

10855 WEST
POTTER
ROAD

WAUWATOSA, WI



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OFFICE SPACE AVAILABLE FOR LEASE



310 W. Wisconsin Ave., Ste. ME110
Milwaukee, WI 53203

10855 WEST POTTER ROAD

GENERAL INFORMATION

This two story, 4,034 square-feet, mixed use office building is conveniently located within Wauwatosa's desirable residential and commercial district. The out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Add in strong area retailers and demographics and it's perfect for your business.

WAUWATOSA, WI

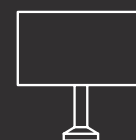
BUILDING SIZE	4,034 SF
NUMBER OF FLOORS	3
AVAILABLE SPACE	<u>FIRST FLOOR</u> Suite 3: 340 SF Suite 4: 188 SF Suite 5: 145 SF Suite 6: 257 SF <u>SECOND FLOOR</u> Suite 22: 168 SF Suite 24: 180 SF 402 SF Contiguous
LEASE RATE	<u>FIRST FLOOR</u> Suite 3: \$450/month Suite 4: \$265/month Suite 5: \$220/month Suite 6: \$370/month <u>SECOND FLOOR</u> Suite 22: \$275/month Suite 24: \$285/month
UTILITIES Gas/Electric Water & Sewer In-Suite Janitorial	Included Included Not Included

PARKING	17 Surface Parking Spaces
TENANT IMPROVEMENTS	Negotiable to Qualified Tenants
SIGNAGE	Building Directory & Suite Entrance

