

DELAFIELD OFFICE SPACE

FOR LEASE



OPPORTUNITY OVERVIEW

Here is your chance to join the excitement happening in downtown Delafield! With nearly \$43 million in commercial building sale activity within the past five years, downtown Delafield has never been more primed for activity. Founded in 1837, Delafield is located immediately off of Interstate 94 and is a mere 27 miles west of downtown Milwaukee and 52 miles east of the Capitol building in Madison.

Downtown Delafield, with Highway C (Genesee Street) running through the middle of it, offers a rich mix of office tenants, retailers, MUH, single family housing, and coffee shops/restaurants. Outdoor enthusiasts also revel in its location, on the shores of Nagawicka Lake and the Bark River, but also as downtown offers direct access onto the Ice Age National Scenic Trail and the Lake Country Recreation Trail. With more new construction on its way, downtown Delafield is as vibrant as ever!

1 705 GENESEE ST 2 440 WELLS ST 3 528 WELLS ST 4 711 WELLS ST





THE GRAIN

1ST FLOOR

RETAIL (EAST BUILDING) - 8,801 RSF (FULL FLOOR AVAILABLE)

RETAIL (WEST BUILDING) - 9,105 RSF

2ND FLOOR

OFFICE (EAST BUILDING) - 8,322 RSF (FULL FLOOR AVAILABLE)

OFFICE (WEST BUILDING) - 11,509 RSF (FULL FLOOR AVAILABLE)

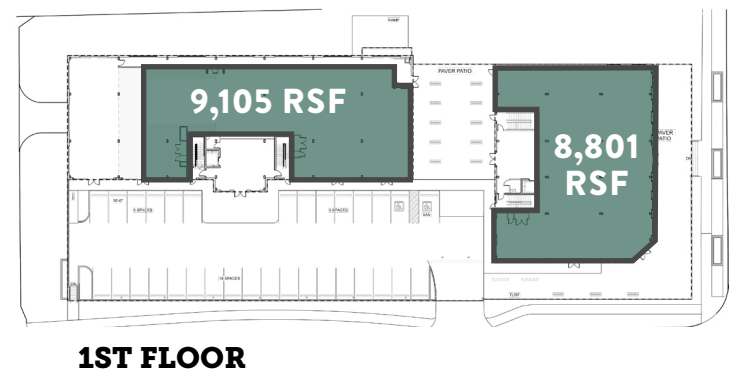
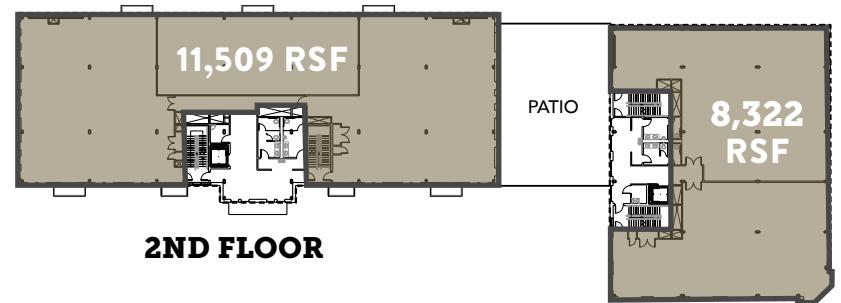
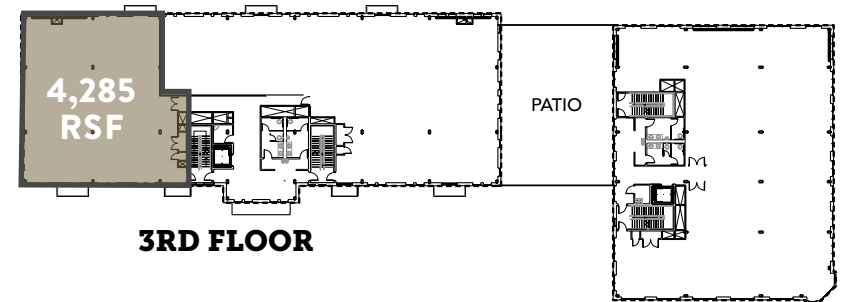
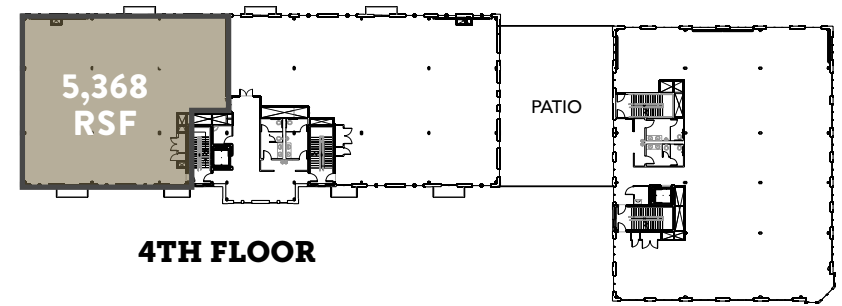
3RD FLOOR

