

OFFICE SPACE FOR LEASE



Discover a prime location with excellent visibility from Grandview Boulevard and seamless access to Interstate 94. Situated conveniently close to a variety of shops and restaurants, it's just a short 18-mile drive from downtown Milwaukee. Whether you prefer parking near the building or utilizing the lower-level garage, we've got you covered. This building truly offers it all! We invite you to schedule a tour and experience firsthand the exceptional service we provide.

COMMUTE TIMES

Milwaukee: ~23 minutes (via I-94 East)

Madison: ~1 hour (via I-94 West)

Chicago: ~1 hours 45 minutes

FEATURES & AMENITIES

Full Customizable Build-to-Suit Options

Easily accessible to 94

Signage

Conference Rooms

24/7 Secure Access

Outdoor seating

Cleaning Services

On-Site Parking

Prime Location

Nearby Amenities

Natural Light & Skylights

Elevator onsite



36,000

Population



15,200

of Households



\$87,600

Median Household Income



40,900+

Daytime Population



Contact:
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(262)453-0737

2607 N Grandview Blvd | Suite 143 | Waukesha, Wisconsin 53188
Phone: (855) 726-3800

Information contained herein was provided by Seller, Lessor and/or third parties. While it is believed to be reliable, Broker makes no warranty or representation as to the accuracy thereof.

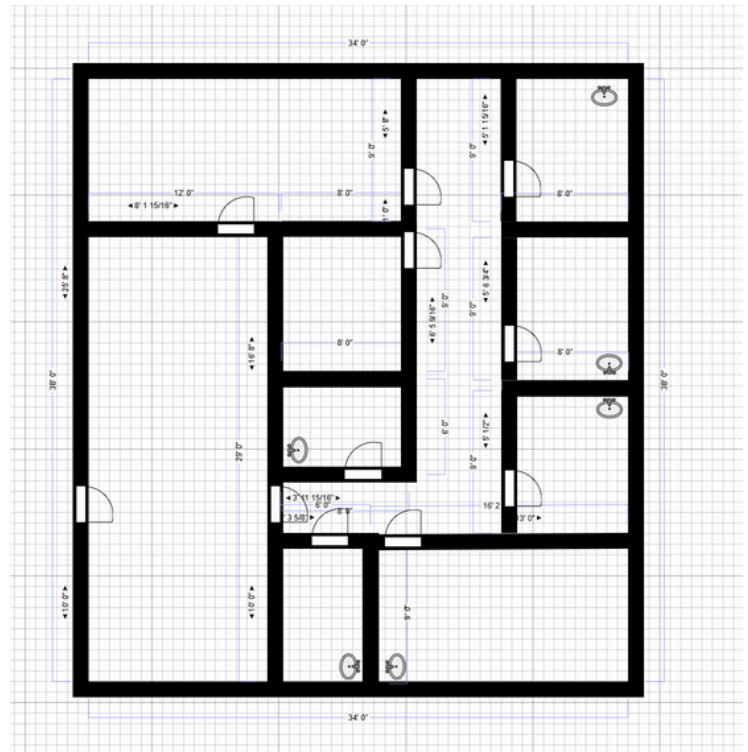
OFFICE SPACE FOR LEASE



SUITE #120: SILVERNAIL WOODS OFFICE PARK

Building Size:	79,453 SF
Floors:	2
Parking:	252 Parking Spaces
Condition:	Full Build-Out

Suite Available:	#120
Floor:	2nd Floor
Size:	1,482 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office/Medical
Available:	Now



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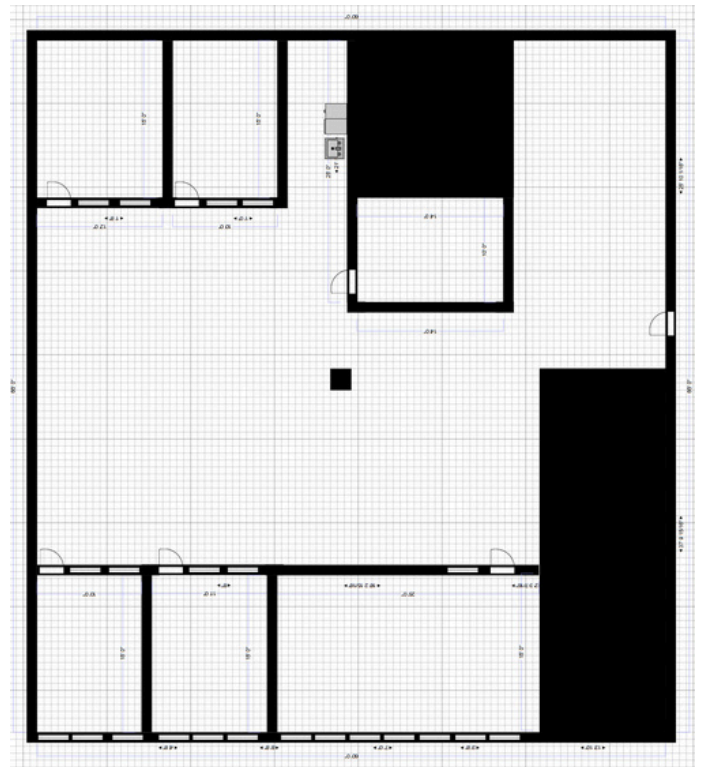


