

MEDI SPA & GYM OFFICE SUITES FOR LEASE

FOREST GREEN EXECUTIVE CENTER

8575 West Forest Home
Avenue
Greenfield, WI 53228

Prepared By:

ALICIA ALEXANDER

Broker

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EC COMMERCIAL REAL ESTATE

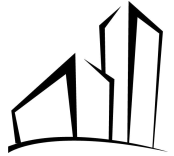
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Greenfield, WI 53228

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FOREST GREEN EXECUTIVE CENTER

8575 West Forest Home Avenue, Greenfield, WI 53228



PROPERTY DESCRIPTION

Discover the perfect space for your business at 8575 West Forest Home Avenue, Greenfield, WI. This prime commercial property offers an ideal location for lease, boasting versatile floor plans to suit a variety of business needs. With modern amenities, ample parking, and excellent visibility, it presents a great opportunity for retail, office, or service tenants. The well-maintained building provides a professional environment, showcasing a contemporary design that will impress both clients and employees. Benefit from a strategic location and make your mark in this dynamic business hub.

LOCATION DESCRIPTION

Take advantage of the prime location of Forest Green Executive Center in Greenfield, WI. The area boasts a wealth of nearby amenities, from picturesque parks and recreational facilities to diverse dining options and retail destinations. With seamless access to major roadways, including the I-43 corridor, Forest Green Executive Center offers ease of commuting and accessibility for professionals. Experience the convenience and vibrancy of this engaging neighborhood, making it an ideal choice for Office / Office Building tenants seeking a dynamic and well-connected location.

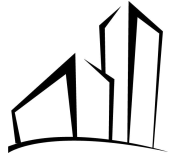
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Building Name	Forest Green Executive Center
CAM PSF (21.25%)	\$7.00
Rent PSF	Starting at \$10.00
Floor Location	Lower Level
Available Suite 40 RSF	3,159 SF

Fully Furnished, Move-In Ready Medi Spa. Unit
Makeup: Kitchenette, Break Room, Treatment Rooms
(w/ plumbing), Conference Room, Private Office, in
suite storage, private entrance, natural light

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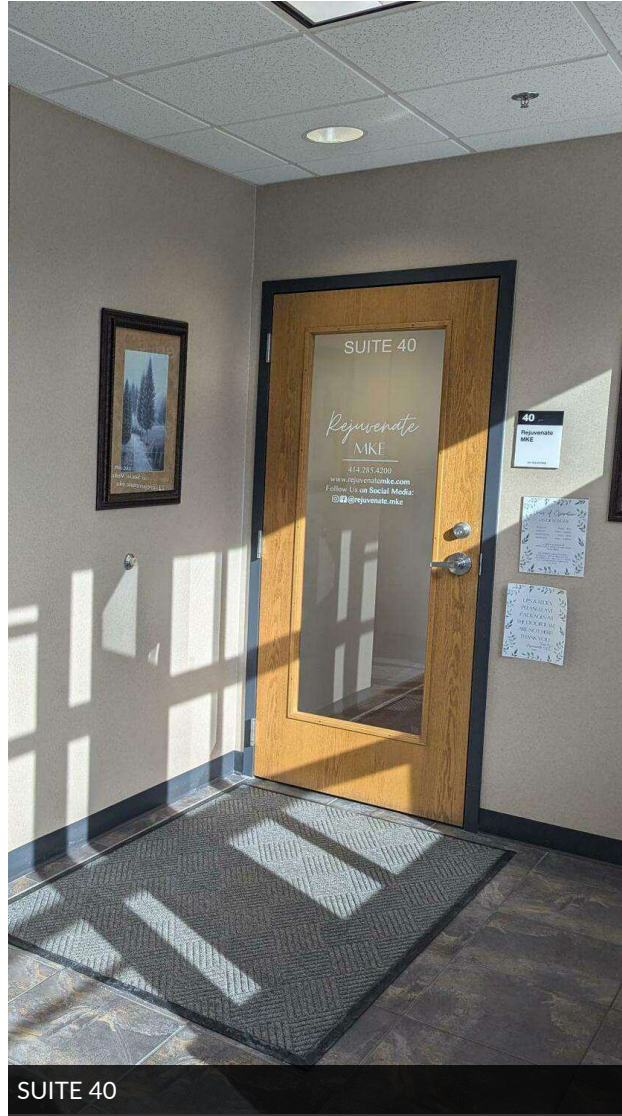
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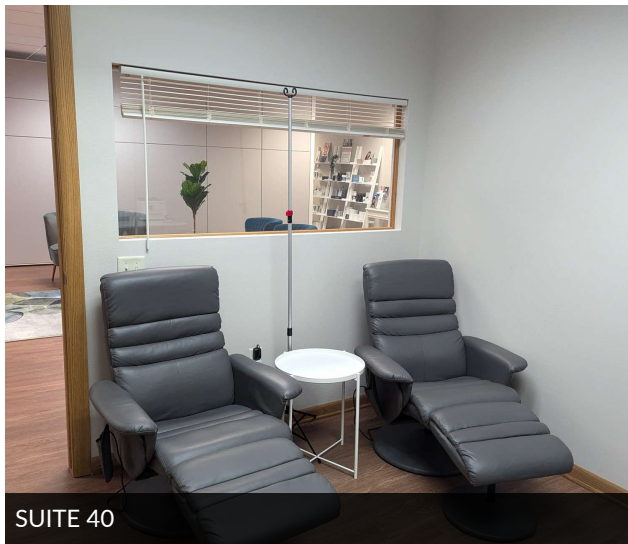
SUITE 40



