

7 1 0 1  
GREEN BAY

OFFICE CENTER

7101 N. GREEN BAY AVE.  
GLENDALE, WI



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[Click here for an aerial video](#)

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

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

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## General Information

Experience modern and stylish office space at 7101 N. Green Bay Ave. in the heart of Glendale. This fully renovated building boasts a new roof, parking lot, roof-top HVAC, flooring, wall coverings, doors, lighting, and bathroom finishes. The upgraded outdoor patio seating and grill provide the perfect spot for employees to unwind during breaks. Natural light pours into the building through all new operable windows, creating an inviting and energizing workspace. With a range of efficient floor plans, this property is perfect for smaller to mid-size businesses looking to elevate their operations. Take advantage of this prime location near the intersection of Good Hope Road and North Green Bay Avenue and make your business thrive.

BUILDING SIZE 18,996 SF

LEASE RATE \$15.00 - \$18.00 Gross

OCCUPANCY Immediate

### UTILITIES

Heating	Included
Air Conditioning	Included
Overhead Lights & Outlets	Included
Water & Sewer Expense	Included
Janitorial - Premises	Not Included

### PARKING

Ample Surface Parking

### TENANT IMPROVEMENTS

Turnkey improvement packages available for qualified tenants

### AMENITIES

Tenant Patio & Grill  
Many Outdoor Amenities

### Building Features

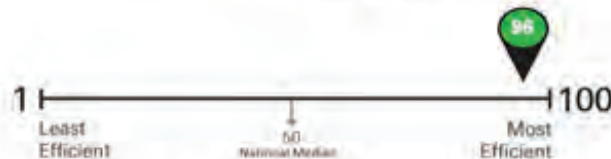


### ENERGY STAR® Energy Performance Scorecard

96  
out of 100

#### Glendale Executive Offices

For Year Ending	August 31, 2023
Property Address	7101 N Green Bay Ave Glendale, Wisconsin 53209
Primary Function	Office
Gross Floor Area (ft <sup>2</sup> )	19,006
Year built	1976
Energy Use per sq. ft.*	18.5 kBtu



ENERGY STAR is a U.S. Environmental Protection Agency (EPA) voluntary program helping businesses and individuals save money and protect our environment through superior energy efficiency. The ENERGY STAR score, expressed as a number on a 1-100 scale, rates performance on a percentile basis: buildings with a score of 50 perform better than 50% of their peers nationwide; buildings earning a score of 75 or higher are in the top quartile of energy performance nationwide.

Demonstrating a strong commitment to the building, energy efficiency, and the environment, the ownership of 7101 N. Green Bay Ave made improvements that have resulted in an staggering 54% reduction in utility usage over the prior year. This in turn reduced tenant expenses while maintaining reliability. The current ENERGY STAR score reflects this impressive accomplishment.



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## Availabilities

1

### FLOOR 1

SUITE 9 - 2,000 SF *Available within 30 days*

2

### FLOOR 2

SUITE 12 - 1,262 SF [Virtual Tour](#)

