

The background image shows a modern, single-story office building with a prominent glass facade. The building is set in a landscaped area with a parking lot in the foreground. The trees are in full autumn color, with shades of orange, yellow, and red. A tall, slender light pole stands on the right side of the parking lot. The sky is a clear, pale blue with a few wispy clouds.

FOR SALE OR LEASE

WORK + TRAINING HEADQUARTERS

5400 S. 60TH ST., GREENDALE, WI

WWW.5400HEADQUARTERS.COM



BUILDING OVERVIEW

The Campus offers a beautiful setting complete with a highly visible location, excellent freeway accessibility and a park-like setting. The future occupant will benefit from the thoughtful design and the high quality of this corporate headquarters opportunity.

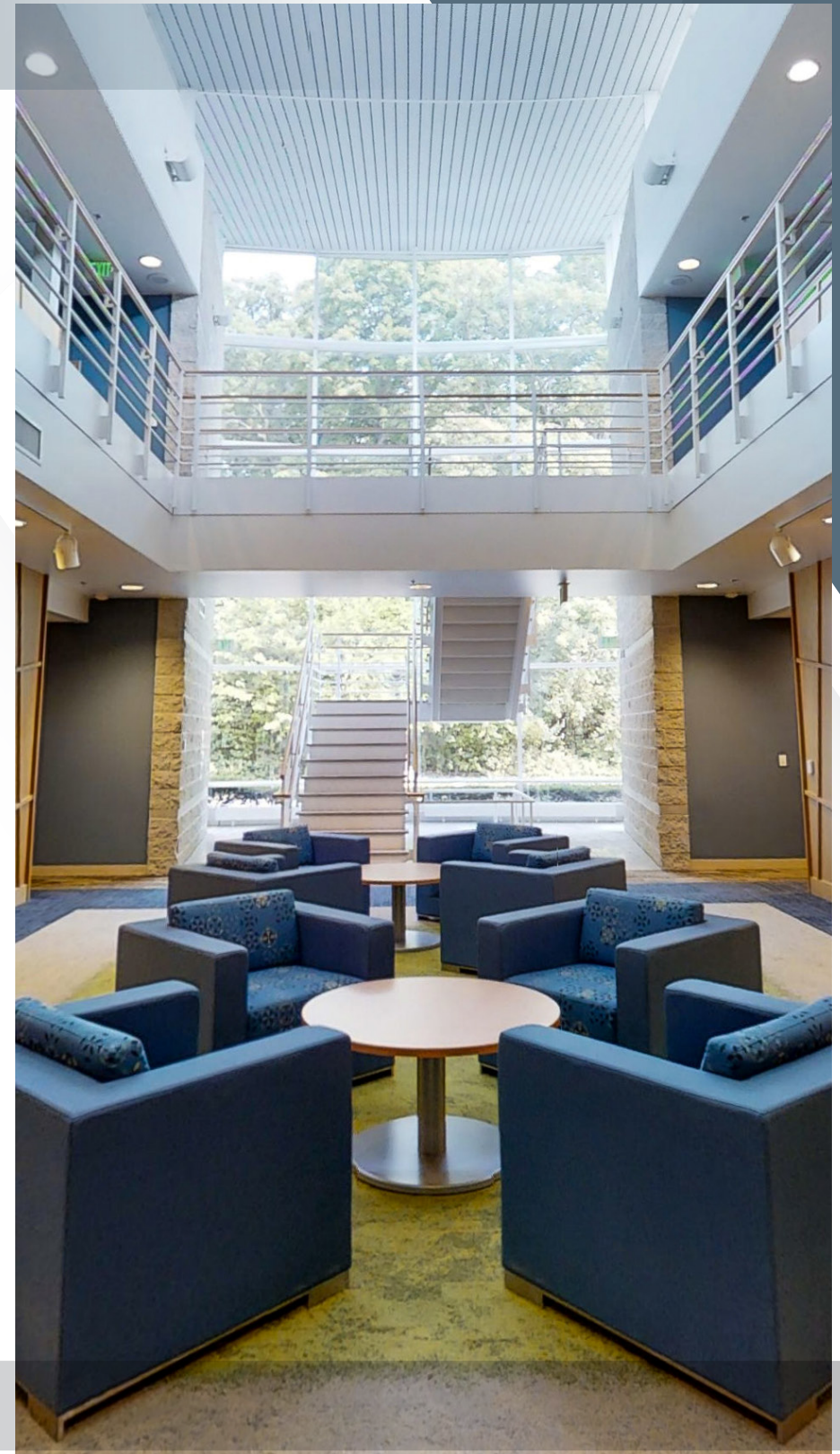
The Property includes one two (2) story office building consisting of approximately 164,800 square feet. There is approximately 116,800 square feet of class A office space and approximately 48,000 square feet of warehouse space. The shop and production area clear heights are 15'6" and the remainder of the warehouse space is 22' clear. The property offers six (6) truck docks and one grade-level drive-in door. The office space was renovated in 2014-2015 at which time building lighting was upgraded to LED. This site is zoned O (Office Research District).