SUITE 40



SUITE 40



SUITE 40



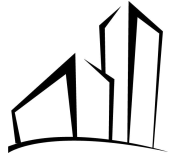
SUITE 40

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Building Name	Forest Green Executive Center
CAM PSF (29.20%)	\$7.00
Rent PSF	Negotiable
Floor Location	Lower Level
Available Suite 60 RSF	4,340 SF

Space is built out for a turnkey fitness center/gym, custom flooring. Unit Makeup: Large open workout areas, private restroom with shower, private office, kitchenette, storage and private entrance.

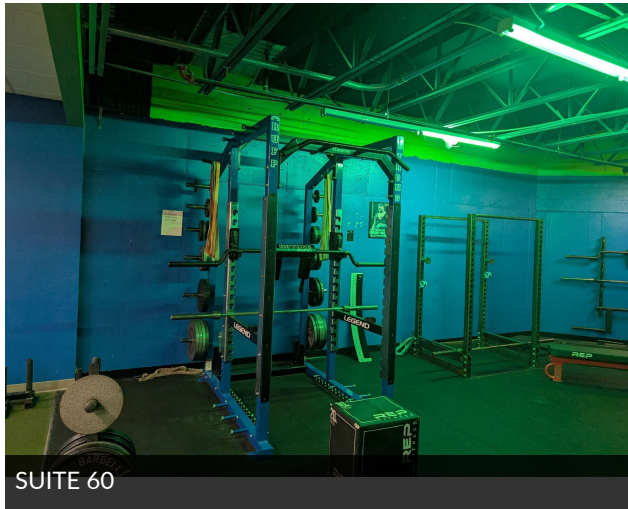
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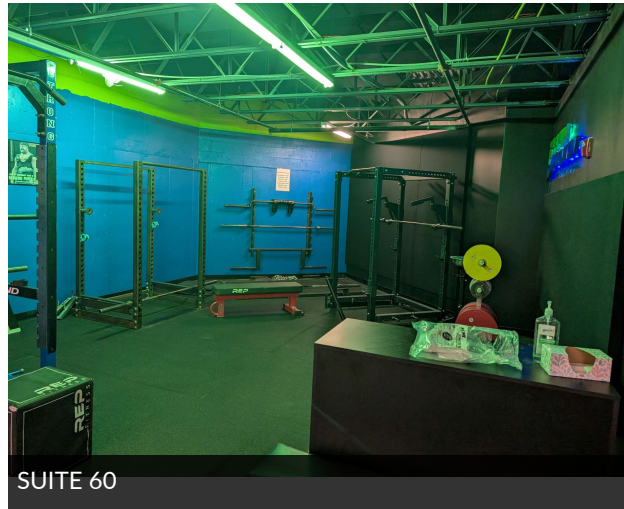
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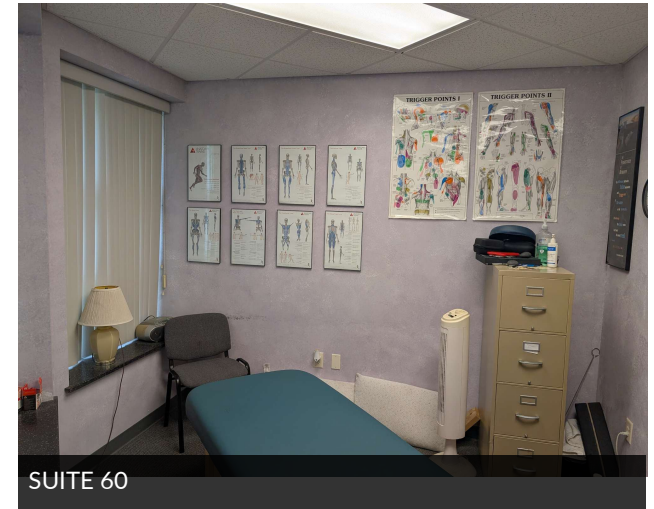
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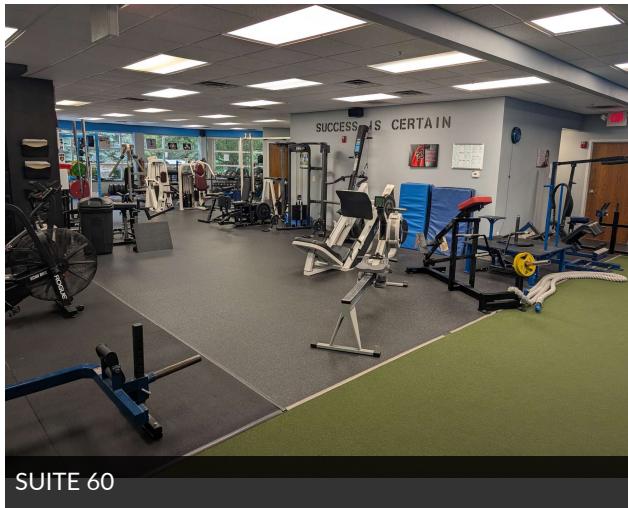
SUITE 60



