

Office For Lease

Merchants Grove Office Complex
2420-2430 N Grandview Blvd
Waukesha, WI 53188

100 Property Management
and Brokerage Services, LLC
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100
PROP

Kenzie Gartzke
Broker
(262) 364-6764
kenzie@100prop.com

Overview

100 Prop is pleased to present the opportunity to lease office space on Grandview Blvd in Waukesha, WI. The property is perfectly located just minutes from I-94 and nearby the Silvernail Road retail corridor. Nestled into a beautifully landscaped campus-like setting, the buildings of Merchants Grove are perfect for nearly any use including traditional office, medical office, or any professional service firm.

Suite 2426 A-B2: 2,485 sq. ft.
Suite 2426 C1: 391 sq. ft.
Suite 2428 E: 1,160 sq. ft.

Lease Rate: \$16.50 psf



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Kenzie Gartzke
Partner
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Lease Details



Property Address: 2420-2430 N Grandview Blvd
Waukesha, WI 53188

Parcel #: WAKC0975302

Total # of Buildings: 6

Total Rentable Square Feet: 24,284 sq. ft.

Acreage: 2.4841 Acres

Zoning: B-5 Community Business

Year Built: 1983

Available Space:

Suite 2426 A-B2: 2,485 sq. ft.

Suite 2426 C1: 391 sq. ft.

Suite 2428 E: 1,160 sq. ft.

Lease Rate: \$16.50 per sq. ft.