L

### LOWER LEVEL

SUITE 2A - 1,128 SF

SUITE 4 - 1,250 SF

SUITE 5 - 1,300 SF

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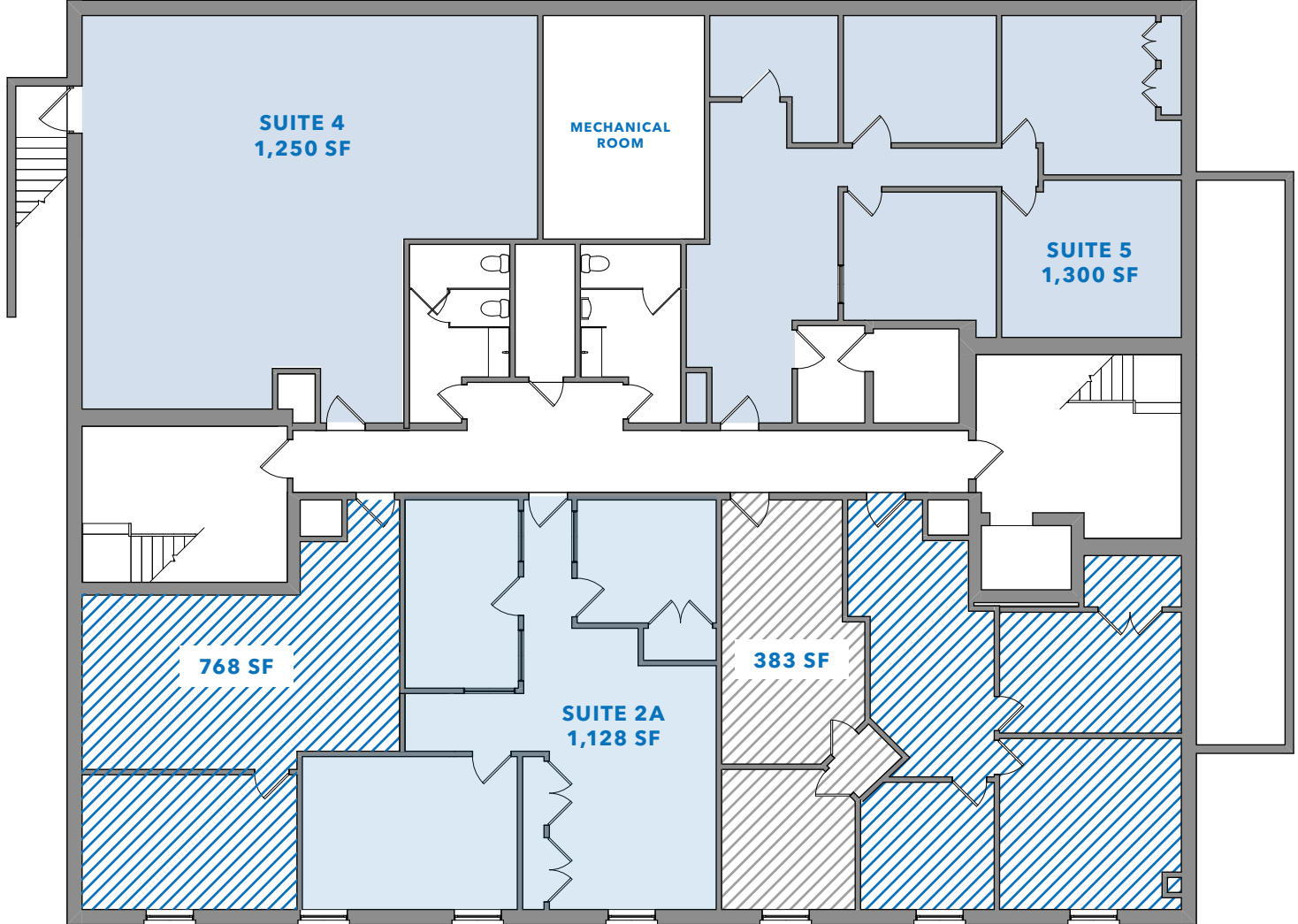