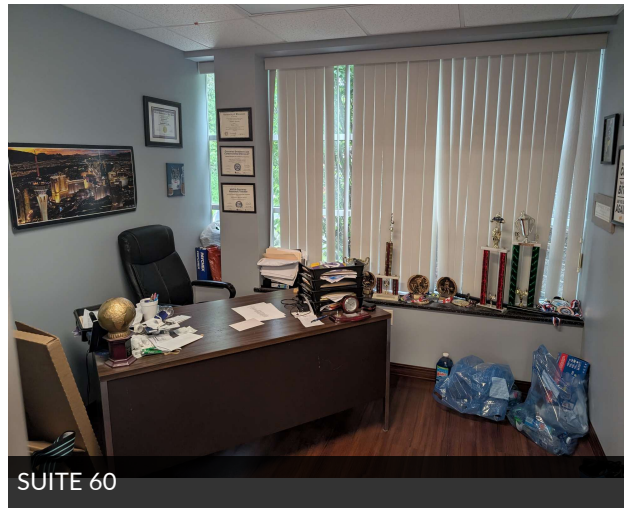
SUITE 60



SUITE 60



SUITE 60



SUITE 60



SUITE 60 - Private Restroom

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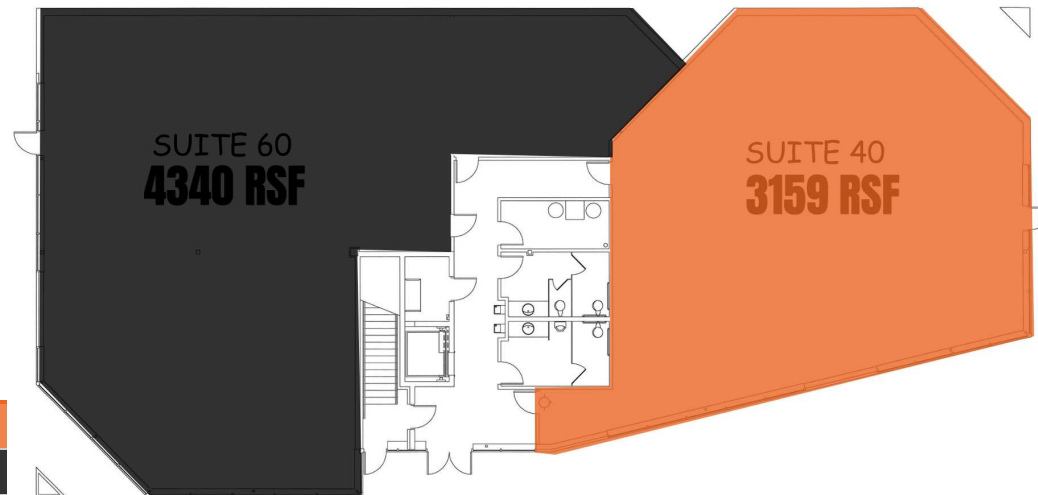
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LEGEND

