

FOR LEASE



3,000 to 29,000 SF



GLENDALE CORPORATE CENTER

1720 W FLORIST AVE, GLENDALE 53209

DAVE FERRON

COMMERCIAL REAL ESTATE BROKER
414.333.5555
dferron@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
33 E Main Street
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Madison, WI 53703

Boerke.com

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PROPERTY OVERVIEW



BOERKE



Vacant Suites

SUITE 100	
Available SF:	3,200 SF Office

SUITE 125	
Available SF:	2,800 SF Office

SUITE 150	
Available SF:	11,536 SF Office/Flex
Features:	22'6" Clear Height

SUITE 175	
Available SF:	4,450 SF - 2,610 SF Warehouse, 1,840 SF Office
Features:	22'6" Clear Height, 1 Dock

SUITE 200	
Available SF:	10,232 SF Office/Flex
Loading:	2 Docks (Potential), 6 Grade Doors (Potential)

Note: Suites 100 and 125 have 6,000 SF of contiguous office space

Total Building SF:	39,793 SF
Vacant Space:	3,000-29,000 SF
Year Built:	1990/2000
Power:	480V 250 amp 3 phase (TBV)
Lot Size:	2.749 AC
Zoning:	M-1 (No Retail)
Parking Ratio:	4/1000

Economics

Lease Rate:	\$8.75 PSF Modified Gross
	Suite 175 - \$9.75 PSF Modified Gross
Utilities:	Not included
Janitorial:	Tenant Expense
Tax Key:	161-8032-001
Taxes (2024):	\$45,816.58 (Included)

Features

- Great signage
- Large parking area
- Fiber Optics
- Fully sprinkled
- ADA accessible
- Professionally Managed
- Easy access to Silver Spring Drive
- High traffic area
- Dock (Suite 175)
- Heavy electric (TBV)

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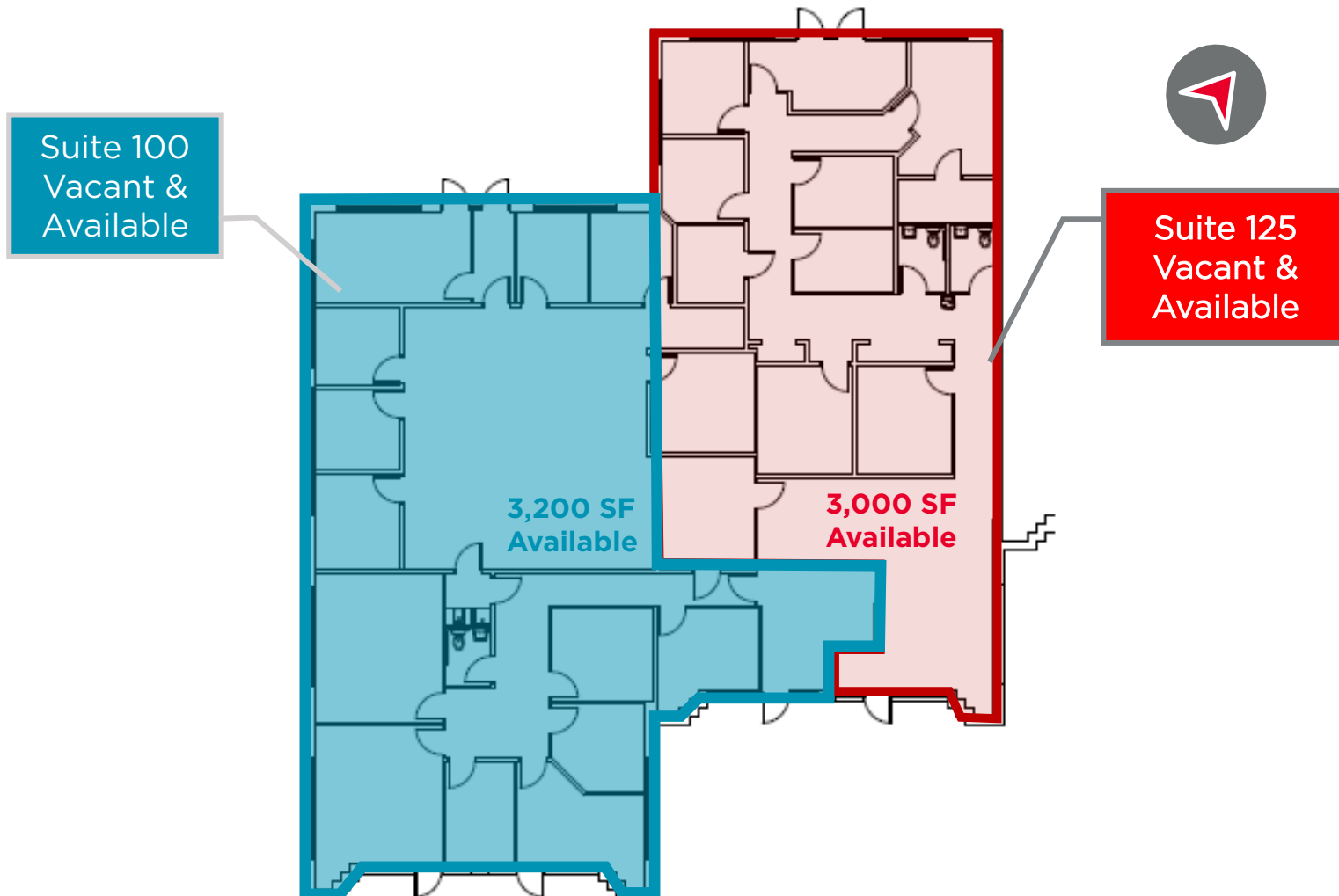
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SUITES 100 & 125 FLOOR PLANS



