

PROFESSIONAL OFFICE SUITES

751 Geneva Parkway North, Lake Geneva, WI



FOR MORE INFORMATION PLEASE CONTACT

COMPASS COMMERCIAL



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PROPERTY INFORMATION

Address:	751 Geneva Parkway North, Lake Geneva, WI
Zoning:	Planned Business
Total Square Footage:	10,000 SF
Available Configurations:	Divisible into 1-4 suites
Target Uses:	Office, medical, therapy, salon, wellness, legal
Parking:	44 +/-
Signage:	Monument sign, building signage opportunities

SUMMARY

Positioned in the path of Lake Geneva's westward expansion, this brand-new commercial opportunity offers up to 10,000 square feet of premium, customizable space—ideal for professional services, medical users, wellness brands, and more.

Whether you need a single suite or the full building, this location offers unmatched flexibility, visibility, and value. Monument and building signage opportunities ensure your brand gets noticed, while the surrounding business community—including Walmart, Aldi, Aurora Sports Medicine, and the Tristan Crist Magic Theatre—provides built-in daily traffic.

Set within a professionally landscaped business park with walking trails and direct access to Veterans Park, this site blends commerce and community. Just steps from the 427-home Symphony Bay development, your future clients may already live next door.



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HIGHLIGHTS

- Up to 10,000 SF | Divisible into 1–4 suites
- Monument + building signage with visibility along Edwards Blvd (14,100 VPD)
- Modern construction with customizable layouts
- Surrounded by national retailers and healthcare anchors
- Located in Lake Geneva's primary growth corridor
- Near Veterans Park, trail system, and new residential developments
- Ideal for: medical, therapy, office, legal, wellness, or retail showroom users
- Six months free rent for early tenants
- TI packages: \$5,000 per suite | \$20,000 for full building

LOCATION HIGHLIGHTS

- Surrounded by national retailers and healthcare providers: Walmart, Aldi, Aurora Sports Medicine, Tristan Crist Theatre, Lake Geneva Tennis etc.
- Direct access to Veterans Park with trails and sports facilities
- Adjacent to Symphony Bay – 427-home development (final phase)
- Located in Lake Geneva's westward growth corridor
- Proximity to downtown, lakefront, and commuter routes to Chicago and Milwaukee



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LEASE TERMS & INCENTIVES

- **Base Rent:** \$16 Building | Individual Suites \$18/ft
- **Lease Type:** NNN
- **Utilities:** Tenant responsibility
- **Incentives:**
 - 6 months free rent for first two tenants
 - TI Allowance: \$5,000 per suite | \$20,000 for full building lease