Available

Available Soon



LEASE INFORMATION

Lease Type:	NNN
Total Space:	7,431 SF Available

Lease Rate Suite 40:	\$10 PSF
Lease Rate Suite 60:	NEGOTIABLE

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 40	Available	3,159 SF	NNN	\$10.00 SF/yr	Suite includes kitchenette, break room, treatment rooms with plumbing, conference room, private office and ample storage. Fully furnished move-in ready spa. CAM 21.25%, \$7.00 PSF includes water, sewer, trash collection, taxes.
Suite 60	Available Soon	4,340 SF	NNN	Negotiable	Space is built out for a turnkey fitness center/gym including soundproofing & custom flooring. 29.20%, \$7.00 PSF includes water, sewer, trash collection, taxes.

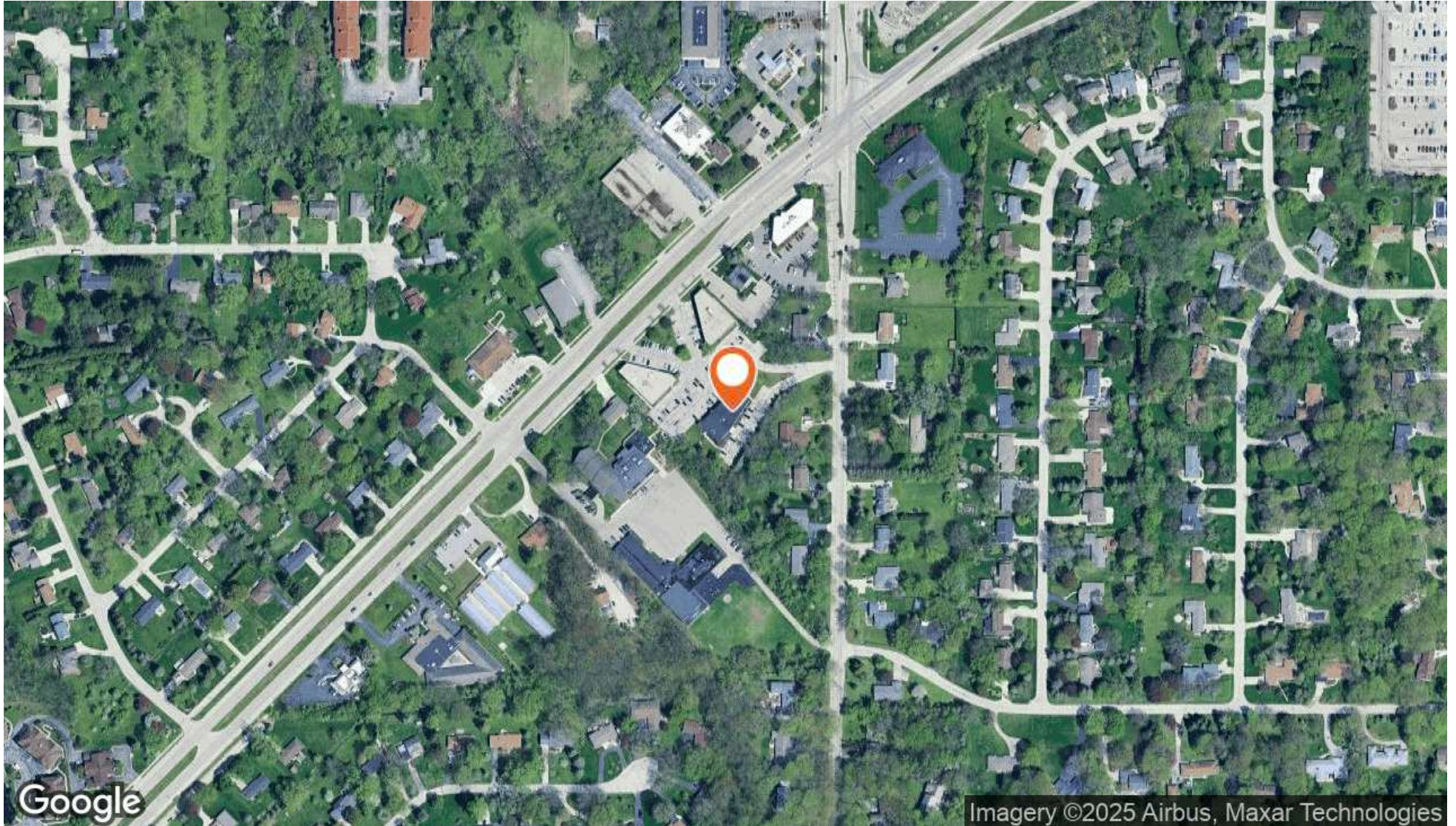
