

11950

W LAKE PARK DRIVE

Offering Memorandum



35,749 SF
FOR SALE

Milwaukee, Wisconsin

CBRE

EXECUTIVE SUMMARY

Multi-Tenant Layout

11950 W Lake Park Drive is a one-story brick office building spanning 35,749 square feet and is situated on 4.11 acres of land on the northwest side of Milwaukee. Constructed in 1987, the property currently features a multi-tenant layout, providing flexible space options for an owner/occupant that could lease space to third party tenants until their needs expand.



Property Highlights

ADDRESS

**11950 W Lake Park Dr
Milwaukee, WI 53224**



**TOTAL BUILDING AREA
35,749 SF**

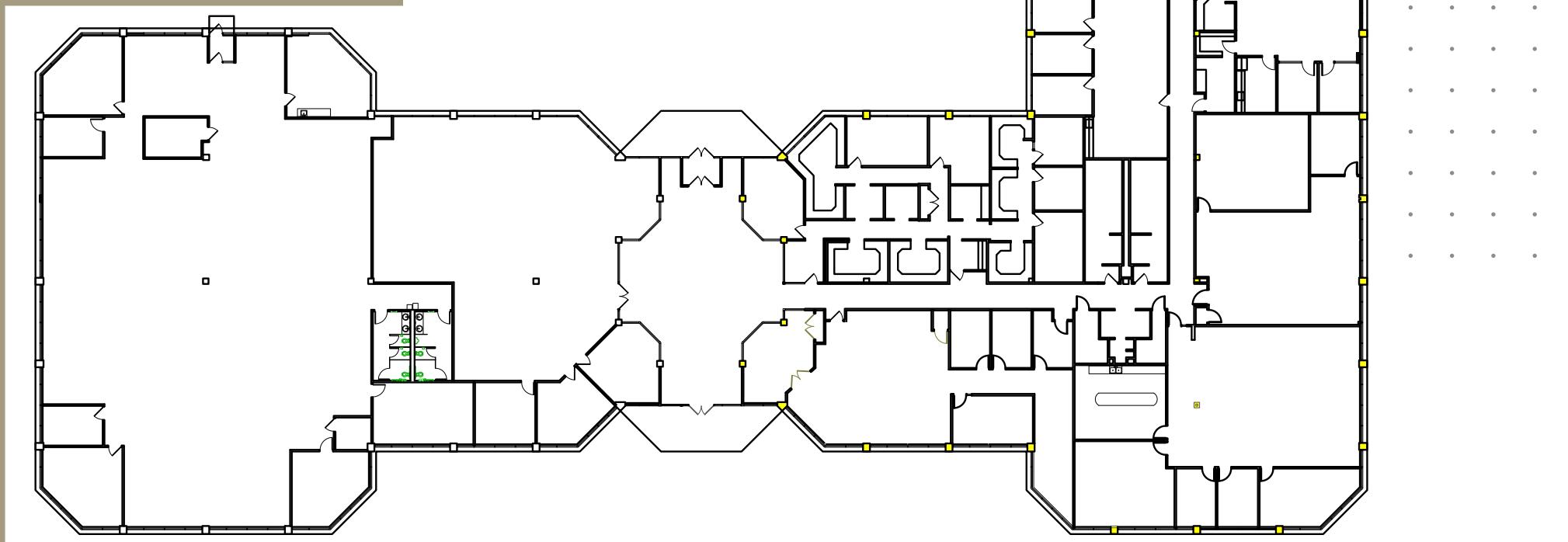


**TOTAL LAND AREA
4.11 Acres**

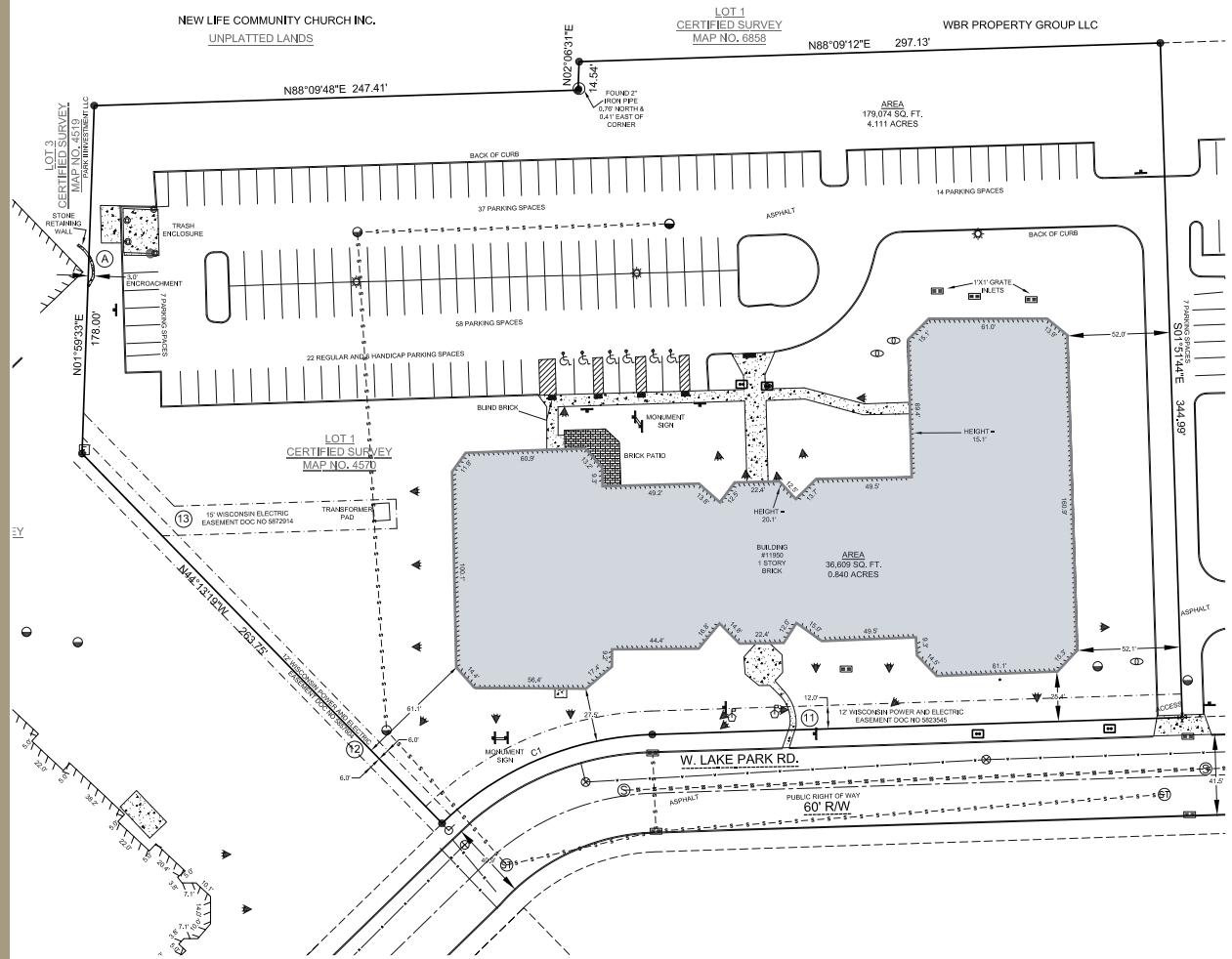


**PARKING
4 / 1,000 SF (142 Stalls)**

FLOOR PLANS



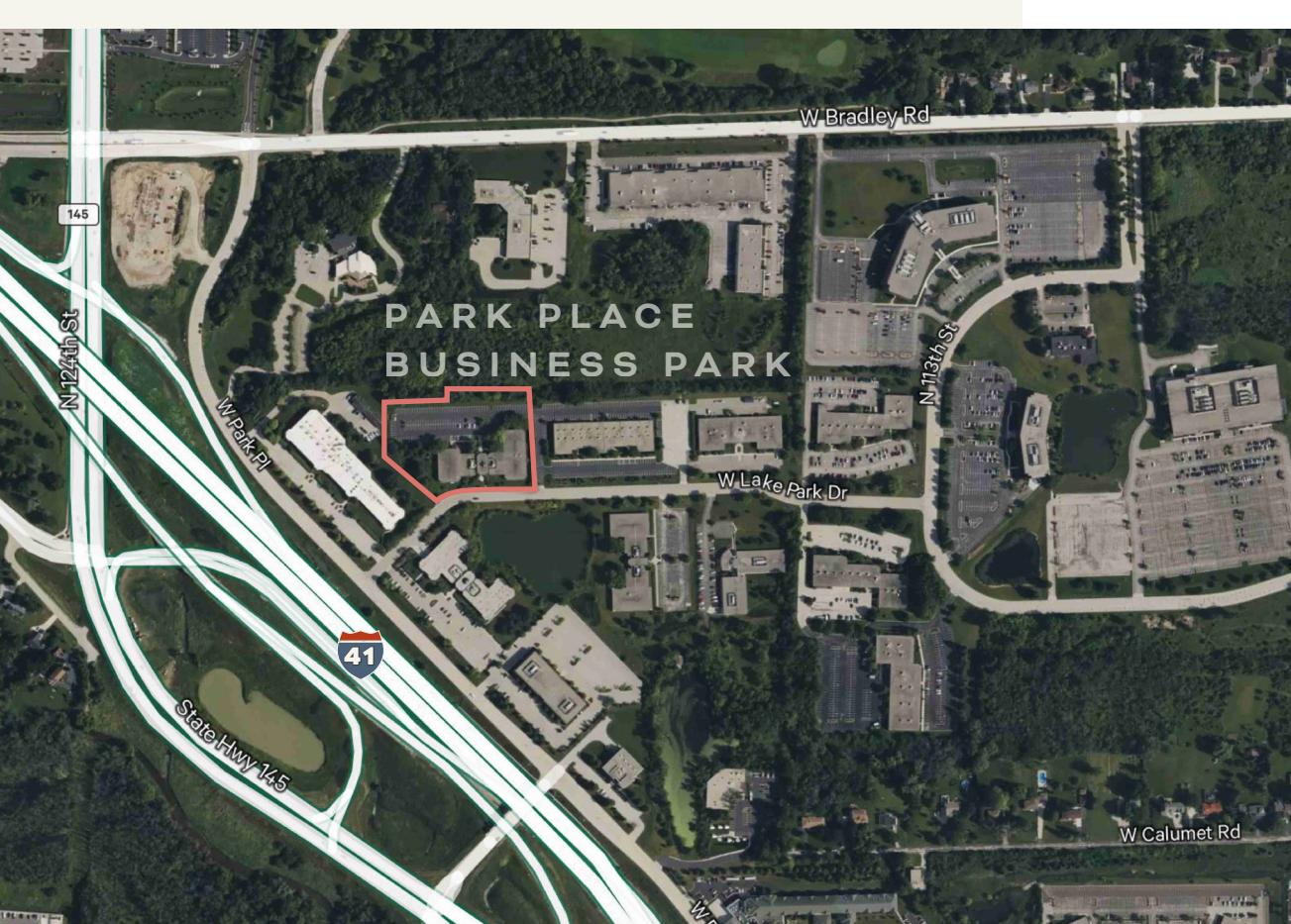
SITE PLAN