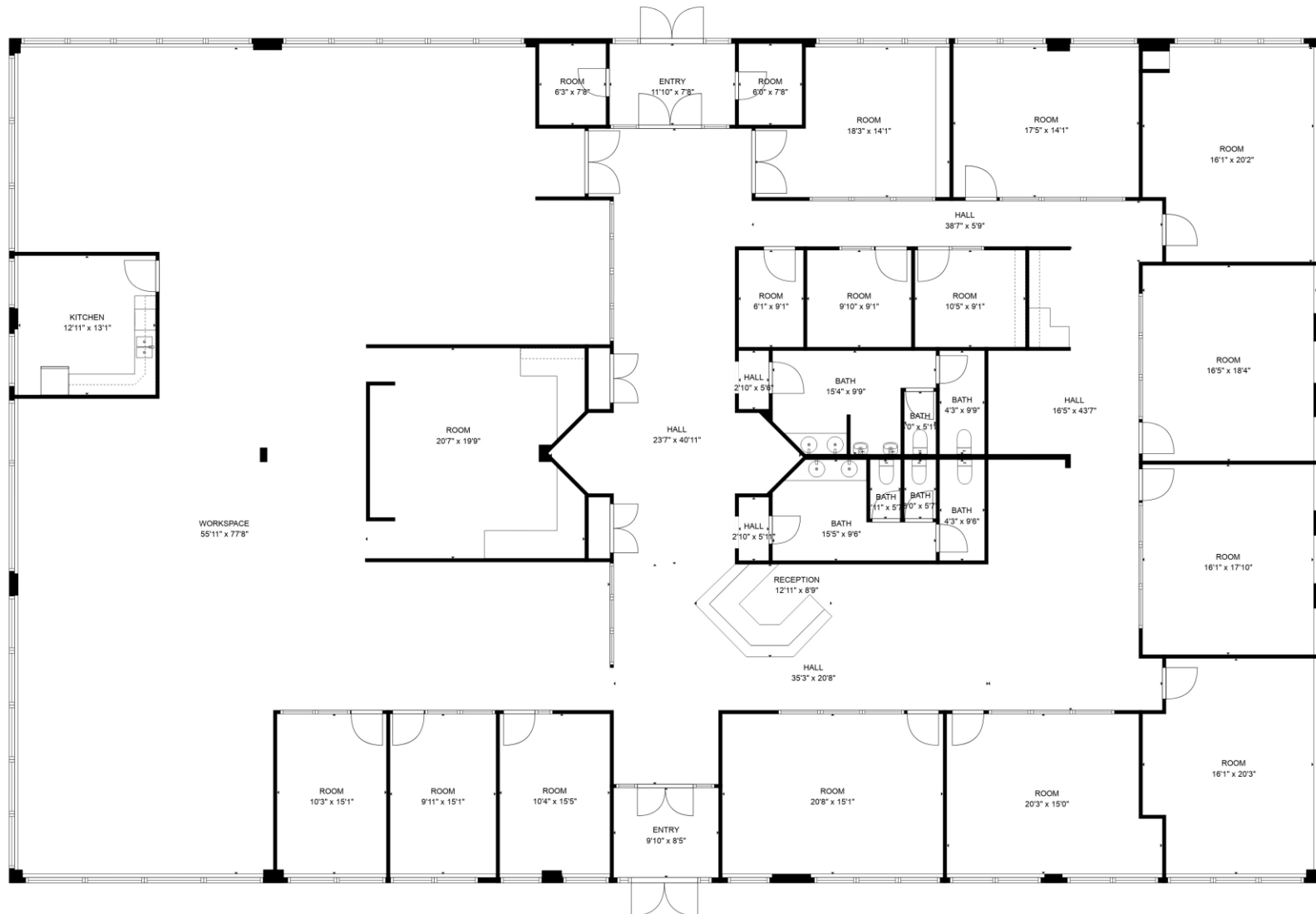
CONSTRUCTION / BUILDING FEATURES

- Modern exterior finishes
- Customizable suite interiors
- Adjacent monument signage pad
- ADA compliant



FLOOR PLAN

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TOTAL: 9600 sq. ft
FLOOR 1: 9600 sq. ft