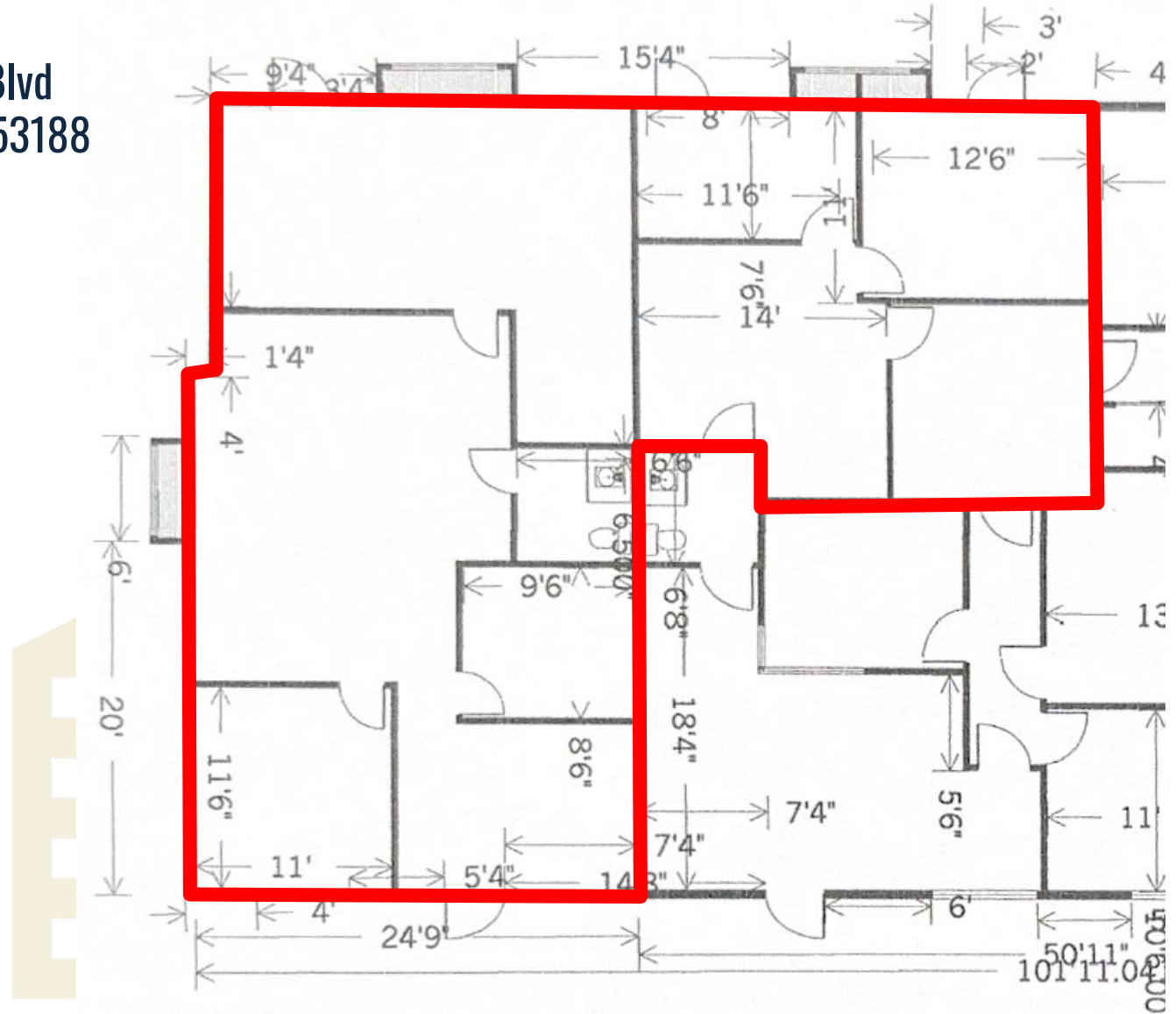
Minimum Lease Term: 2 years



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Suite 2426 A-B2

Address: 2426 N Grandview Blvd
Suite A & B2, Waukesha, WI 53188
Available Space: 2,485 sq. ft.
Lease Rate: \$16.50 psf



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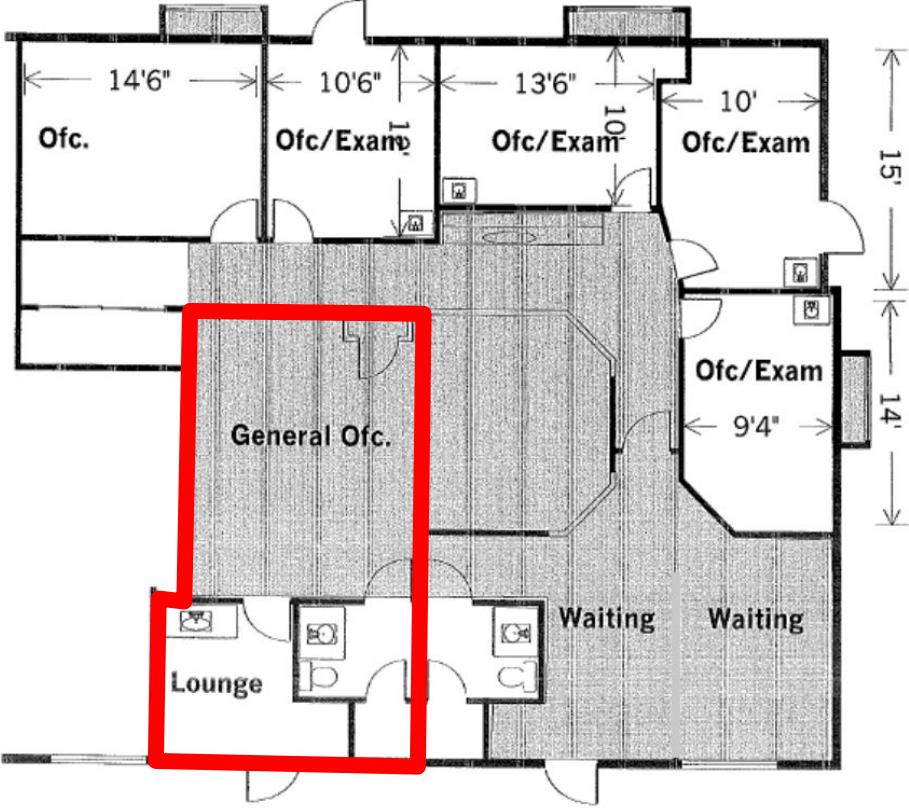
Suite 2426 C1



Address: 2426 N Grandview Blvd, Suite C1, Waukesha, WI 53188

Available Space: 391 sq. ft.