HEADQUARTERS SUMMARY	
ADDRESS:	5400 S. 60th Street, Greendale, WI 53129
ACREAGE:	14.45
BUILDING SF:	164,800
ZONING:	O (Office Research Dist)
PARKING:	2.77 / 1,000 SF
SALE PRICE:	\$8,500,000 (\$51.58 / SF)
FULL BUILDING LEASE RATE:	\$11.00 / RSF NET

ZONING OVERVIEW

The building is zoned Office Research: all business, service, processing and storage shall be conducted wholly within enclosed building, except for accessory used and off-street parking and/or loading.

Directly to the north and west of the building, the area is zoned General Residence and Single-Family detached, respectively. To the south across W. Grange Ave. the Greendale Fire Station, Police Department, and Municipal Court can be found. The Milwaukee-Southwest DMV building is located to the East across W. Loomis Road, and directly south of the DMV is Scout Lake Park - a wooded area with a lakeside trail.



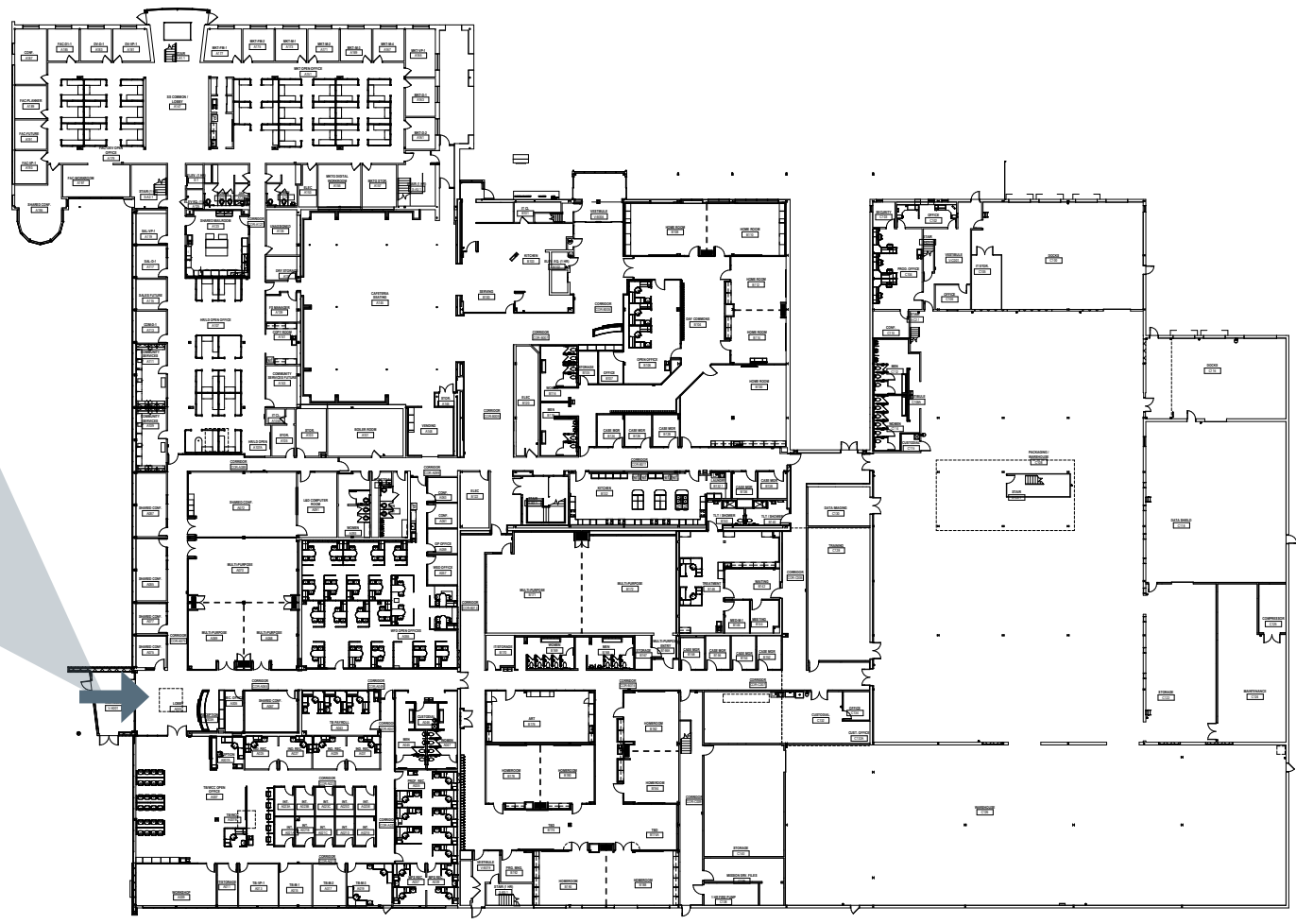


EXISTING BUILDING

FLOOR PLANS

FLOOR 1

TAKE THE VIRTUAL TOUR!





