

*For Lease*

# The Tradesman Building

500 Elm Grove Road  
Elm Grove, WI 53122

*Contact us:*

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The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle are three horizontal lines in yellow, orange, and red.

**Colliers | Wisconsin**

833 E Michigan St., Suite 500  
Milwaukee, WI 53202  
+1 414 276 9500



# Property Overview

## Built by the union for the union.

Constructed in 1988 for the Building Trades Union Pension Trust Fund, the Tradesman Building retains much of its original charm and features. The property boasts a large three-story atrium, rustic brass hardware, original woodwork, operable windows, and distinctive office spaces. Tenants enjoy access to a spacious boardroom complete with a full kitchen.

Its prime, easily accessible location, proximity to retail, housing, and hospitality, and convenient, covered parking options make it a highly desirable choice for tenants.

## Property Profile

Address 500 Elm Grove Road, Elm Grove, WI 53122

Available Space 2,232 - 7,512 RSF

Building Size 56,816 RSF

Stories 3

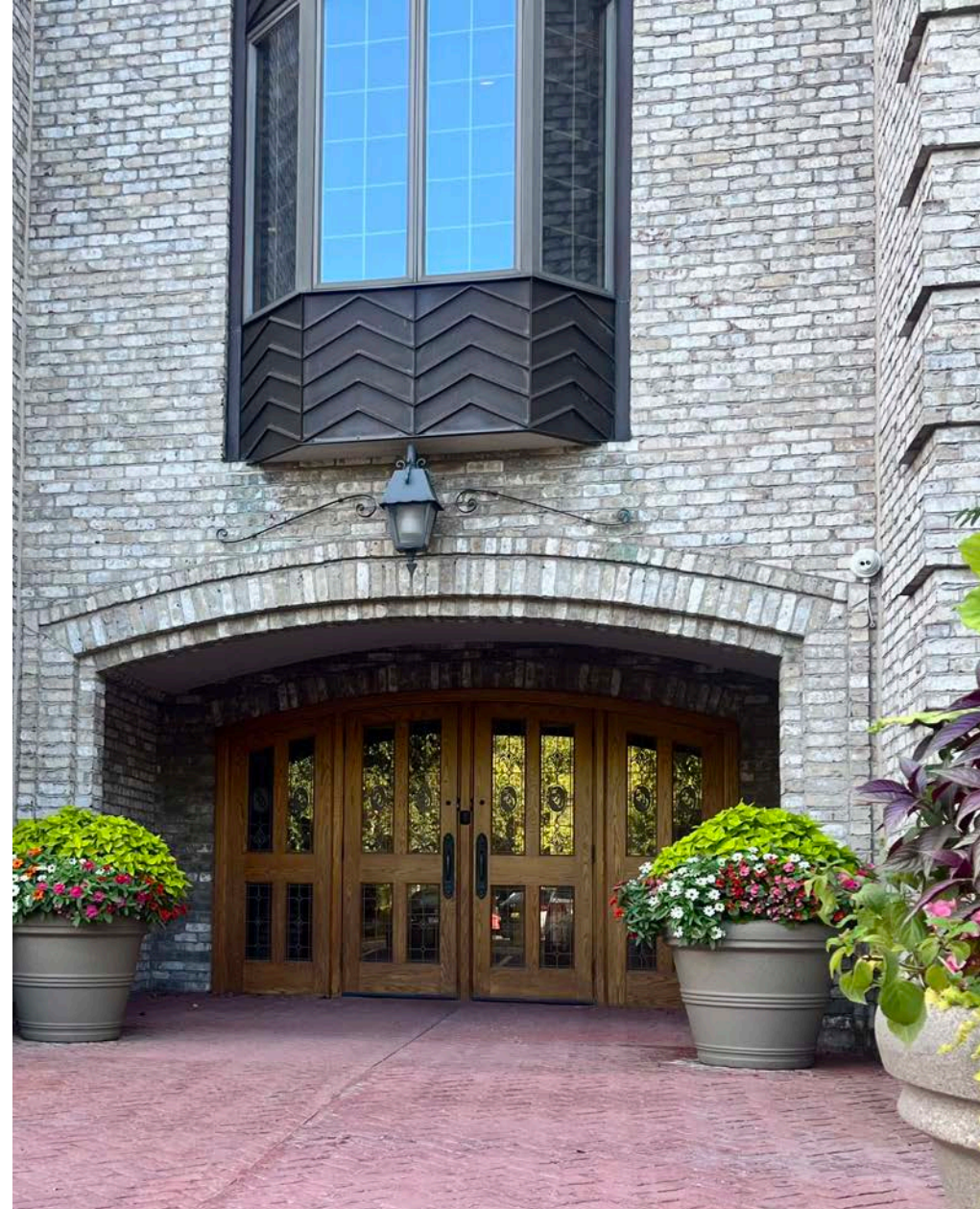
Year Built 1988

Lot Size 2.25 Acres

Parking Free 4 per 1,000 SF Surface and Covered Reserved Stalls (\$50/month/stall)