Lease Rate: \$16.50 psf



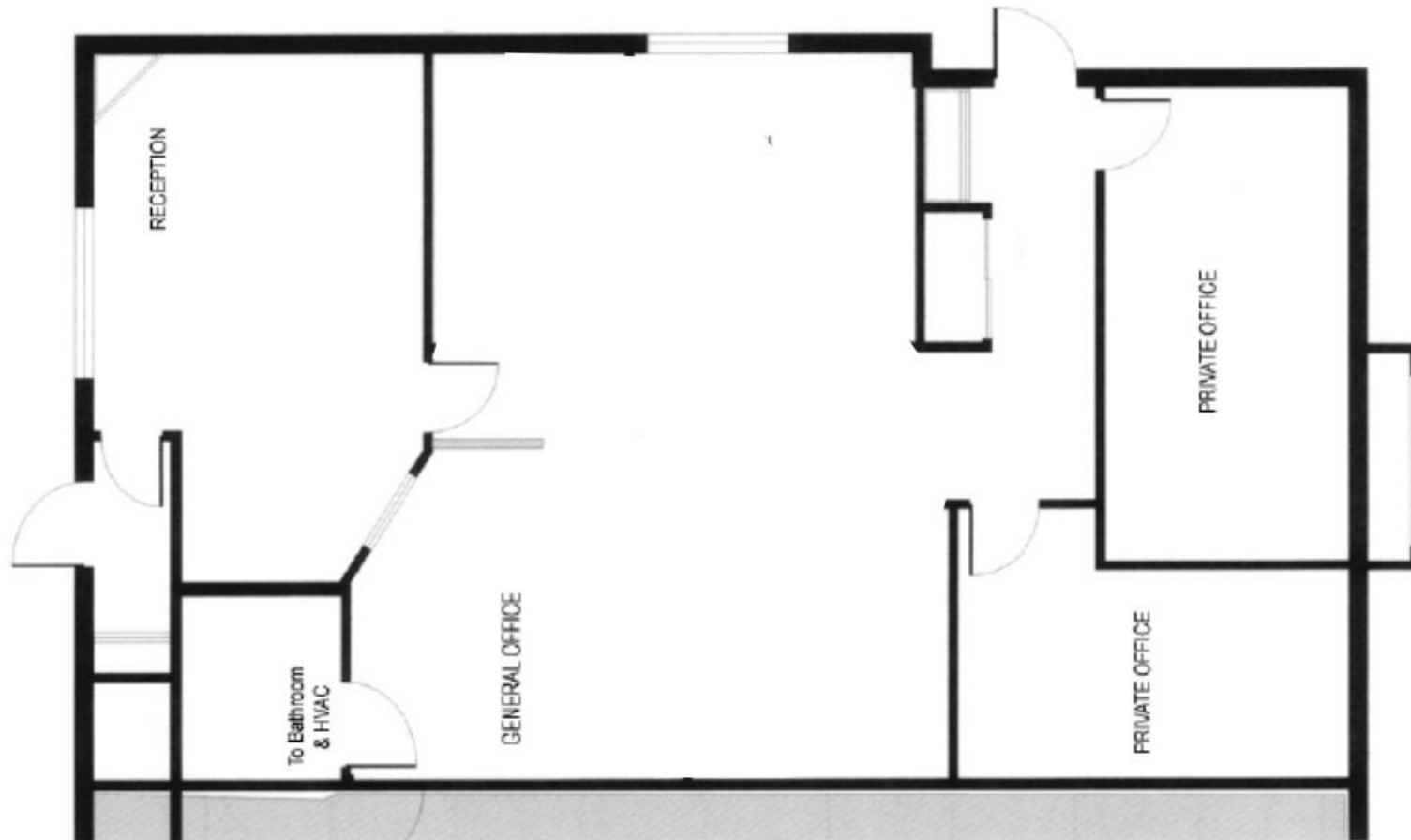
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Suite 2428 E

Address: 2428 N Grandview Blvd, Suite E, Waukesha, WI 53188

Available Space: 1,160 sq. ft.

Lease Rate: \$16.50 psf



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Property Layout



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Area Map



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Disclosure to Non-Residential Customers



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

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. A 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: (a) The duty to provide brokerage services to you fairly and honestly. (b) The duty to exercise reasonable skill and care in providing brokerage services to you. (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law. (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (e) 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 of other parties. (f) The duty to safeguard trust funds and other property held by the Firm or its Agents. (g) 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 or 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 Wis. Stat. § 452.01 (5g). 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 or its Agents by other means. At a later time, you may also provide the Firm or 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 Facts” 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.

Notice About Sex Offender Registry:

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://www.doc.wi.gov> or by telephone at 608-240-5830.

Contacts



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