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Lower Level

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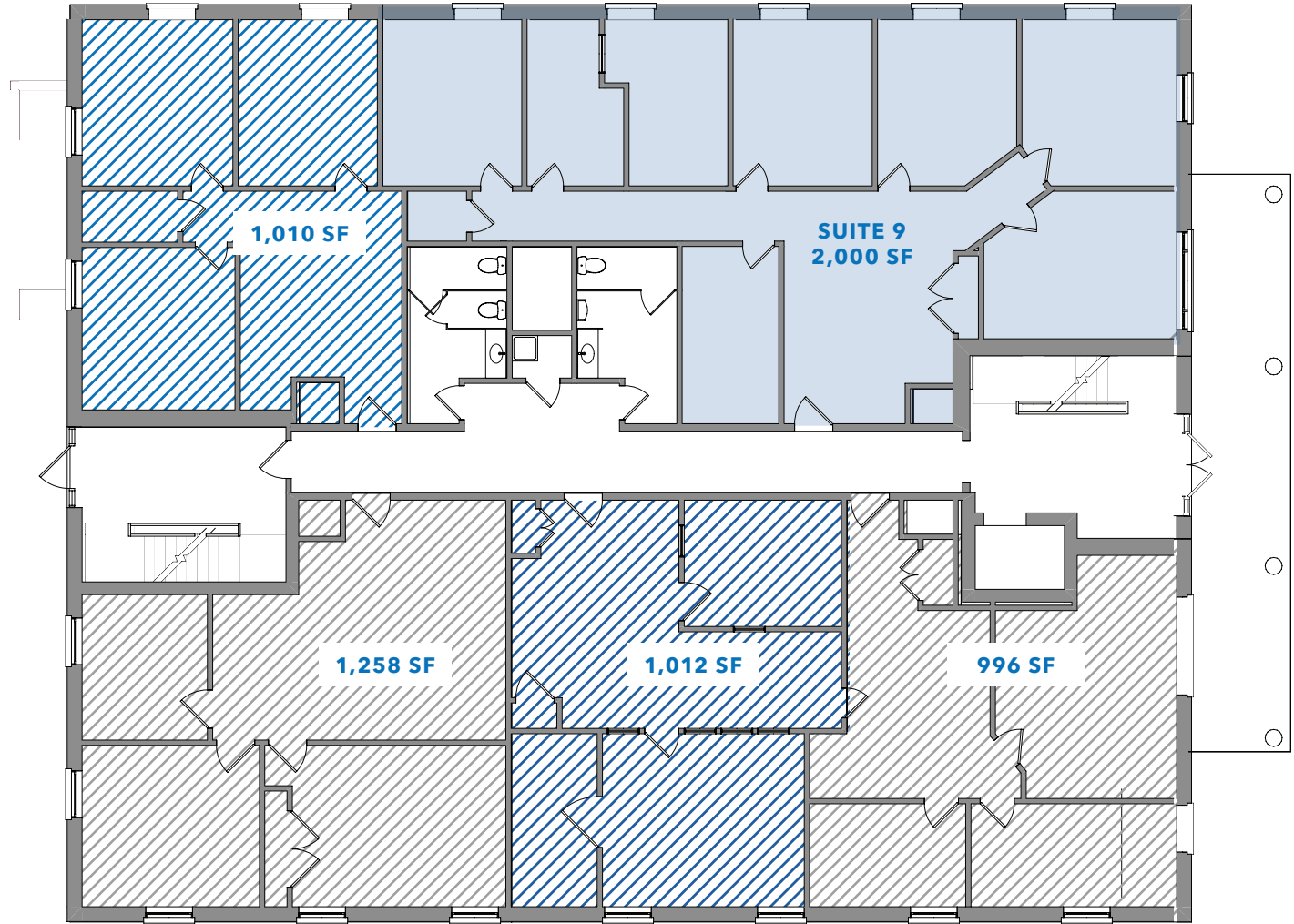


