



165 BISHOPS WAY  
BROOKFIELD, WI 53005

## FEATURES

Very well maintained and secure building nestled in the woods to create a tranquil setting for your new office space. Key fob entry system. Glass walls throughout the interior allows for an abundance of natural light. The common area features a kitchen with 2 refrigerators, vending machines and ample seating. Outdoor patio for Tenant use allows for outdoor meetings, or cookouts with employees during the warmer months.

Park/Complex: **Office In The Green**

Zoning: **O & LI - Office and Limited Industry**

Sewer: **Municipal** / Water: **Municipal**

A/C: **Throughout**

Parking Spaces: **138 Surface Spaces**

Restrooms: **Common - 2 Men's and 2 Women's**

Tax Key #: **BRC1150994003**

Property Taxes: **\$28,459.04 (2024)**

NOI: **Call Agent**

Listing: **4554S**



## INVESTMENT FOR SALE

Total SF: **32,190**

Available SF: **18,320**

Min Contiguous SF: **712**

Max Contiguous SF: **7,684**

Total Acres **3.53**

Sale Price Negotiable

Lease Rate: **\$16.00 PSF Gross**

Colleen Geiger, Sales Agent  
262-695-8800  
cgeiger@judsonrealestate.com

Judson & Associates, S.C.  
2831 N. Grandview Blvd, Suite 222  
Pewaukee, WI 53072