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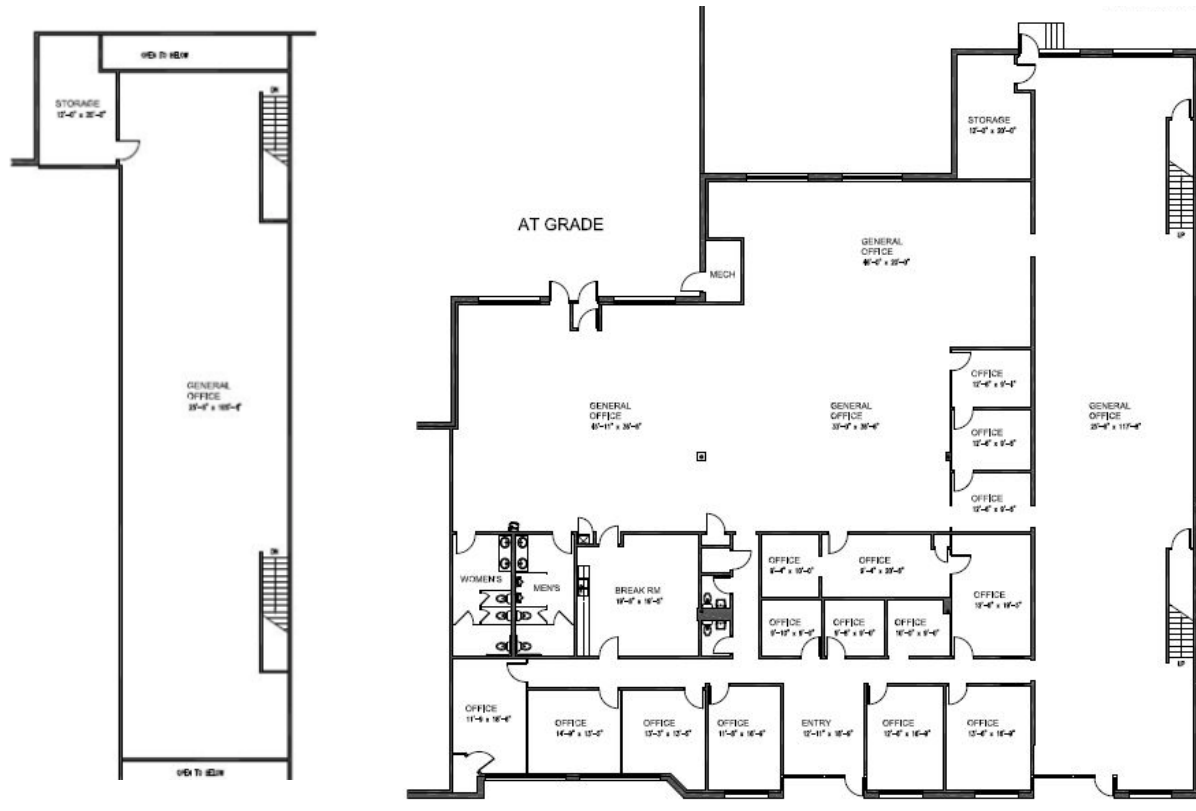
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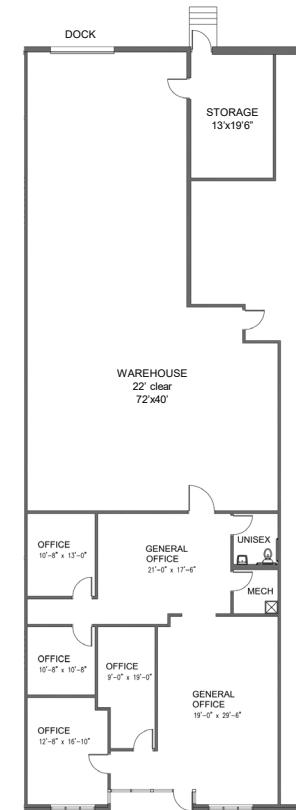
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SUITES 150 & 175 FLOOR PLAN



