

OFFICE SPACE FOR LEASE



Discover a prime location with excellent visibility from Grandview Boulevard and seamless access to Interstate 94. Situated conveniently close to a variety of shops and restaurants, it's just a short 18-mile drive from downtown Milwaukee. Whether you prefer parking near the building or utilizing the lower-level garage, we've got you covered. This building truly offers it all! We invite you to schedule a tour and experience firsthand the exceptional service we provide.

COMMUTE TIMES

Milwaukee: ~23 minutes (via I-94 East)

Madison: ~1 hour (via I-94 West)

Chicago: ~1 hours 45 minutes

FEATURES & AMENITIES

Full Customizable Build-to-Suit Options

Easily accessible to 94

Signage

Conference Rooms

24/7 Secure Access

Outdoor seating

Cleaning Services

On-Site Parking

Prime Location

Nearby Amenities

Natural Light & Skylights

Elevator onsite



36,000

Population



15,200

of Households



\$87,600

Median Household Income



40,900+

Daytime Population



Contact:
Brittan Keck
bkeck@sbm-re.com
(262)453-0737

2607 N Grandview Blvd | Suite 143 | Waukesha, Wisconsin 53188

Phone: (855) 726-3800

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OFFICE SPACE FOR LEASE



SUITE #111: SILVERNAIL WOODS OFFICE PARK

Building Size:	79,453 SF
Floors:	2
Parking:	252 Parking Spaces
Condition:	Full Build-Out

Suite Available: **#111**

Floor: 2nd Floor

Size: 3,689 SF

Term: 5 Year

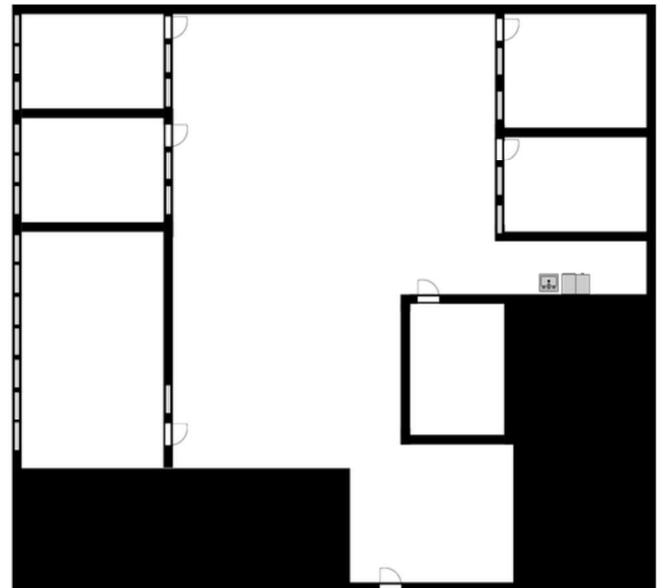
Rental Rate: \$12 /SF YR

CAM: \$8 /SF YR

Available: Now

Space Use: Office/Medical

Condition: Full Build-Out



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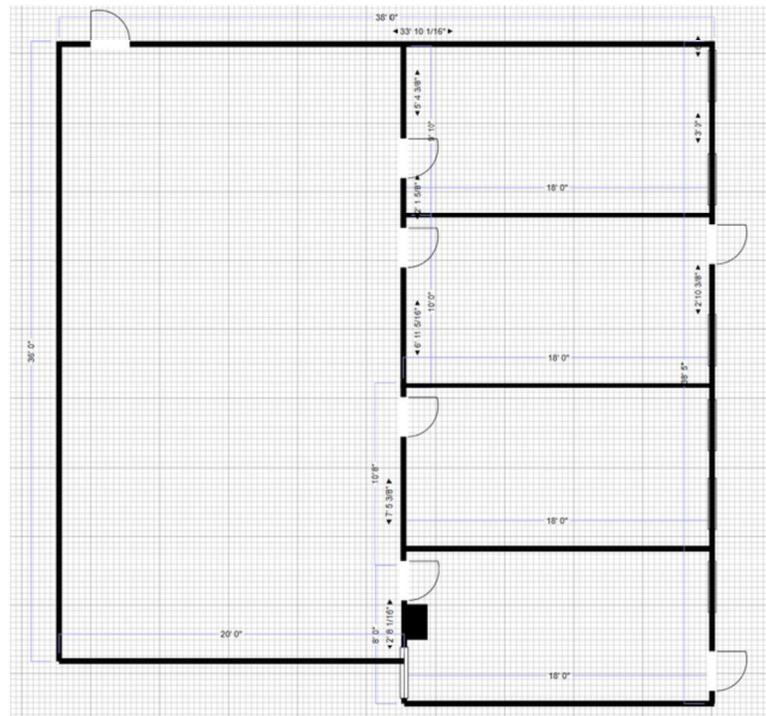
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SUITE #132: SILVERNAIL WOODS OFFICE PARK