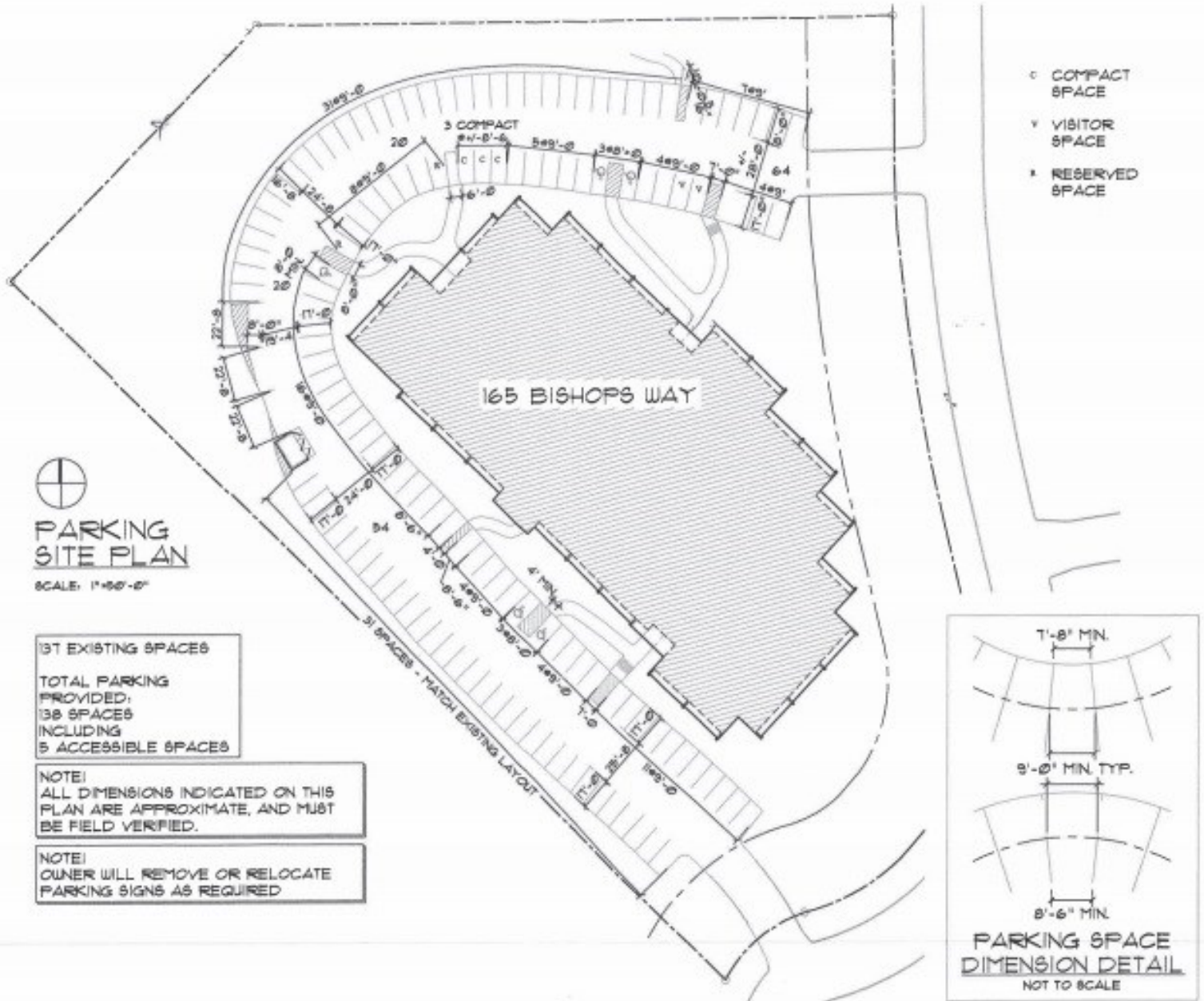




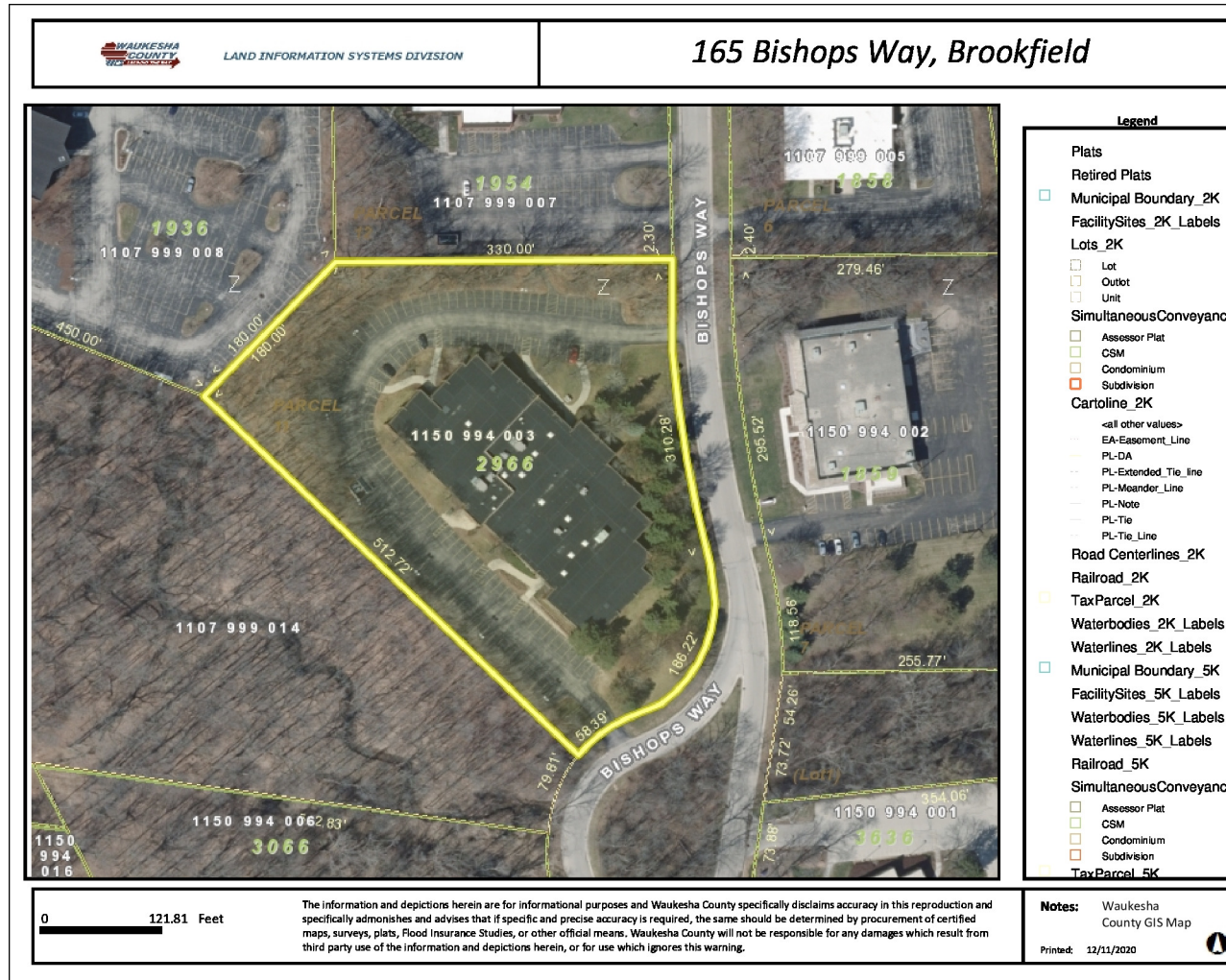
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# 165 Bishops Way, Brookfield







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Suite	Size	Lease Rate
100 B	7,347 RSF	\$16.00 PRSF Gross
125	838 RSF	\$16.00 PRSF Gross
135A	712 RSF	\$16.00 RRSF Gross

Suite	Size	Lease Rate
150	7,687 RSF	\$16.00 PRSF Gross
155	905 RSF	\$16.00 PRSF Gross
160	831 RSF	\$16.00 PRSF Gross

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**

24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL.**

25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**

26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**

27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).**

30 2. **ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION**

31 **REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.**

32 **TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST**

33 **THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER**

34 **INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:**

36

37 **NONCONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may

42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We

43 withdraw this consent in writing. List Home/Cell Numbers:

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the

46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 a "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that

49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect

50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision

51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence

52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce

53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information

54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or

55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy  
of any provision in any specific transaction.

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Drafted by Attorney Richard J. Staff

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**NAIOP**  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
WISCONSIN CHAPTER