OFFICE (WEST BUILDING) - 4,285 RSF

4TH FLOOR

OFFICE (WEST BUILDING) - 5,368 RSF

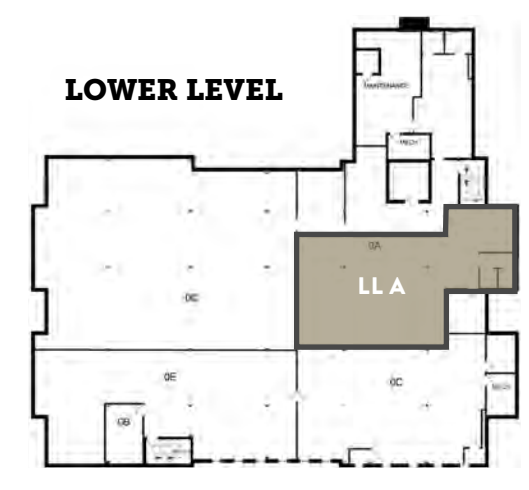
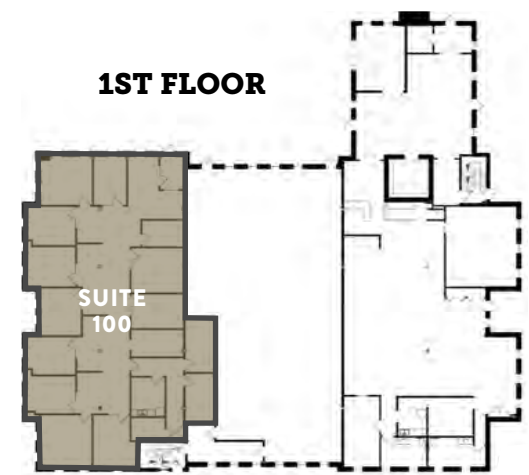
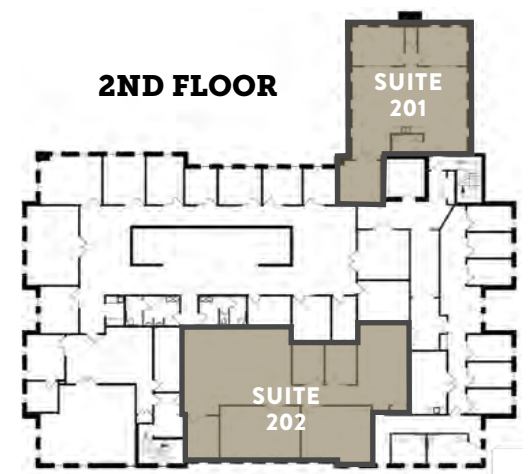
Some available suites can be demised. Please contact broker for rents and terms.





