

THE GRAIN

Office Space

AVAILABLE FOR LEASE • 705 GENESEE STREET & 525 MAIN ST •
DELAFIELD, WI



GRAINDELAFIELD.COM





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The Grain debuts as Hendricks Commercial Properties' first mass timber project, located in the heart of Delafield, Wisconsin. The Grain features two buildings with 60,000 square feet of office space, 18,000 square feet of retail & restaurant space, and 125 parking spots including underground parking options, completely transforming the once vacant one-acre lot in bustling downtown Delafield.



Address

705 Genesee St.
525 Main St.



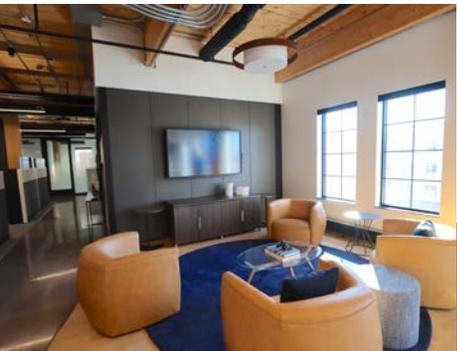
Lease Rate

\$22.50/SF NNN
East Building 705 - \$10.02/SF OpEx
West Building 525 - \$9.22/SF OpEx



Underground Parking

\$90/stall/month



60,000 SF
OFFICE
SPACE

18,000 SF
RETAIL
SPACE

125
PARKING
SPOTS





“The Grain is Delafield’s first mass timber construction project, filling a void within the city making it the destination to work and play.”

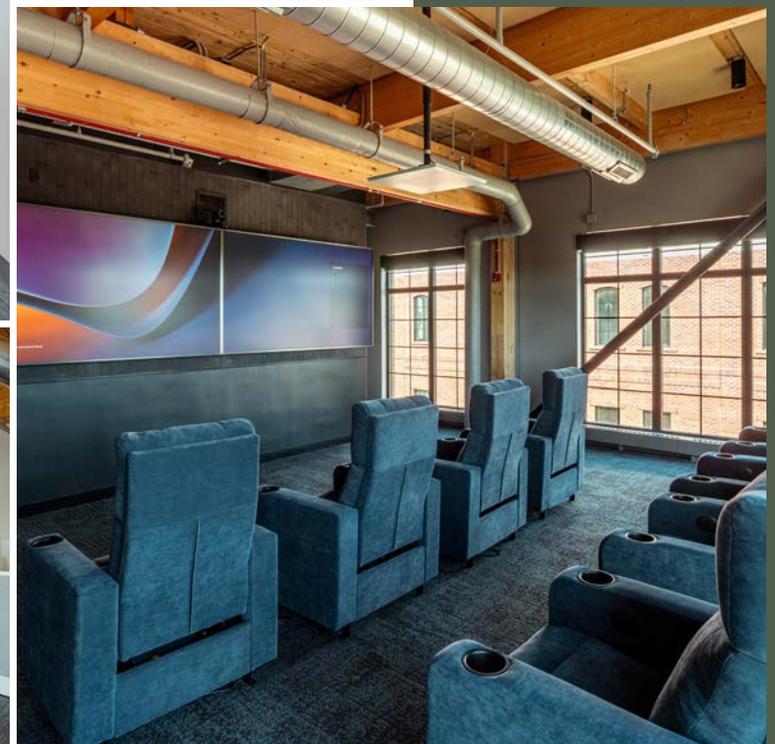
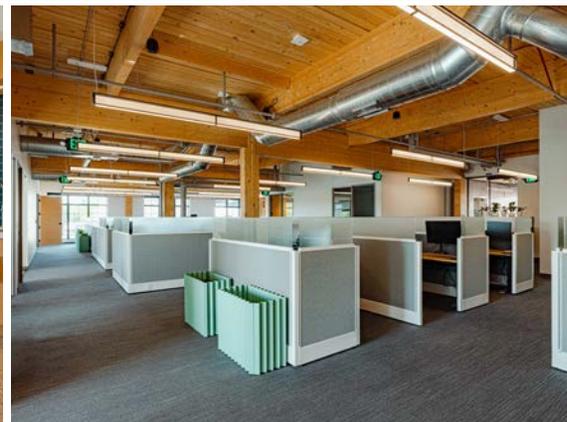
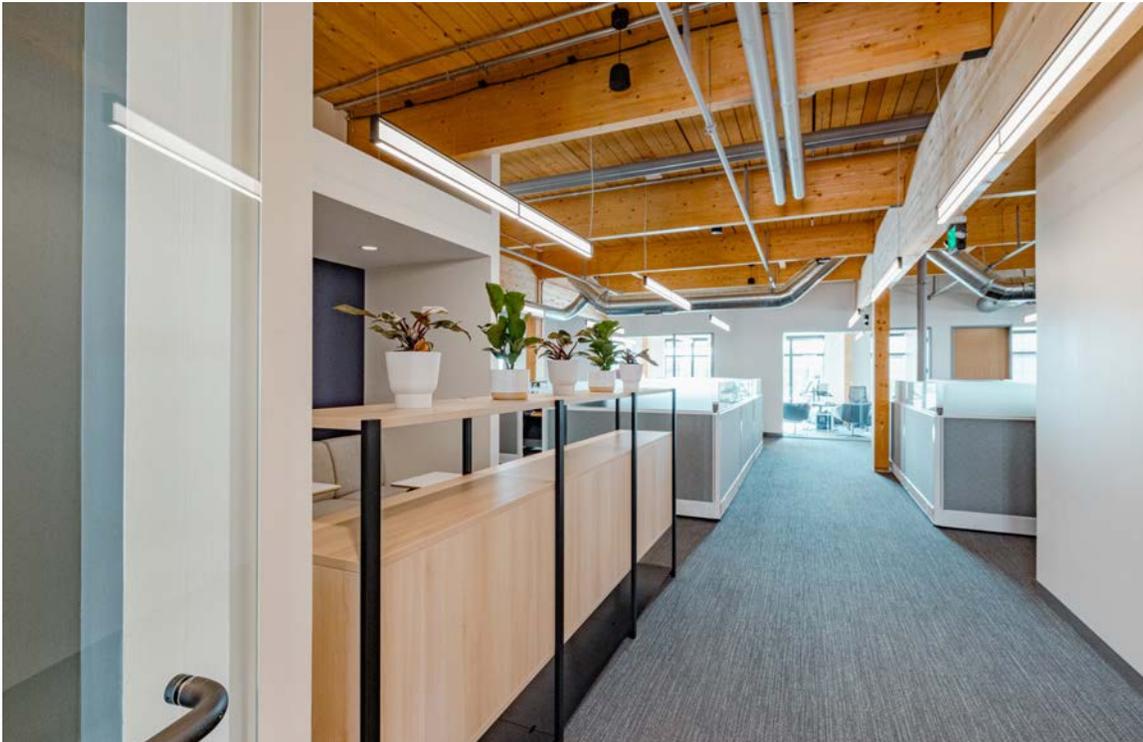
WHAT IS MASS TIMBER?