Building Size:	79,453 SF
Floors:	2
Parking:	252 Parking Spaces
Condition:	Full Build-Out

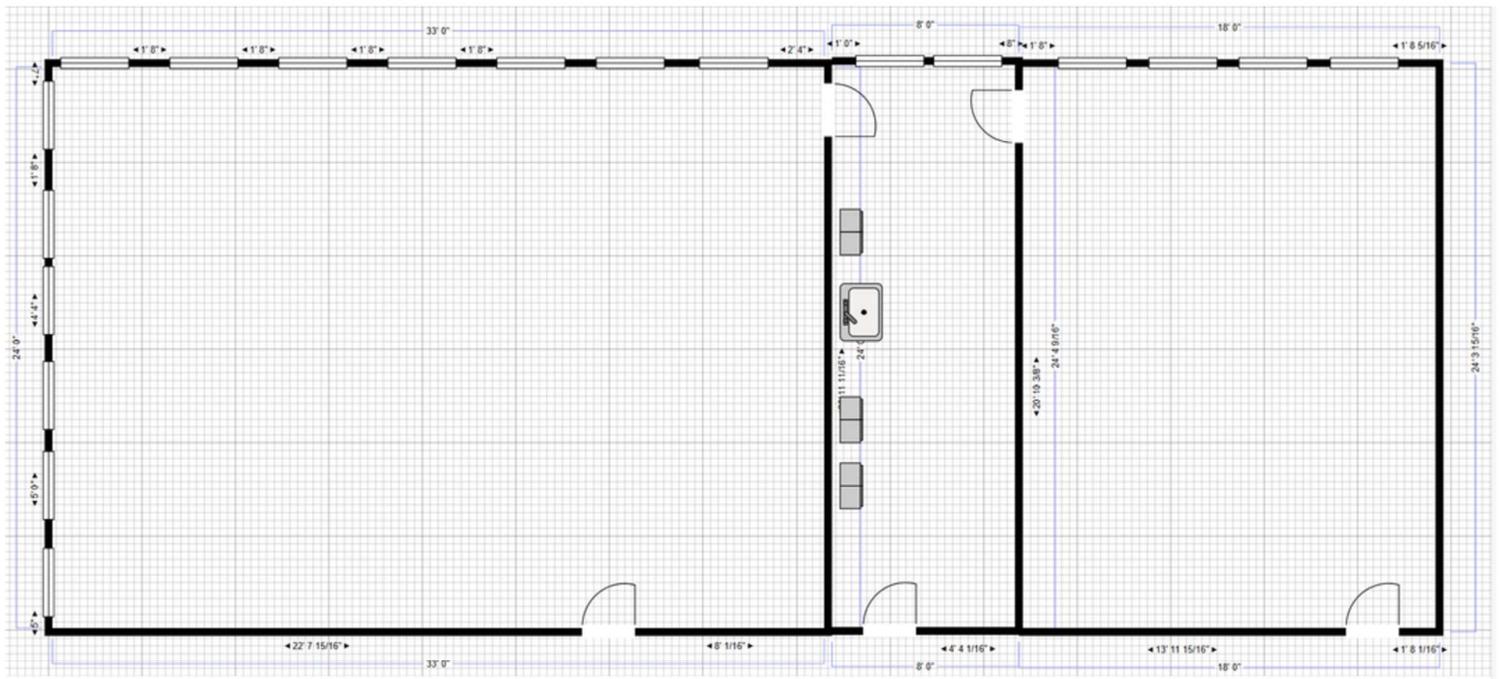
Suite Available:	#132
Floor:	2nd Floor
Size:	1,53 SF
Term:	5 Year
Rental Rate:	\$12 /SF YR
CAM:	\$8 /SF YR
Available:	Now
Space Use:	Office/Medical
Condition:	Partial Build-Out