FLOOR PLAN

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VIRTUAL RENDERING NOT REPRESENTATIVE OF THE CURRENT LAYOUT



INTERIOR PHOTOS

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PROPERTY LOCATION

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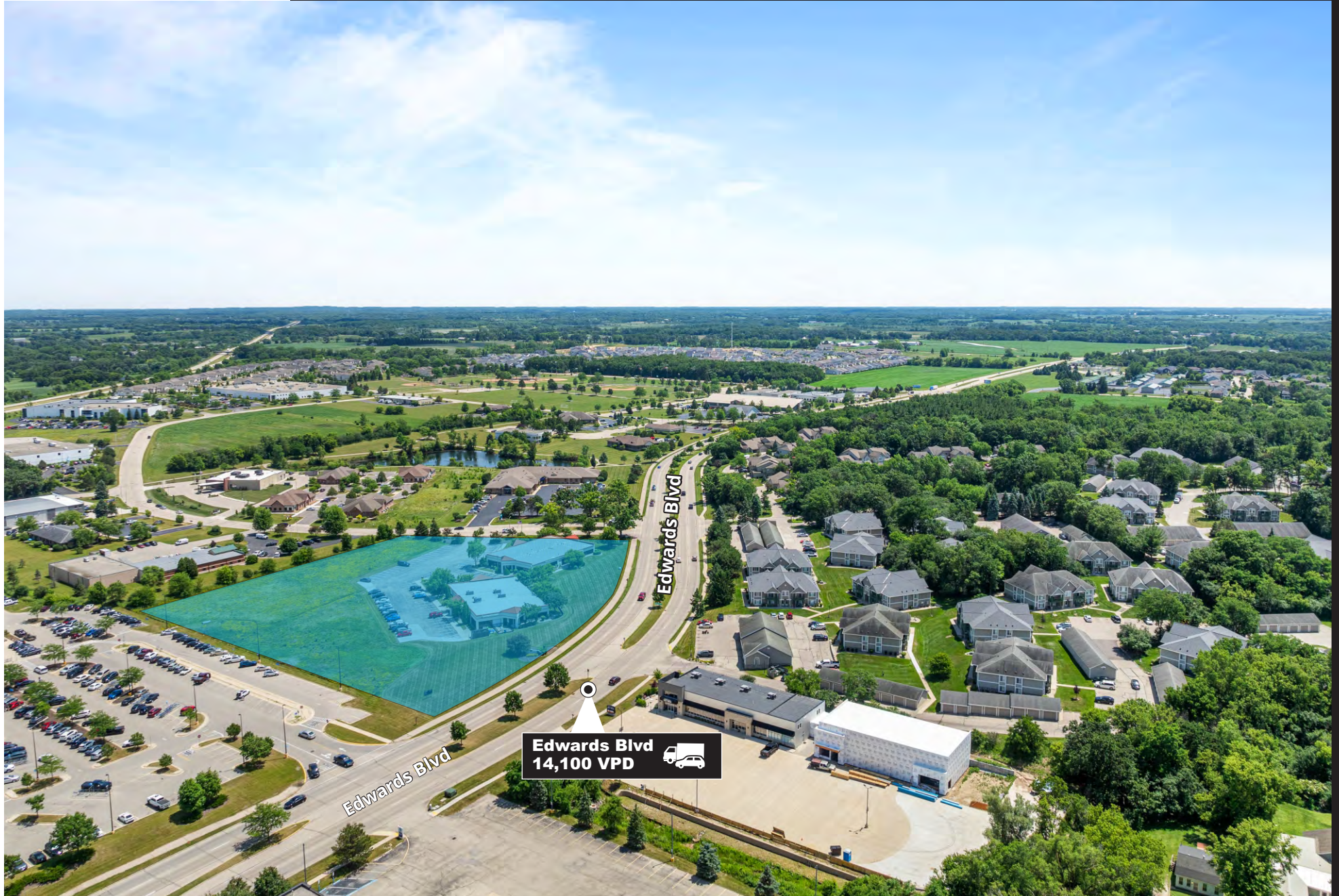
PROPERTY LOCATION

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AERIAL MAP

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DEMOGRAPHICS

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LAKE GENEVA CITY, WISCONSIN

POPULATION

Population estimates, July 1, 2023, (V2023)	8,684
Population estimates base, April 1, 2020, (V2023)	8,274
Population, Census, April 1, 2020	8,277
Population, Census, April 1, 2010	7,651

HOUSING

Owner-occupied housing unit rate, 2019-2023	50.5%
Median value of owner-occupied housing units, 2019-2023	\$323,000
Median selected monthly owner costs - with a mortgage, 2019-2023	\$1,742
Median selected monthly owner costs -without a mortgage, 2019-2023	\$645
Median gross rent, 2019-2023	\$1,250

ECONOMY

In civilian labor force, total, percent of population age 16 years+, 2019-2023	62.0%
In civilian labor force, female, percent of population age 16 years+, 2019-2023	52.9%
Total accommodation and food services sales, 2022 (\$1,000)©	190,356
Total retail sales, 2022 (\$1,000)©	501,004
Total retail sales per capita, 2022©	\$58,494

GEOGRAPHY

Population per square mile, 2020	1,206.9
Population per square mile, 2010	1,169.1
Land area in square miles, 2020	6.86
Land area in square miles, 2010	6.54
FIPS Code	5541450



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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.)

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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