SUITE #135: SILVERNAIL WOODS OFFICE PARK

Building Size:	79,453 SF
Floors:	2
Parking:	252 Parking Spaces
Condition:	Full Build-Out

Suite Available: #135

Floor:	1st Floor
Size:	3,689 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office
Condition:	Full Build-Out



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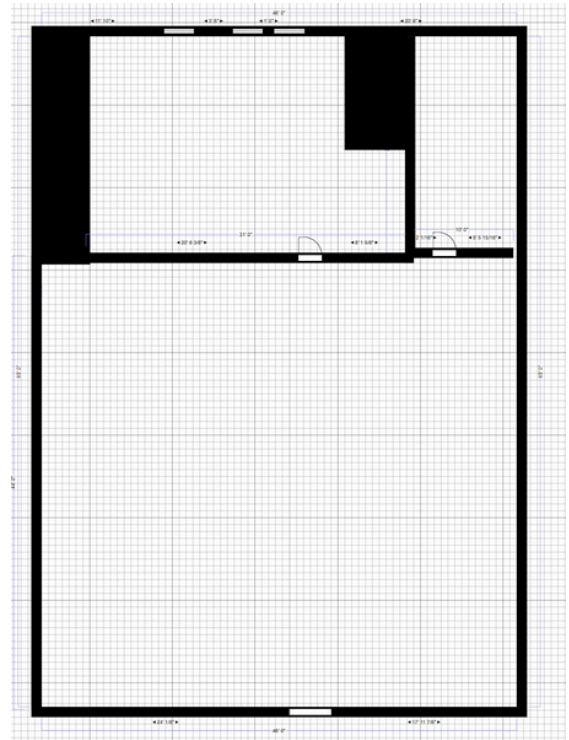
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SUITE #166: SILVERNAIL WOODS OFFICE PARK

Building Size:	79,453 SF
Floors:	2
Parking:	252 Parking Spaces
Condition:	Full Build-Out

Suite Available:	#166
Floor:	2nd Floor
Size:	3,602 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office
Available:	Now



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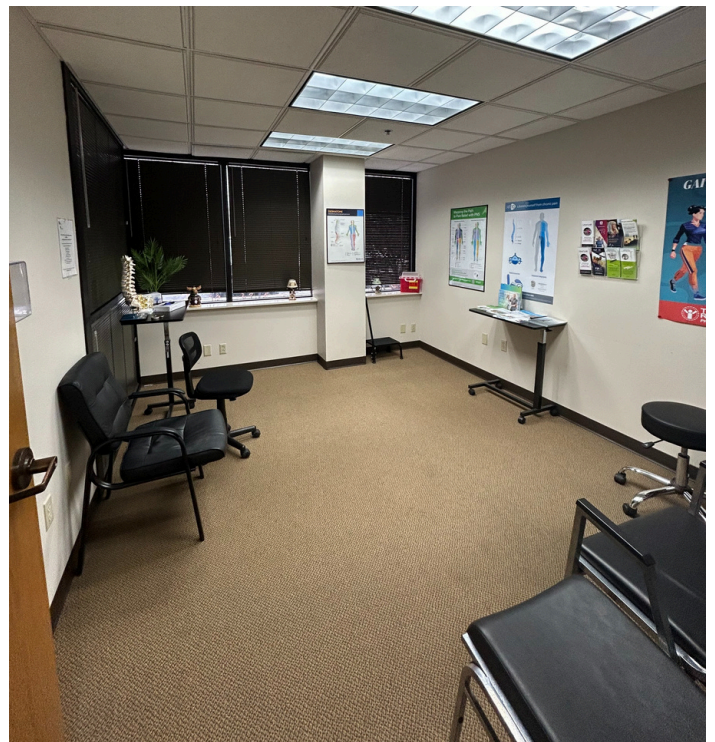


SUITE #102: SILVERNAIL WOODS OFFICE PARK

Building Size:	79,453 SF
Floors:	2
Parking:	252 Parking Spaces
Condition:	Full Build-Out

Suite Available: #102

Floor:	1st Floor
Size:	1,589 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office/Medical
Available:	March 31st 2026



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OFFICE SPACE FOR LEASE

Suite Available: #130B

Floor:	2nd Floor
Size:	9,000 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office
Available:	Now

Suite Available: #130B

Floor:	2nd Floor
Size:	750 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office
Available:	Now

Suite Available: #130C

Floor:	2nd Floor
Size:	2,691 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office
Available:	Now

Suite Available: #130D

Floor:	2nd Floor
Size:	1,366 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office
Available:	Now

Suite Available: #130E

Floor:	2nd Floor
Size:	750 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office
Available:	Now

Suite Available: #130F

Floor:	2nd Floor
Size:	1,065 SF
Term	Negotiable
Rental Rate:	12/ SF/YR
Space Use:	Office
Available:	Now



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