440 WELLS STREET

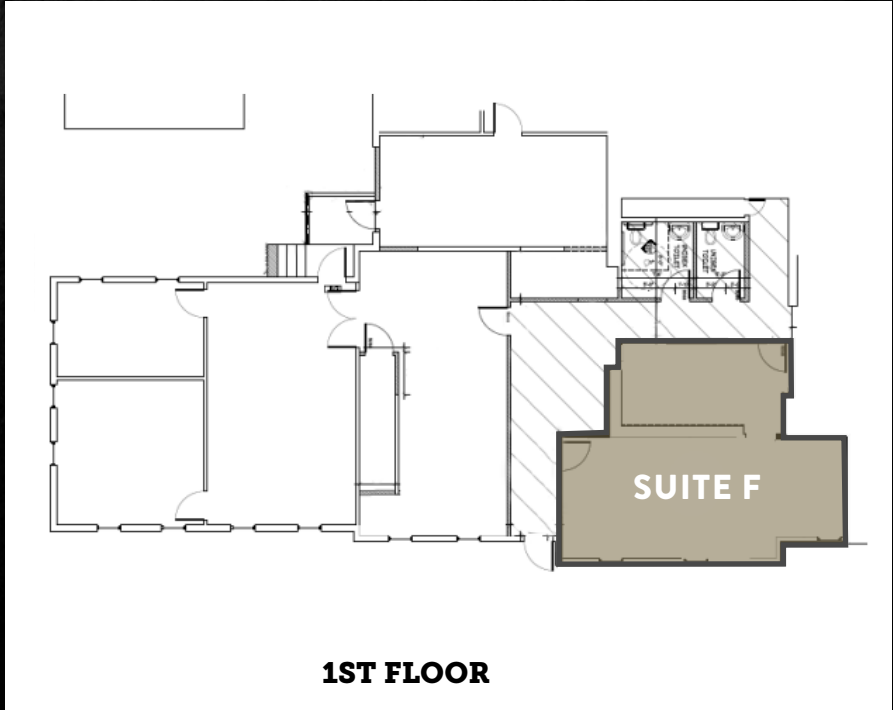
SUITE	USF	AVAILABLE	PSF	NNN PSF
LL A	2,119	Immediately	\$8.50 PSF GROSS	N/A
#100	4,186	Q2 2024	\$17.50 PSF NNN	\$4.27
#201	1,468	Q1 2024	\$16.00 PSF NNN	\$4.27
#202	2,419	Q2 2024	\$16.00 PSF NNN	\$4.27





528 WELLS STREET

SUITE	USF	Available	Rent PSF	NNN PSF
SUITE F	522	Immediately	\$12.50 PSF NNN	\$5.75

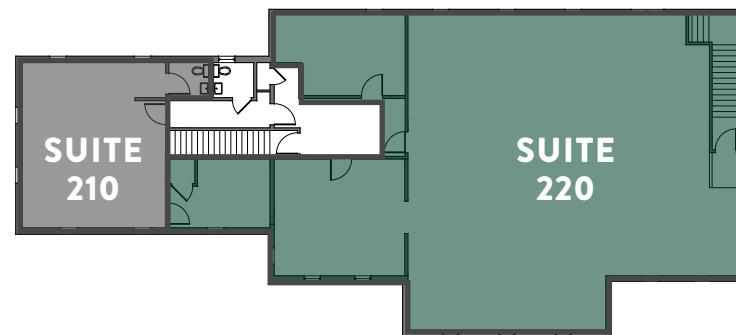




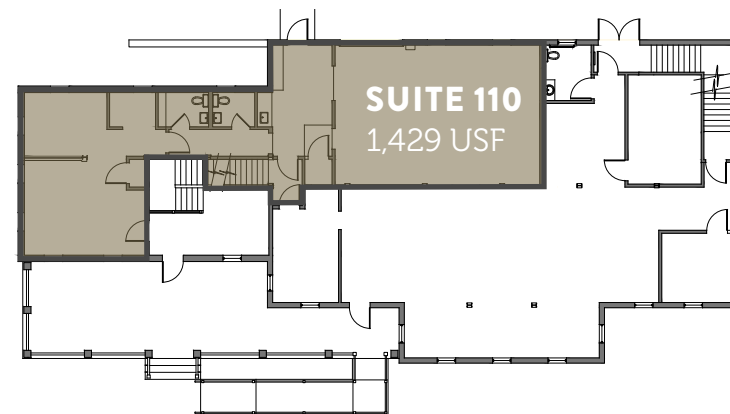
711 WELLS STREET

SUITE	USF	AVAILABLE
#110	2,169	Contact Broker
#210	511	Immediately (Sublease thru 10/31/2025)
#220	2,514	12/1/2023

Please contact broker for rents and terms.

