

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

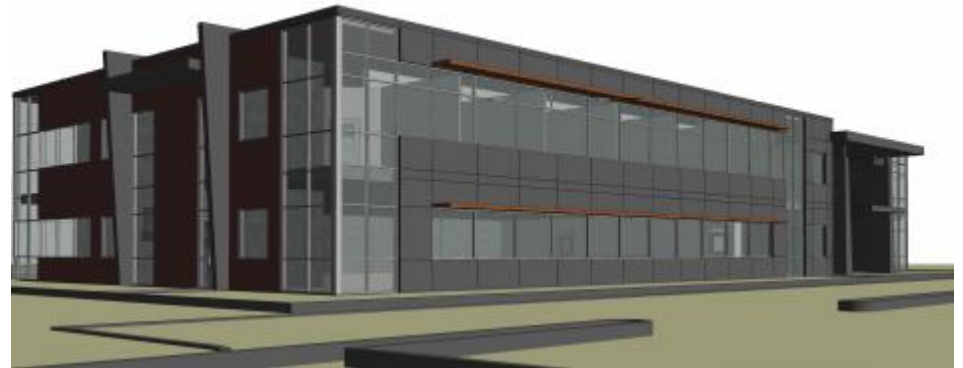
<b>Building Size:</b>	30,484 square feet
<b>Available Sq. Ft.</b>	15,242 sq. ft.
<b>Construction:</b>	Class "A" steel/glass office
<b>Stories:</b>	Two (2)
<b>Build-out:</b>	Build to suit
<b>Parking:</b>	128 stalls
<b>Parking Ratio:</b>	4.20 / 1,000 sq. ft.

## ECONOMICS

<b>Asking Lease Rate:</b>	Negotiable
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## 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



**Pitts Brothers & Associates, LLC**  
6309 – 60<sup>th</sup> Street, Suite 100  
Kenosha, WI 53144  
[Pittsbrothers.com](http://Pittsbrothers.com)

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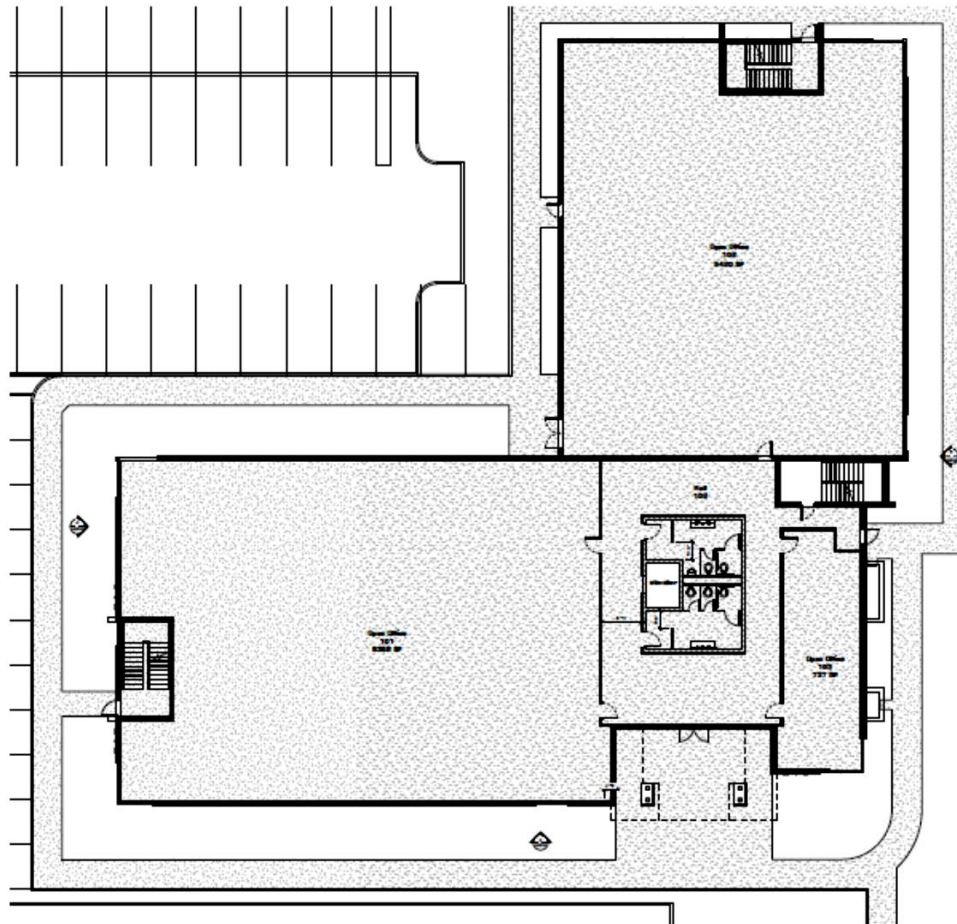
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## OFFICE FLOOR PLAN/AVAILABLE UNITS