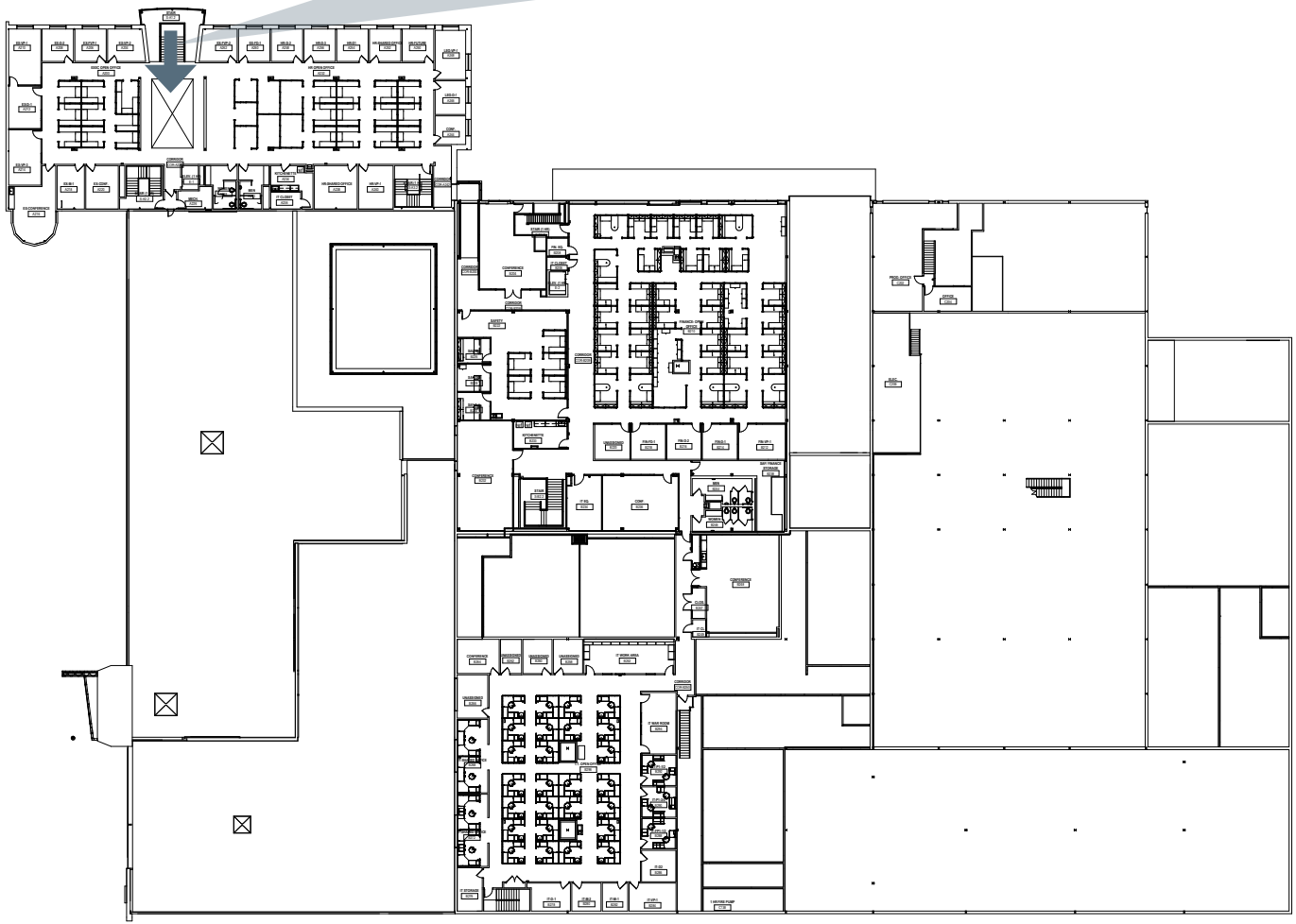
EXISTING BUILDING

FLOOR PLANS

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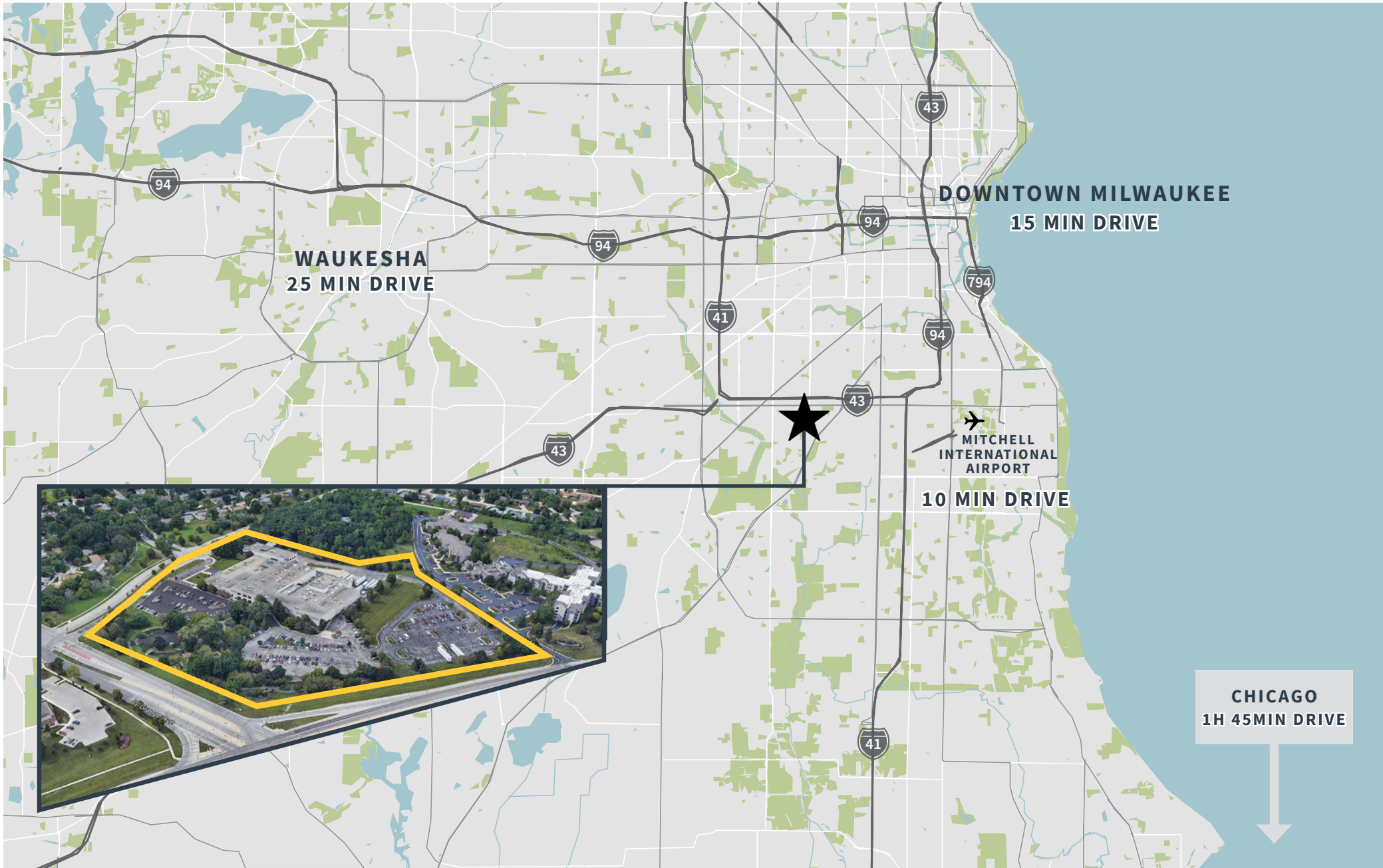


FLOOR 2





PROPERTY OVERVIEW





PROPERTY PHOTOS



REQUEST OFFERING MEMORANDUM

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