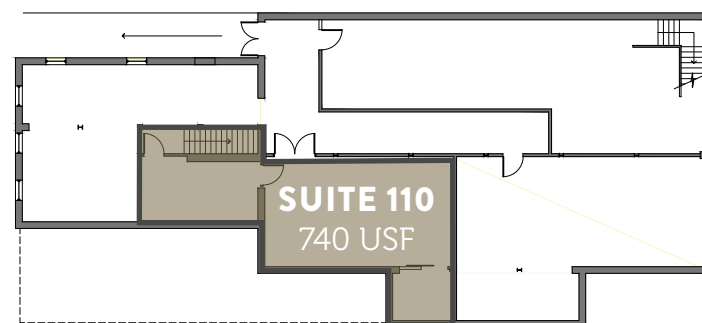


2ND FLOOR



1ST FLOOR

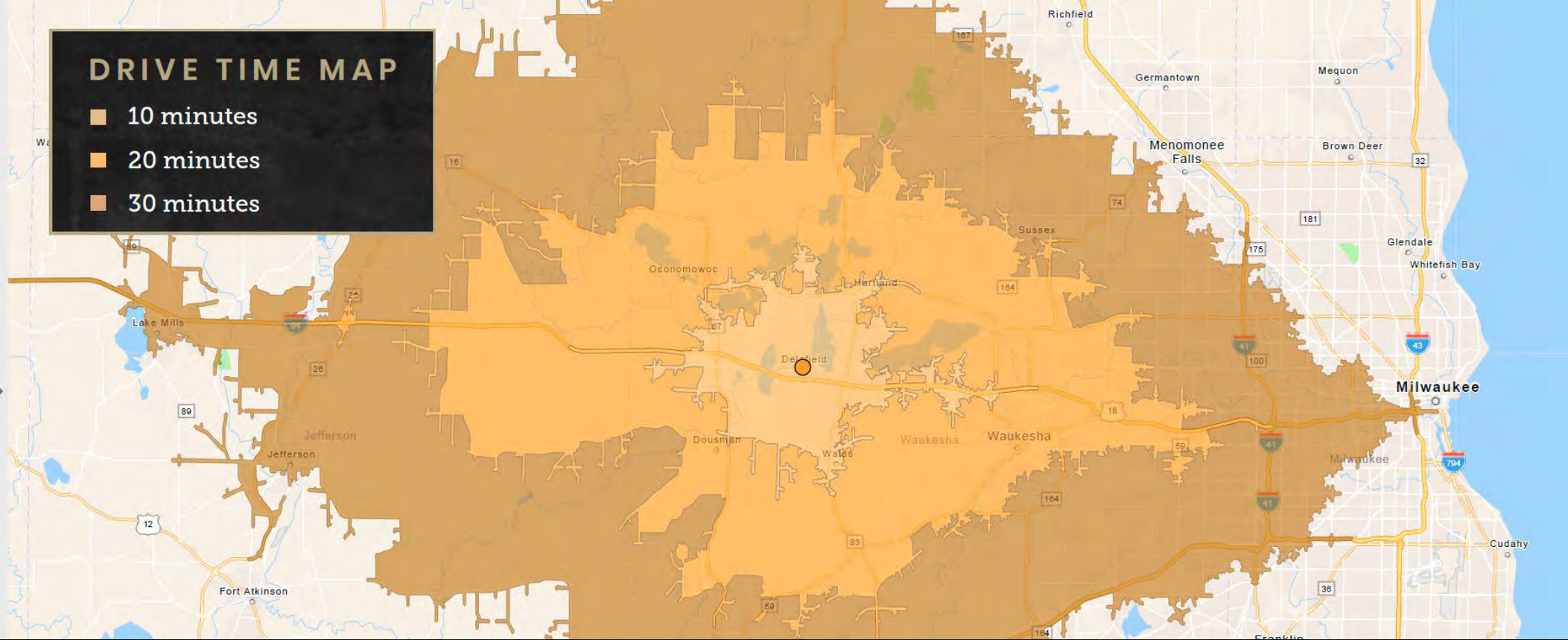
Suite 110 consists of 2,169 USF over the first and second floors.



LOWER LEVEL

DRIVE TIME MAP

- 10 minutes
- 20 minutes
- 30 minutes



DEMOGRAPHICS

	3 Miles	5 MILES	7 MILES	10 MILES
2023 Population - Current Year Estimate	13,698	42,799	89,292	174,017
2028 Population - Five Year Projection	14,221	43,536	90,391	175,713
2020 Population - Census	13,323	41,614	87,515	171,146
2010 Population - Census	13,380	40,818	83,562	166,582
2020-2023 Annual Population Growth Rate	0.86%	0.87%	0.62%	0.51%
2023-2028 Annual Population Growth Rate	0.75%	0.34%	0.24%	0.19%
2023 Median Household Income	\$120,357	\$109,113	\$107,469	\$97,047
2028 Median Household Income	\$134,702	\$120,338	\$117,979	\$106,997



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FOR LEASE



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CBRE