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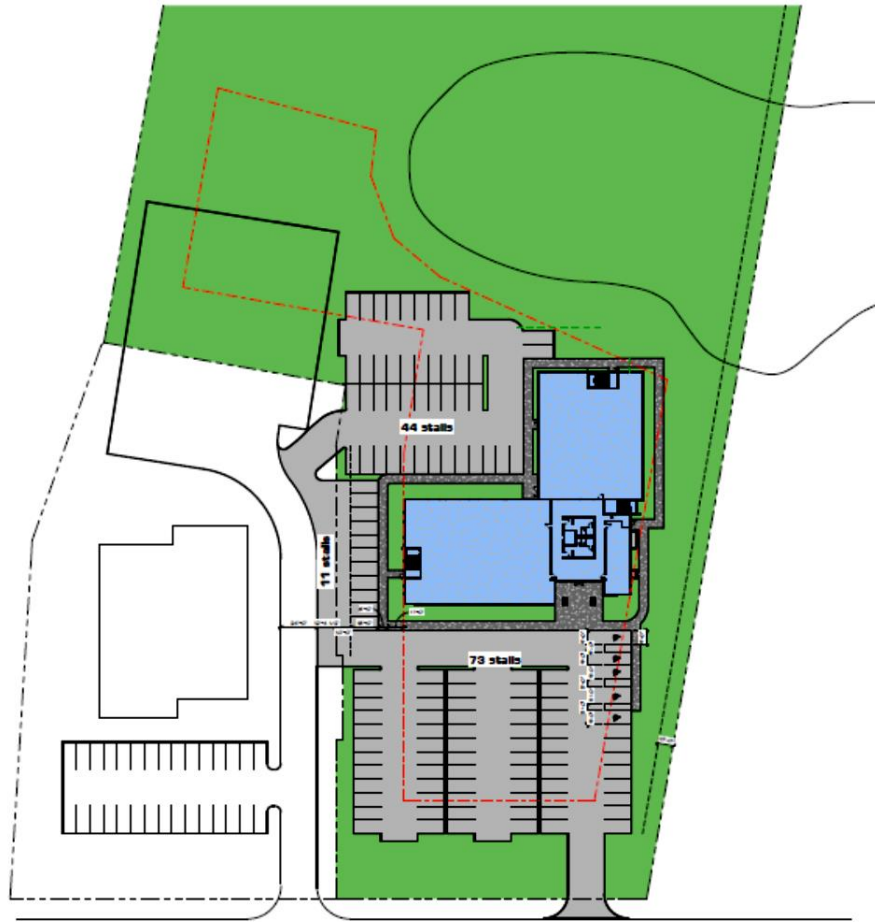
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BUILDING AREA	
LEVEL 1 -	15,242 SF
LEVEL 2 -	15,242 SF
TOTAL	30,484 SF

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, Pleasant Prairie, WI 53158  
08/17

PLAN NORTH  
SCALE: 1" = 30'-0"

**A101**

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