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First Floor

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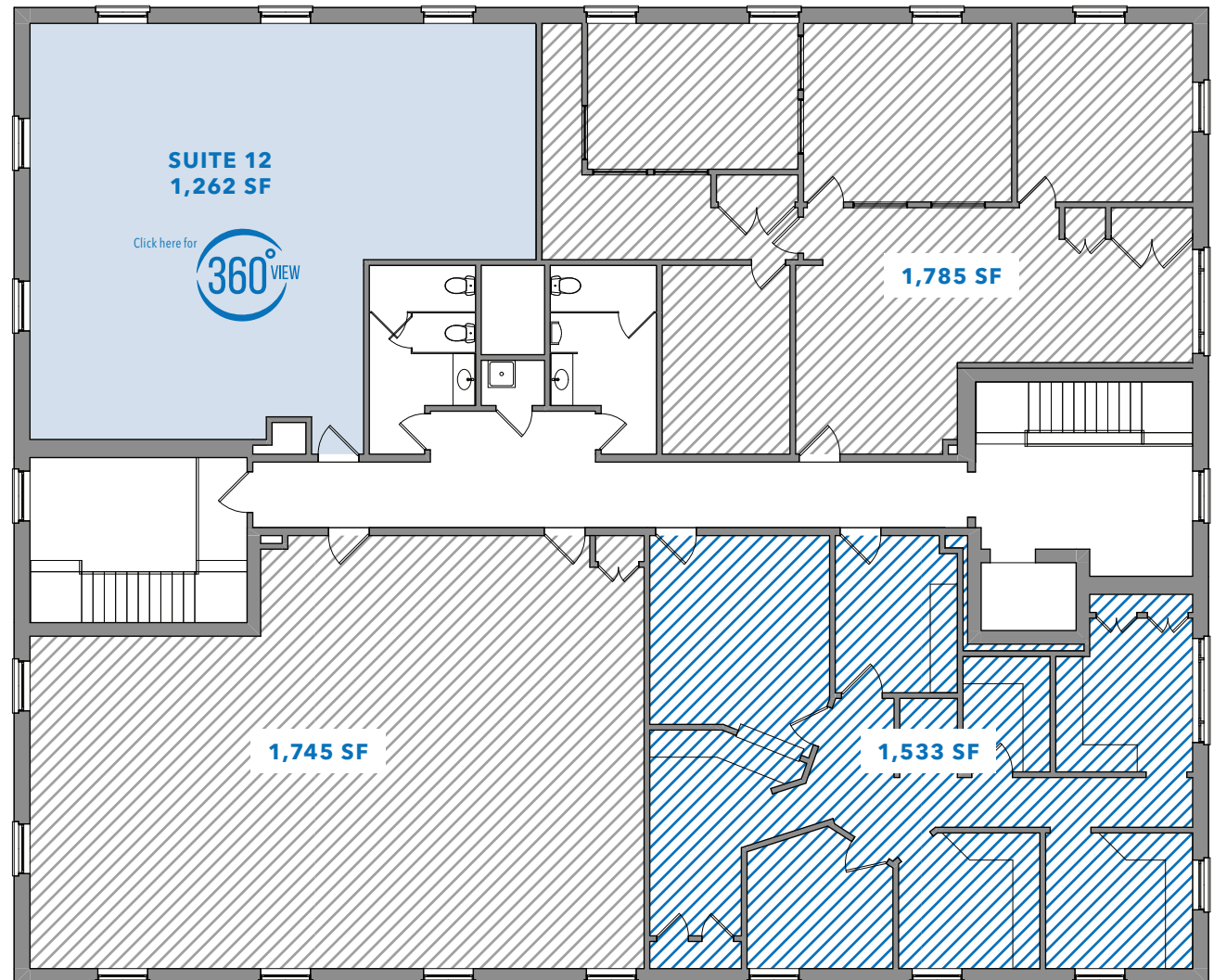


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Second Floor

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## Demographics - 1 Mile Radius