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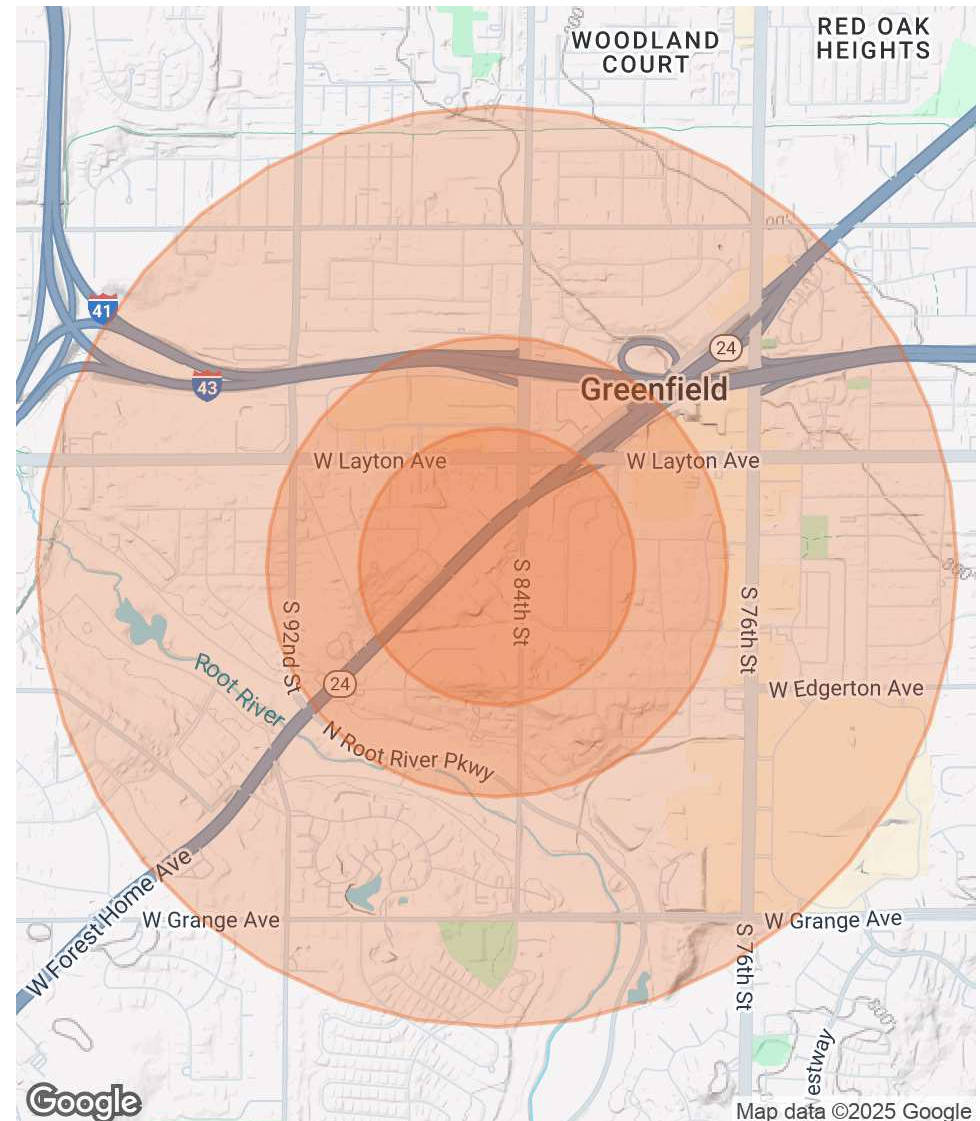
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	1,971	7,775
Average Age	42	43	46
Average Age (Male)	41	42	44
Average Age (Female)	43	44	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	976	3,691
# of Persons per HH	2	2	2.1
Average HH Income	\$117,355	\$113,410	\$103,169
Average House Value	\$400,612	\$385,950	\$326,764

Demographics data derived from AlphaMap



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

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

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
42

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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