SUITE 150 MEZZANINE
2,928 USABLE SQFT

SUITE 150
11,536 USABLE SQFT



SUITE 175
4,450 SQFT

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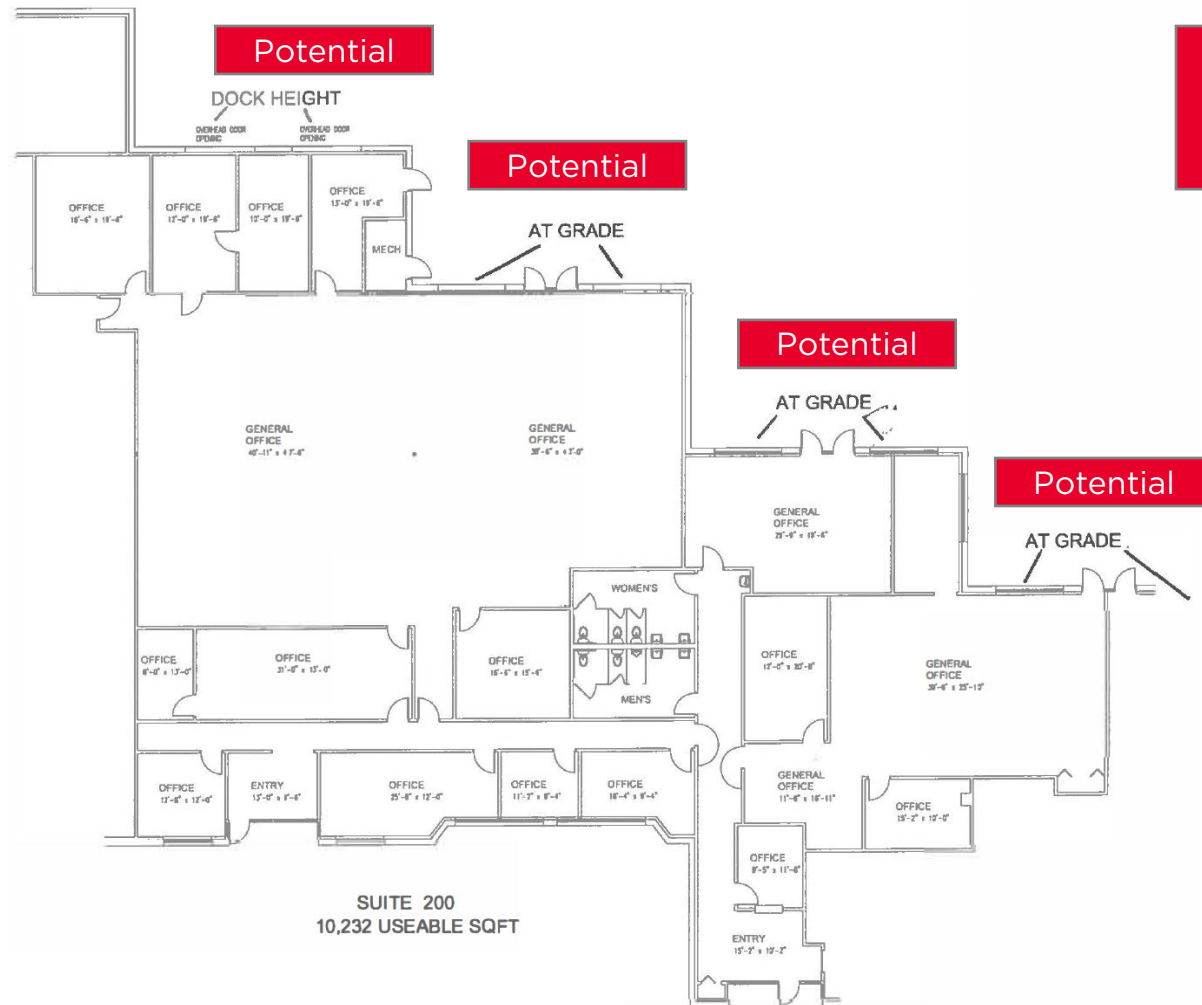
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SUITE 200

