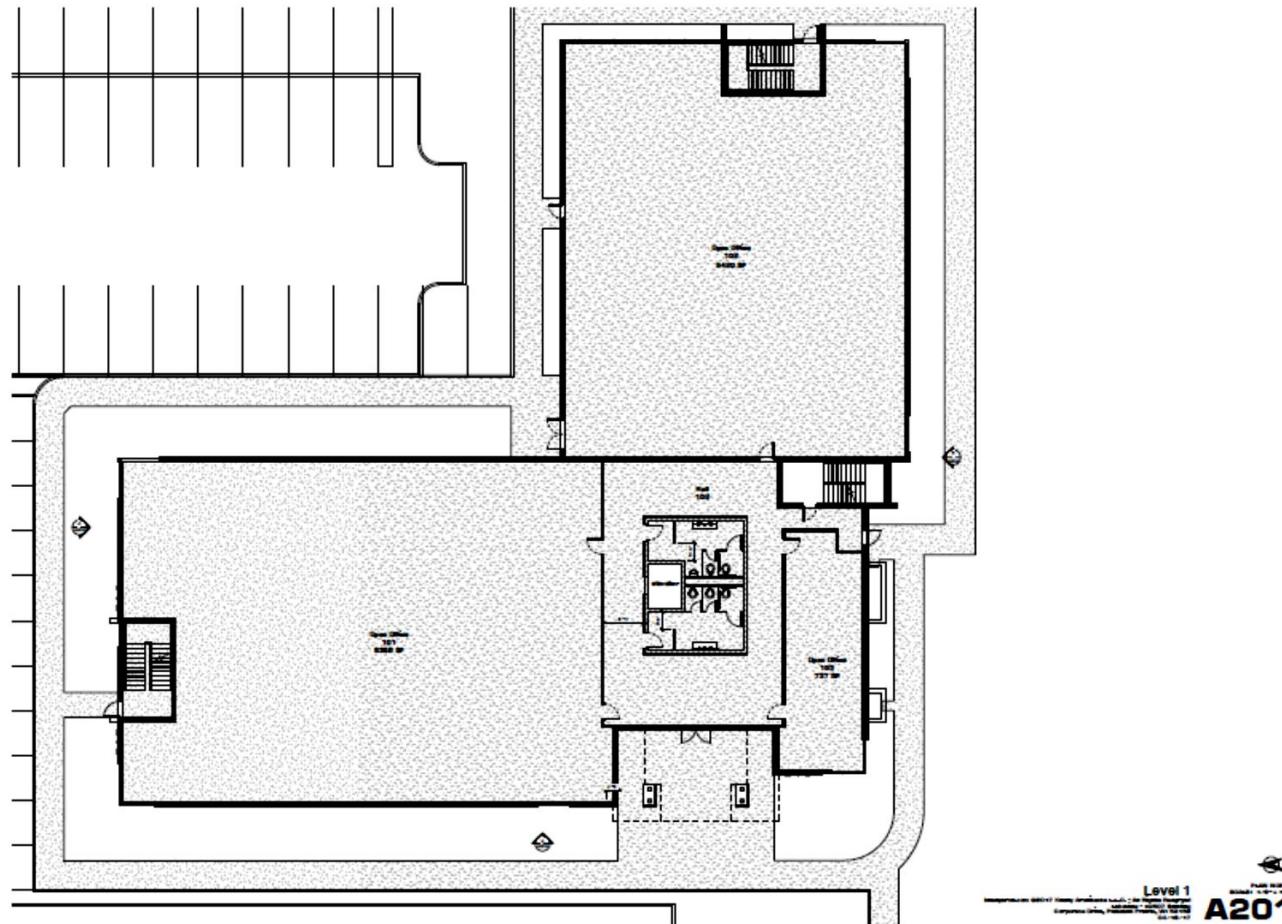
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OFFICE FLOOR PLAN/AVAILABLE UNITS



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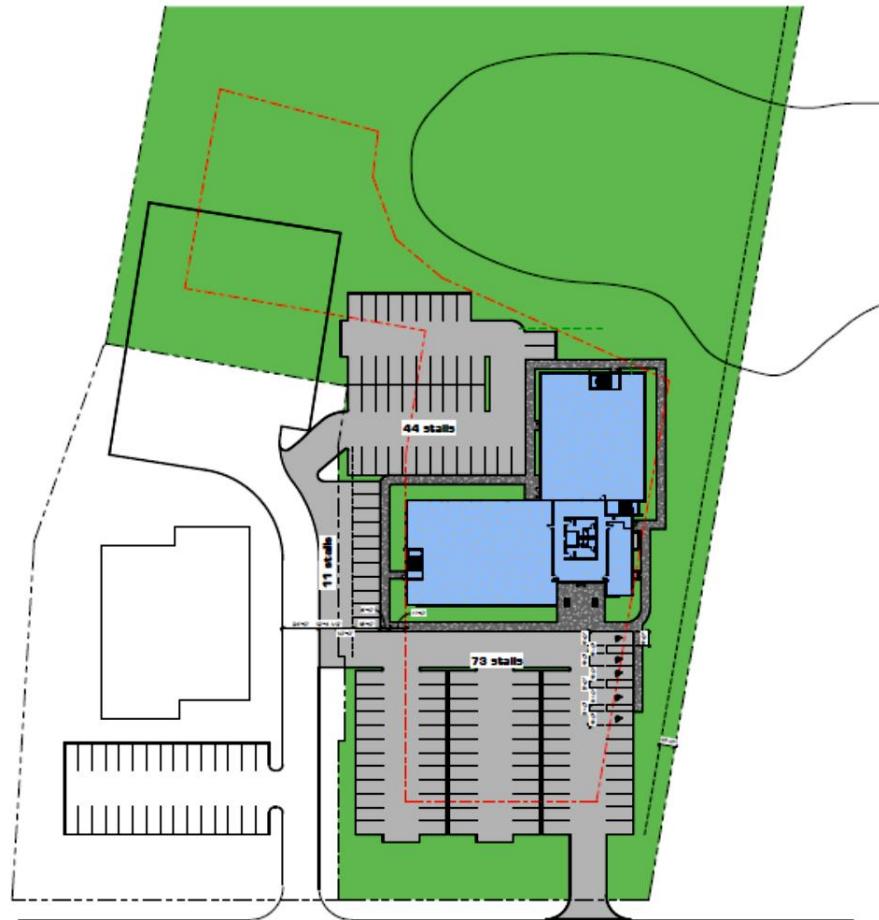
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BUILDING AREA	
LEVEL 1 -	15,242 SF
LEVEL 2 -	15,242 SF
TOTAL 30,484 SF	

PARKING REQUIREMENTS	
AREA	30,484 SF
STALLS (1/250 SF gross)	122
ADA MIN (2%)	5
TOTAL # OF STALLS (required)	127
TOTAL # PROPOSED	128

General Site Plan
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Corporate Drive, Menomonee Falls, WI 53110
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