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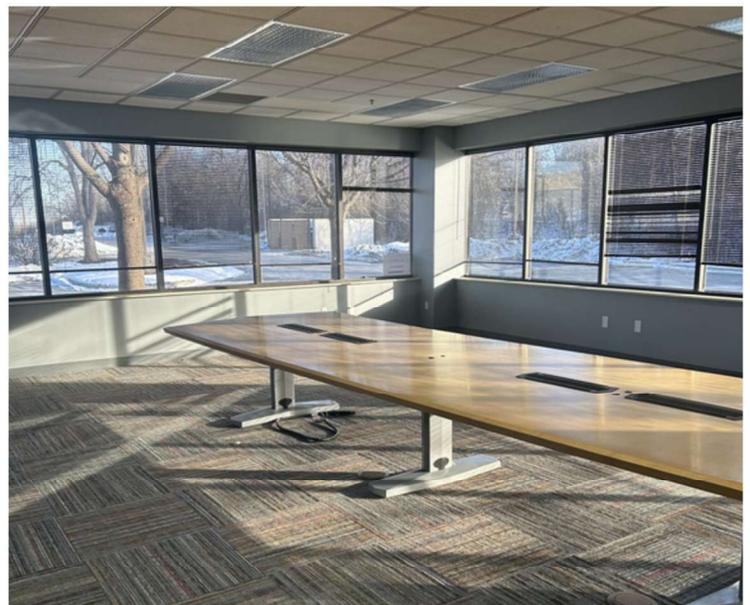
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SILVERNAIL WOODS OFFICE PARK



Building Size: 79,453 SF
Floors: 2
Parking: 252 Parking Spaces
Condition: Full Build-Out

Suite Available: **#133 & 136**
Floor: 2nd Floor
Size: 1,588 SF
Term: 5 Year
Rental Rate: \$12 /SF YR
CAM: \$8 /SF YR
Available: Now
Space Use: Office/Medical
Condition: Partial Build-Out



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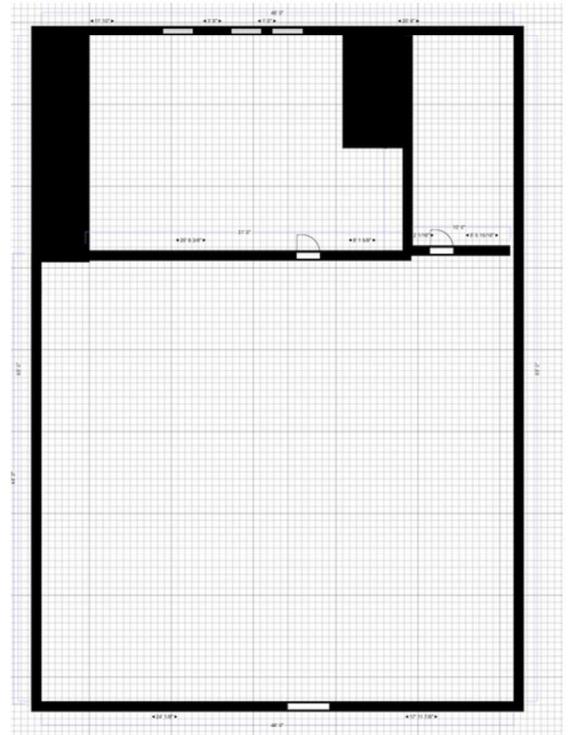
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SUITE #166: SILVERNAIL WOODS OFFICE PARK

Building Size:	79,453 SF
Floors:	2
Parking:	252 Parking Spaces
Condition:	Full Build-Out

Suite Available:	#166
Floor:	2nd Floor
Size:	2,841 SF
Term:	5 Year
Rental Rate:	\$12 /SF YR
CAM:	\$8 /SF YR
Available:	Now
Space Use:	Office/Medical
Condition:	Partial Build-Out



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Suite Available: #134

Floor:	2nd Floor
Size:	812 SF
Term	5 Years
Rental Rate:	\$12/ SF/YR
Space Use:	Office
Available:	Now
Condition:	Shell Space
Ti:	\$10/ SF
CAM:	\$8 / SF/ YR

Suite Available: #135

Floor:	2nd Floor
Size:	812 SF
Term	5 Years
Rental Rate:	\$12/ SF/YR
Space Use:	Office
Available:	Now
Condition:	Shell Space
Ti:	\$10/ SF
CAM:	\$8 / SF/ YR

Suite Available: #137

Floor:	2nd Floor
Size:	1,467 SF
Term	5 Years
Rental Rate:	\$12/ SF/YR
Space Use:	Office
Available:	Now
Condition:	Shell Space
Ti:	\$10/ SF
CAM:	\$8 / SF/ YR

Suite Available: #162

Floor:	2nd Floor
Size:	216 SF
Term	5 Years
Rental Rate:	\$12/ SF/YR
Space Use:	Office
Available:	Now
Condition:	Built Out
CAM:	\$8 / SF/ YR

Suite Available: #164

Floor:	2nd Floor
Size:	488 SF
Term	5 Years
Rental Rate:	\$12/ SF/YR
Space Use:	Office
Available:	Now
Condition:	Built Out
CAM:	\$8 / SF/ YR

Easily accessible to 94
Underground Parking
24/7 Secure Access
Natural Light
Kitchenette

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