Building Attributes



Great Location off
Hwy 100 in Wauwatosa



Prominent Signage
Opportunity



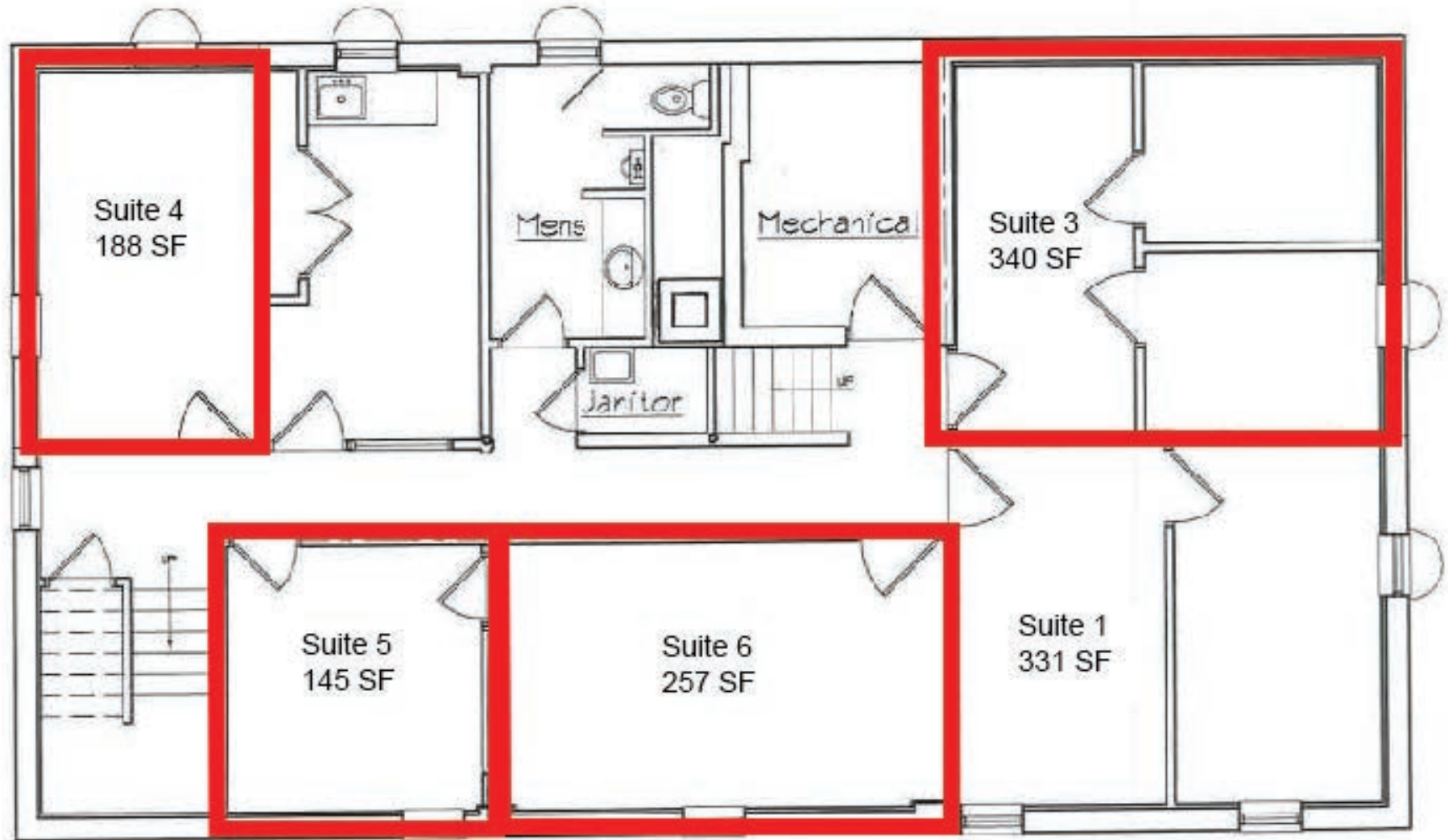
Excellent
Demographics

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Garden Level

WAUWATOSA, WI

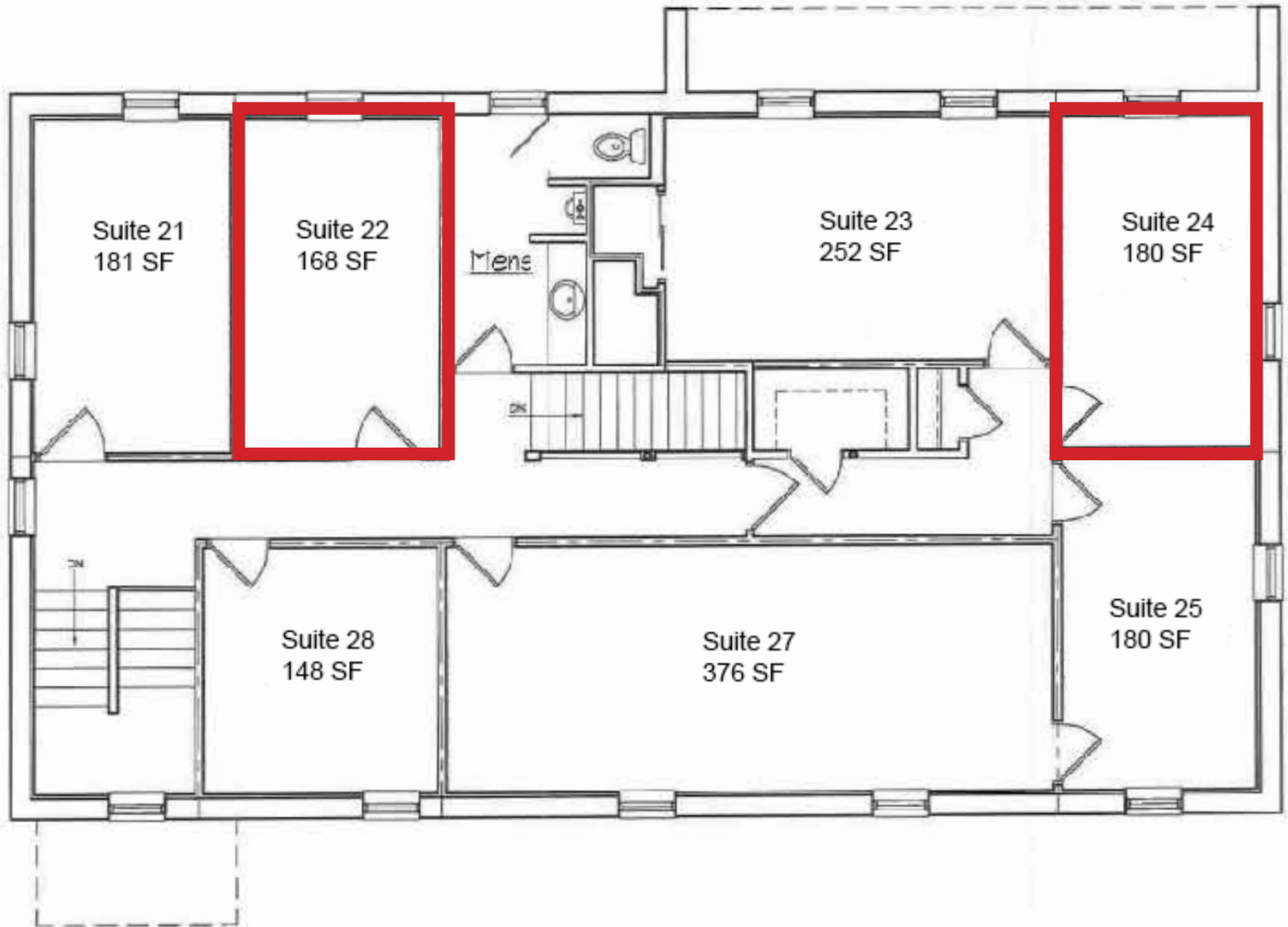




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Second Floor





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Demographics - 1 Mile Radius



6,443

Population

44.8

Median Age



790

Total Businesses



17,055

Total Employees



1.90

Avg Household
Size



\$89,002

Median Household
Income



\$53,900

Per Capita
Income



\$150,790

Median
Net Worth

Source: U.S. Census Bureau and Esri forecasts



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Demographics - 3 Mile Radius