The 35,749 SF building sites on 4.11 acres of land within the Lake Park Business Park.

The property features ample parking with a generous ratio of 4 stalls per 1,000 square feet, totaling 142 parking spaces conveniently located at both the front and rear of the building.

PARK PLACE BUSINESS PARK



The Park Place Office Park offers the convenience and flexibility of a suburban office park, yet still located within the City of Milwaukee. The park offers amazing access to Interstate 41 as well as offering service from the Milwaukee County Transit System (MCTS). Minutes from hotels, shopping, and dining options the property is also only 25 minutes to Milwaukee's General Mitchell International Airport.



Mature business park in
the City of Milwaukee



Just off Interstate 41
between Good Hope Road
and W Bradley Road

NOTABLE AREA BUSINESSES

- **A. O. Smith Corporation**
- **Eaton Corporation**
- **Global Industrial**
- **Leonardo DRS**
- **Milwaukee Tool**
- **Ontech Systems, Inc.**
- **VITAS Healthcare**

PARK PLACE BUSINESS PARK



PARK PLACE BUSINESS PORTFOLIO

In addition to the 11950 Lake Park Drive Building on offer, we are also presenting two other properties, 11425 and 11900 Lake Park Drive. The three office buildings are held under a common ownership, and the current owner is receptive to a portfolio sale.

These complementary assets offer a unique chance for expansion and growth. With a combined total of 108,000 square feet, this trio of office buildings offer a range of opportunities.

A fourth property, a 56,293 square foot industrial building at 12100 W Park Place, is also available. This building is adjacent to 11950 W Lake Park Drive in the Park Place Business Park.



11950

W LAKE PARK DRIVE
MILWAUKEE, WI



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