Signage Monument signage along Bluemound Road

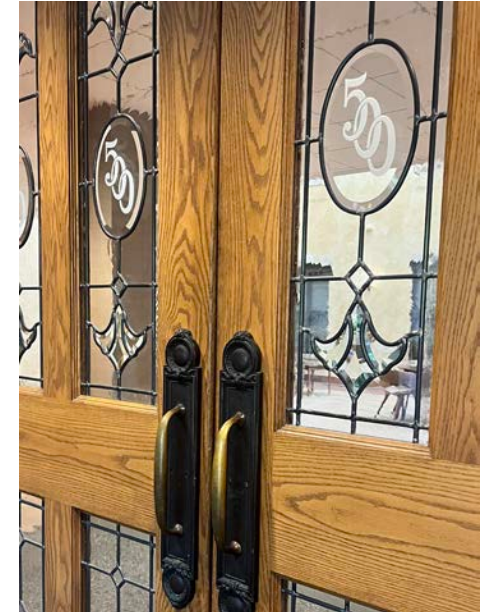
Lease Rate \$18.00-\$20.00/SF Gross



- 24-hour access with keypad and intercom security systems for after hour visitors
- Storage options available on-site
- Prominent monument signage is available
- Located within convenient access to local restaurants and retailers

# Property Photos

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# Location & Visibility

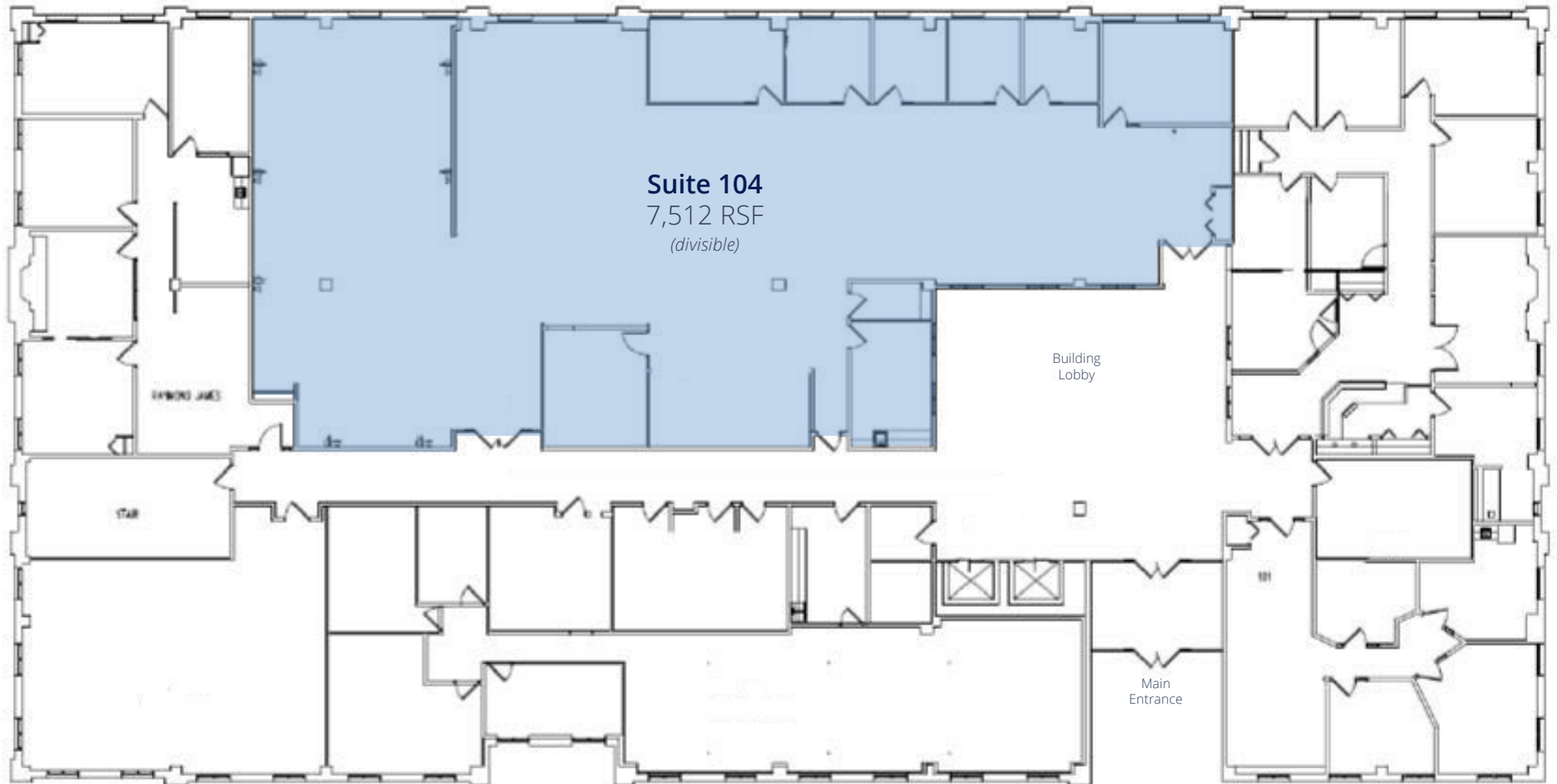


# Available Space

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## Floor 1

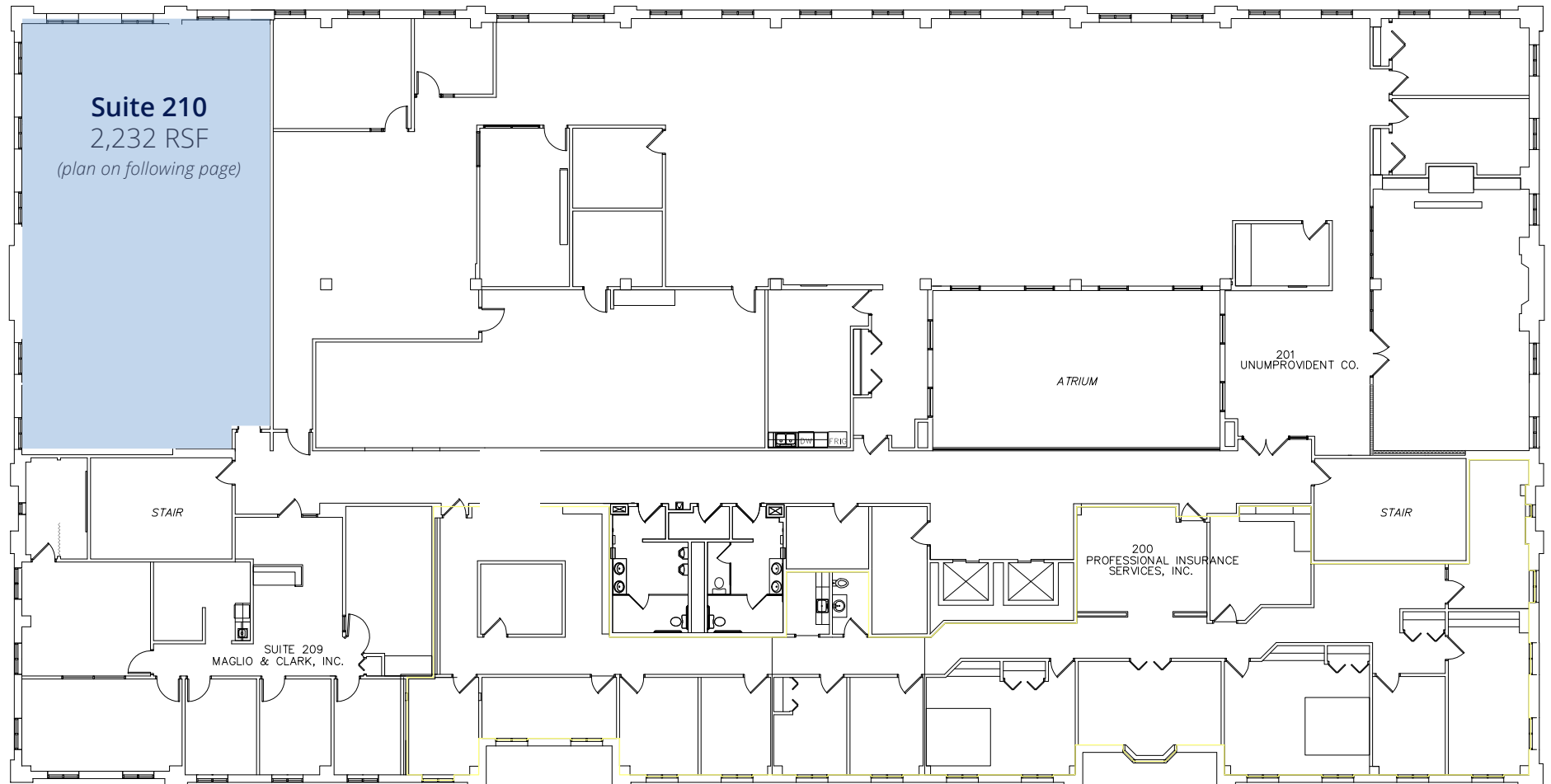
7,512 RSF (divisible)



