



For Sale or Lease

1550 Innovation Way

Hartford, WI 53027

Joe Moritz
Vice President
+1 414 278 6871
joe.moritz@colliers.com

Dan Wroblewski
Partner
+1 414 278 6813
dan.wroblewski@colliers.com

Tammy Balzar
Advisor
+1 920 203 9013
tammy.balzar@colliers.com

Building Details

Hartford Office Space for Sale or Lease

Built in 2004 and over \$2 million in recent renovations; 1550 Innovation Way features plug-in-play, move-in ready office space nestled in the heart of Hartford, WI. The building offers a nice mix of open work space, private offices, collaboration spaces, and warehouse/storage components.

With exterior entrances on both levels, the building can easily be demised for 2 full floor users without the need for shared common areas.

Property Profile

Address 1550 Innovation Way, Hartford, WI 53027

Availability 36,878 - 73,756 SF

Building Size 73,756 SF

Stories 2

Parking 360 surface stalls; 4.88/1,000 SF

Loading 1 Drive-in, 1 Dock Door

Parcel Size 21.86 Acres

Tax Key 36-1802-001-015

Taxes (2023) \$102,410

Zoning M-4

Lease Rate Negotiable

Sale Price \$6,000,000



- Stately setting on over 21 acres in the Hartland
- Stunning two-story lobby with key card access
- Full-service cafeteria, multiple kitchenettes and outdoor seating
- Fitness center, outdoor bikes, and tenant lounge with arcade games for employee wellness
- Furniture can be made available
- 2 dock doors, warehouse space and storage components
- On-building and monument signage available