5,740

Population

47.9

Median Age



203

Total Businesses



3,437

Total Employees



2.19

Avg Household  
Size



\$81,702

Median Household  
Income



\$49,633

Per Capita  
Income



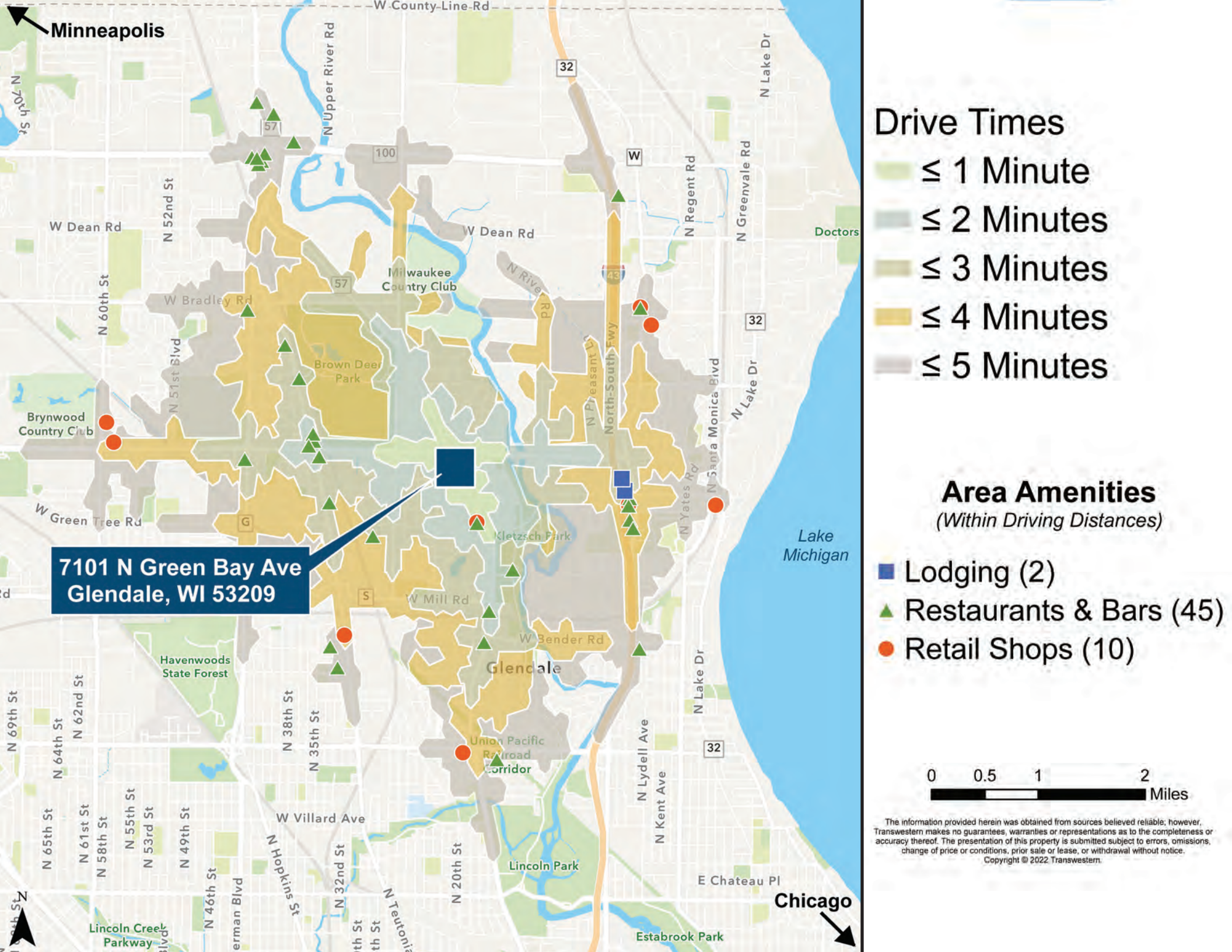
\$344,448

Median  
Net Worth

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Source: U.S. Census Bureau and Esri forecasts

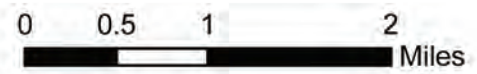




**7101 N Green Bay Ave  
Glendale, WI 53209**

- ### Drive Times
- ≤ 1 Minute
  - ≤ 2 Minutes
  - ≤ 3 Minutes
  - ≤ 4 Minutes
  - ≤ 5 Minutes

- ### Area Amenities (Within Driving Distances)
- Lodging (2)
  - Restaurants & Bars (45)
  - Retail Shops (10)



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