WAUWATOSA, WI



95,379

Population

41.8

Median Age



5,292

Total Businesses



84,932

Total Employees



2.20

Avg Household
Size



\$125,451

Median Household
Income



\$56,329

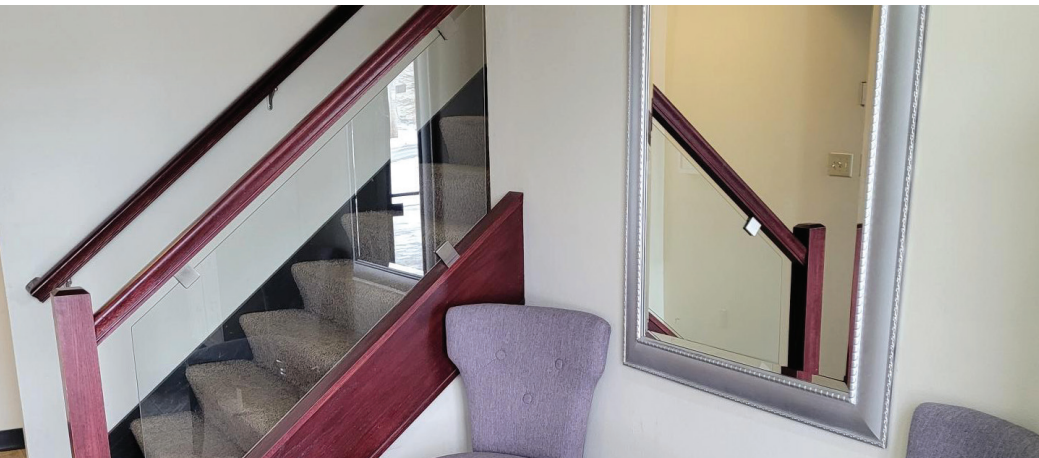
Per Capita
Income



\$178,452

Median
Net Worth

Source: U.S. Census Bureau and Esri forecasts



10855 WEST POTTER ROAD

Demographics - 5 Mile Radius


312,535
Population

39.6
Median Age


12,036
Total Businesses


182,554
Total Employees


2.30
Avg Household
Size


\$81,179
Median Household
Income


\$46,170
Per Capita
Income


\$115,806
Median
Net Worth

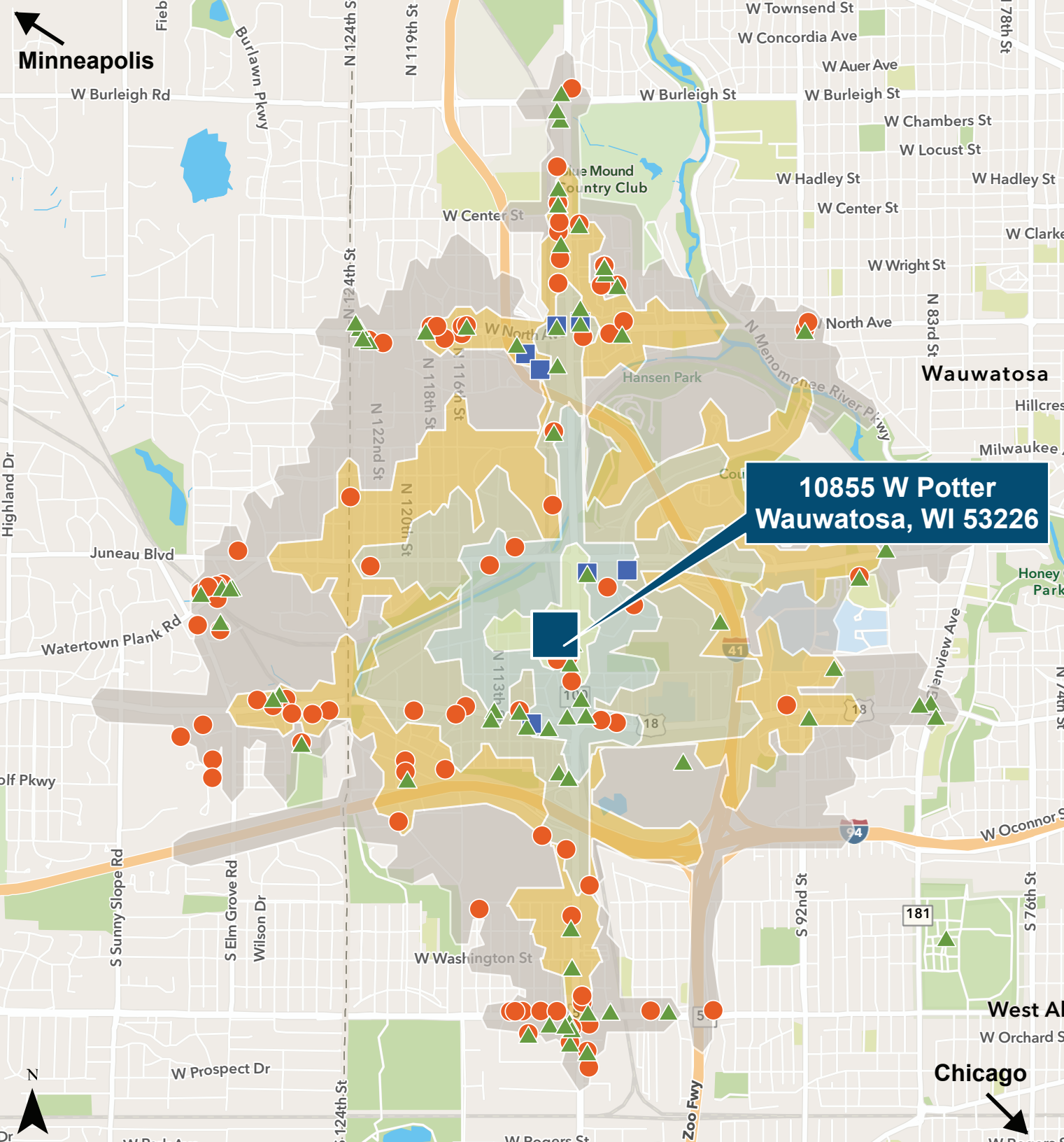
Source: U.S. Census Bureau and Esri forecasts



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Retailer Map





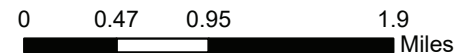
Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities

(Within Driving Distances)

- Retail Shops (198)
- Lodging Facilities (9)
- ▲ Restaurants & Bars (107)



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