Tenant Experience

Campus Highlights



Modern tenant lounge



Key-less entry



Shared meeting spaces



Ample natural light



Effortless highway access



Inviting reception area



Mix of workstations and private offices



Tenant fitness center



Semi-private huddle spaces



Warehouse and storage spaces

Property Location

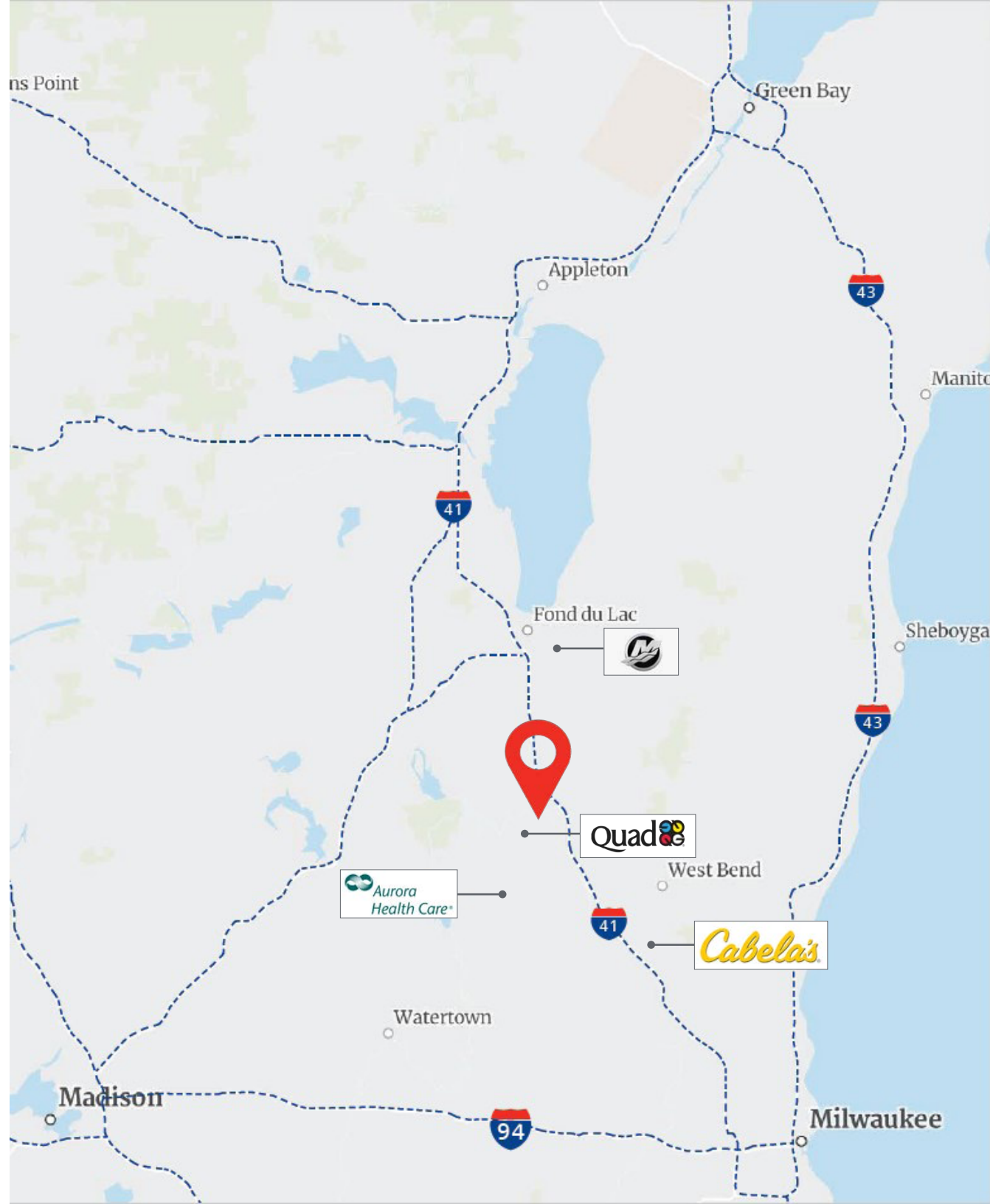


Centrally Located

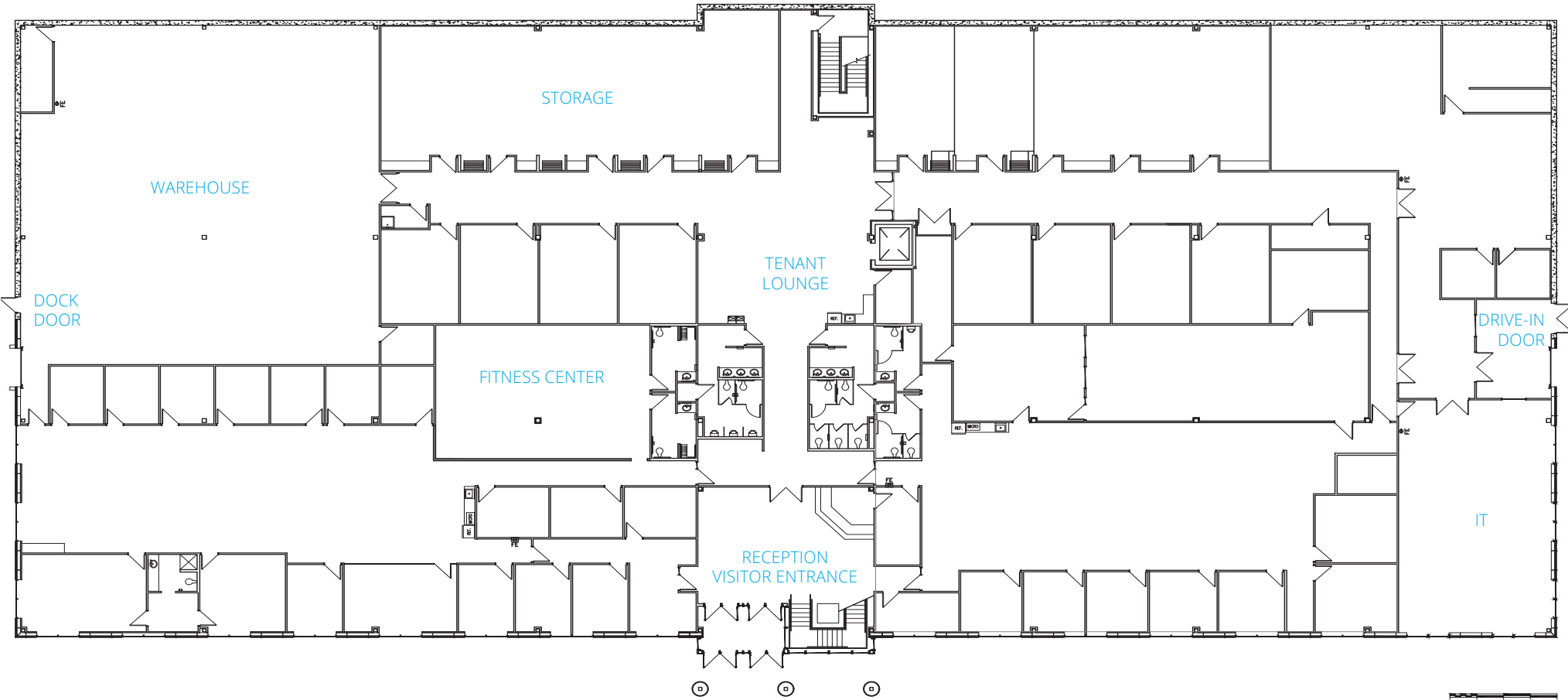
Centrally located between the Milwaukee, Madison, Fox Valley markets, allowing state wide accessibility