Mass timber is a state-of-the-art construction method that combines solid wood panels and beams to create a structure that’s **exceptionally stable and versatile**. It’s an **environmentally friendly, low-carbon alternative** to concrete and steel.

The Grain’s exterior brick façade differentiates itself from other mass timber projects in the US, giving it a timeless design that **represents how buildings used to be created while the interior finishes represents the future of modern-day construction**. Exposed columns and ceilings create an open, refined space for tenants, providing a more desirable and appealing office or retail space.



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West Building

525 MAIN STREET

East Building

705 GENESEE STREET

PARKING

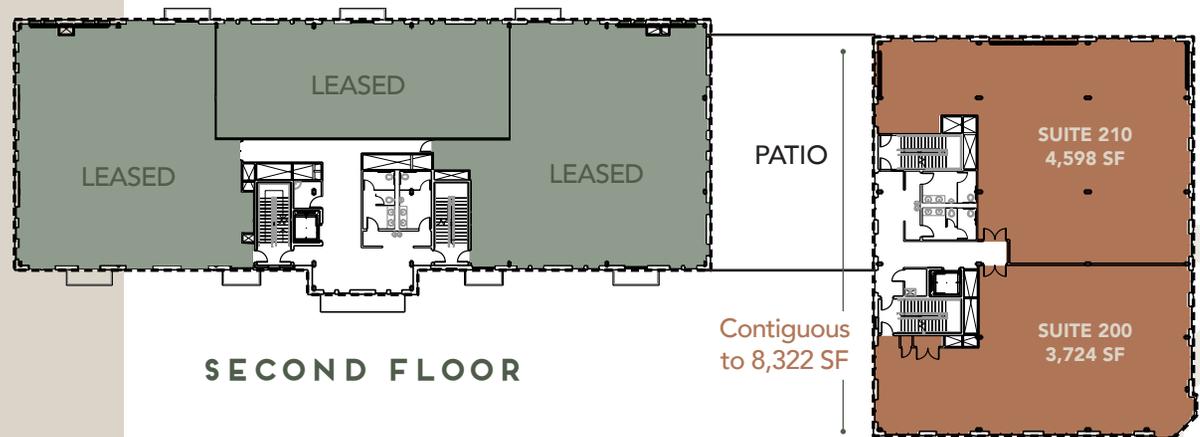
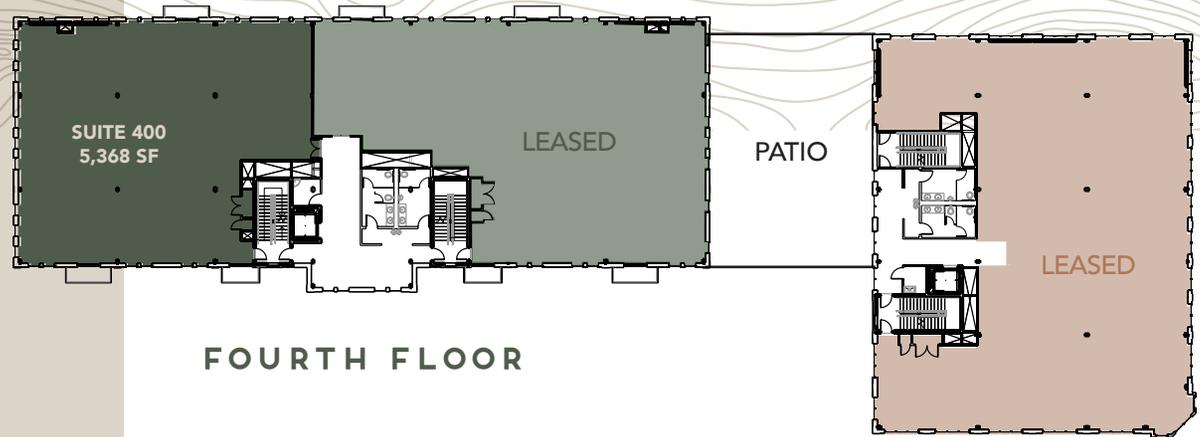
Lower Level Stalls: 86

Exterior Stalls: 32

DRIVE TIME

Delafield to Milwaukee: 27 miles, 28 min

Delafield to Madison: 54 miles, 53 min



Delafield, Wisconsin

LOCATION MAP

Find yourself conveniently located at The Grain, just minutes from the restaurants, shops and community living that give Delafield its charm.



**705 GENESEE ST.
DELAFIELD, WI**

A

Historic Downtown Delafield

Dotted with both beautiful historic buildings and modern state-of-the-art construction, find over 30+ shops and restaurants to visit.

B

Delafield Fish Hatchery Park & Sports Complex

A riverside park known for its sports complex, stunning views, walking trails, and public recreation opportunities.

C

Well Street Station Apartments

These luxury apartments in the heart of downtown boast new construction, unbeatable amenities, and a perfect central location.

D

Highway 94 Access

Just 7 minutes from the Grain, the longest highway in Wisconsin connects Milwaukee, Madison, the Twin Cities & beyond for easy access to anywhere.

E

Shoppes at Nagawaukee

A 6 minute drive East from The Grain is this large shopping complex, which includes Walmart, Best Buy, Pick n' Save, Kohl's & more.



Downtown Delafield

RETAILERS WITHIN WALKING DISTANCE

Downtown Delafield thrives with its charming mix of local shops, restaurants, and vibrant community events, all set against Lake Nagawicka.

ON-SITE AT THE GRAIN



STEPS OUTSIDE THE DOOR



Community Activities

DELAFIELD, WISCONSIN

Known for its family-friendly energy, walkability, and adjacency to the outdoors, Delafield offers people of all ages opportunities all year long to enjoy the surrounding nature, shops and dining, and lakeside-village meets close-community charm.



A DELAFIELD FARMER'S MARKET

Fresh local vegetables, food, art, and more can be found at this weekly downtown farmer's market throughout the summer.



B SUMMERSTAGE OF DELAFIELD

Find plays, live music, community art shows and creativity at this outdoor amphitheater-style performing arts venue.



C THE DELAFIELD BLOCK PARTY

This 3-day block party in July brings thousands of people to downtown Delafield for food, music and great company.



D LAKE COUNTRY ART FESTIVAL

Featuring over 75 artists in Nagawicka Park, discover art, live music, beer, wine, food trucks and more each July.



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THE GRAIN • 705 GENESEE STREET • DELAFIELD, WISCONSIN

State of Wisconsin | Broker Disclosure

STATE OF WISCONSIN | DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers. 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/>