# Available Space

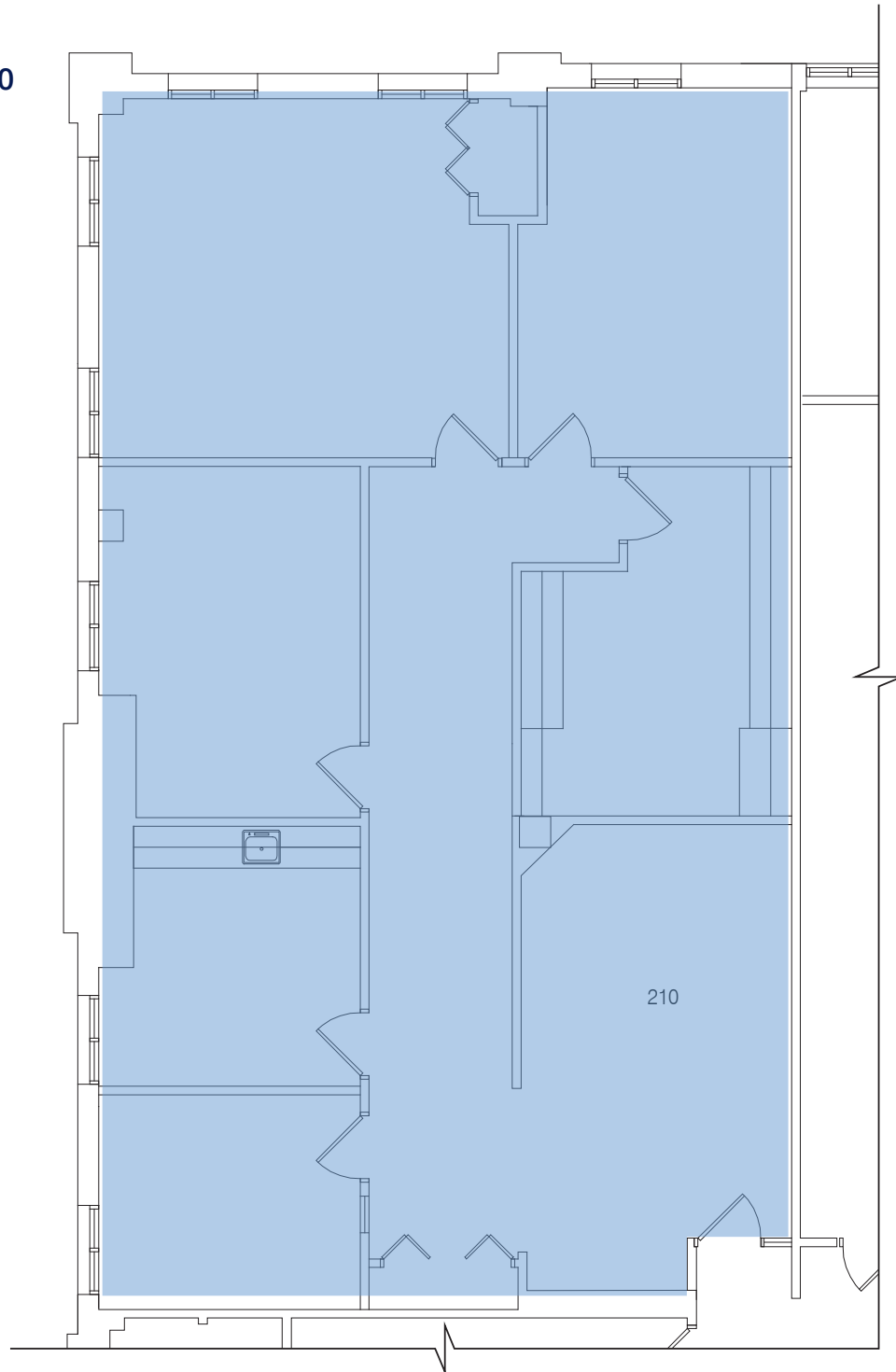
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Floor 2, Suite 210  
2,232 SF



# Available Space

Floor 2, Suite 210  
2,232 SF



# Available Space

## Floor 3

3,255 - 4,576 SF (divisible)



**Suite 310**  
4,576 RSF  
*(divisible)*

# Available Space

Floor 3, Suite 325  
3,255 RSF





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**Colliers**



Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## ***Broker Disclosure to Customers***

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

## ***Confidentiality Notice to Customers***

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

## ***Definition of Material Adverse Facts***

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

## ***Sex Offender Registry***

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>