FLOOR PLAN



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SITE AERIAL



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RETAIL AERIAL



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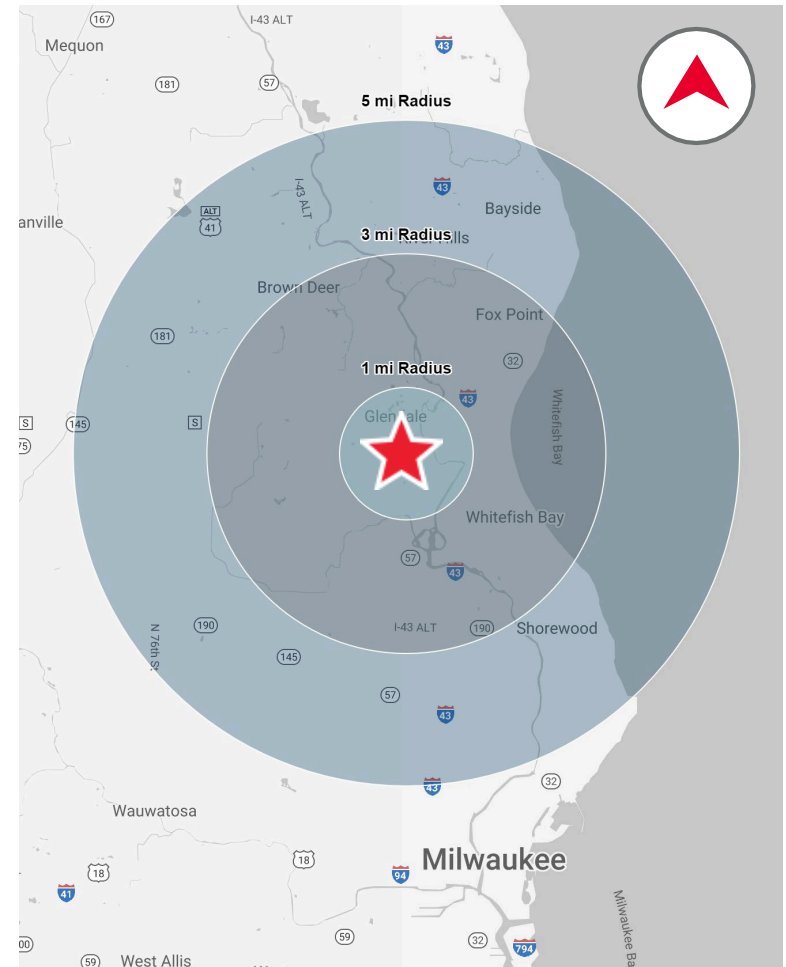
AREA DEMOGRAPHICS

POPULATION	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Estimated Population (2025)	7,485	99,797	296,007
Median Age (2025)	42.6	35.3	33.8
HOUSEHOLDS	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Estimated Households (2025)	3,335	39,984	118,694
Estimated Average Household Income (2025)	\$102,129	\$98,869	\$88,362
TOTAL ANNUAL CONSUMER EXPENDITURE	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Total Retail Expenditure	\$158.45 M	\$1.81 B	\$5.13 B
Apparel Expenditure	\$5.8 M	\$68.16 M	\$193.17 M
Entertainment Expenditure	\$17.97 M	\$211.88 M	\$601.17 M
Food & Beverage Expenditure	\$36.17 M	\$443.53 M	\$1.27 B

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PROPERTY PHOTOS



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STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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 Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 "Definition of Material Adverse Facts" below).
 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. 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 my be disclosed by the Firm and its Agents):*

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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.