Distance to Key Areas

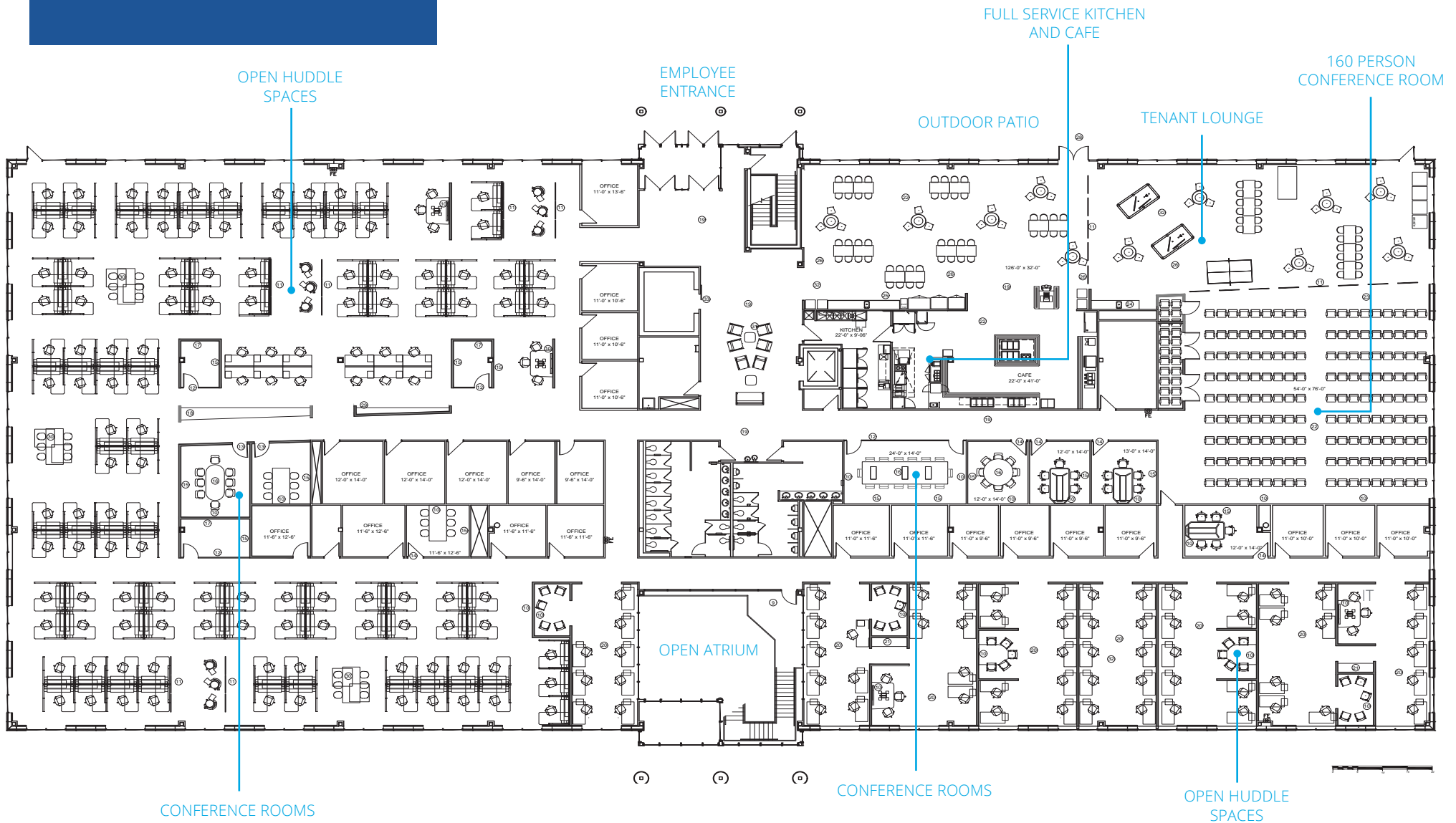
West Bend	30 minutes 19 miles
Fond du Lac	42 minutes 33 miles
Milwaukee	52 minutes 42 miles
Mitchell International Airport	54 minutes 47 miles
Madison	1 hour, 20 minutes 73 miles
Green Bay	1 hour, 44 minutes 109 miles



First Floor



Second Floor





Contact us:

Joe Moritz
Vice President
+1 414 278 6871
joe.moritz@colliers.com

Dan Wroblewski
Partner
+1 414 278 6813
dan.wroblewski@colliers.com

Tammy Balzar
Advisor
+1 920 203 9013
tammy.balzar@colliers.com

Colliers | Wisconsin
833 E Michigan St., Suite 500
Milwaukee, WI 53202
+1 414 278 9500

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.

