

MEDI SPA, GYM AND OFFICE SUITES FOR LEASE

# FOREST GREEN EXECUTIVE CENTER

8555, 8575 & 8585  
West Forest Home Ave  
Greenfield, WI 53228

Prepared By:

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Broker

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**EC COMMERCIAL REAL ESTATE**

8575 W Forest Home Ave Ste 160

Greenfield, WI 53228

414.235.4324 | [eccommercial.net](http://eccommercial.net)

# FOREST GREEN EXECUTIVE CENTER

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## PROPERTY DESCRIPTION/AMENITIES

Discover the perfect space for your business at Forest Green Executive Center. This commercial property offers an ideal location, boasting versatile floor plans to suit a variety of business needs. With modern amenities, ample parking, and excellent visibility, it presents great opportunities for office or medical users. The well-maintained buildings provide a professional atmosphere, 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.

Included in CAM

- ~Monitored fire alarm and fire sprinklers
- ~Professionally landscaped grounds
- ~Lit monument signage
- ~On-Site Property Management
- ~Ample shared parking
- ~Common area janitorial services
- ~Shared dumpsters for refuse disposal

## LOCATION DESCRIPTION

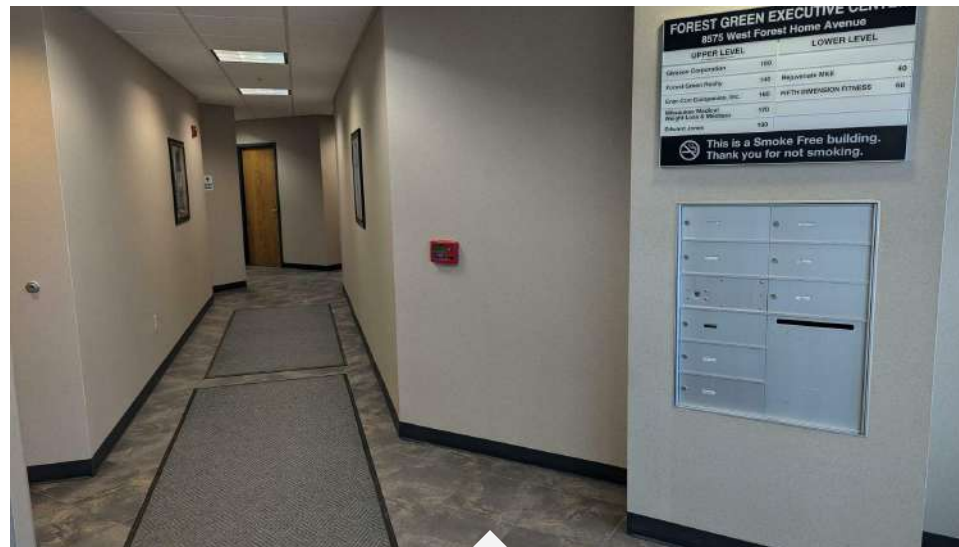
Take advantage of the prime location at Forest Green Executive Center in Greenfield, WI. The area consists of a variety of amenities nearby from picturesque parks and recreational facilities to diverse dining options and retail destinations. With seamless access to major roadways, including the I-43 corridor, Forest Green Executive Center offers ease for commuting and accessibility. Experience the convenience and vibrancy of this engaging neighborhood, making it an ideal choice for commercial users of all kind.

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# FOREST GREEN EXECUTIVE CENTER

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Building Name	8575
CAM PSF (29.16%)	\$7.00
Rent PSF	\$11.00
Floor Location	Lower Level
Available Suite 60 SF	4,335 RSF

Building features front and rear ADA accessible common entrances with elevator. Common area restrooms located on both ground and upper levels.

CAM includes Water & Sewer.

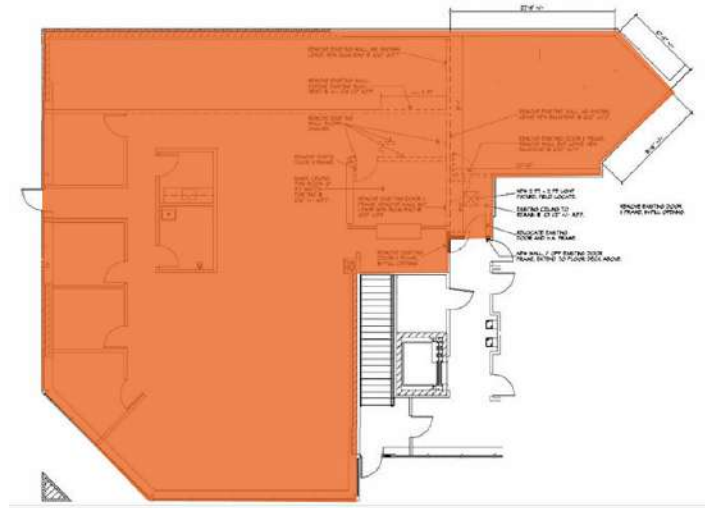
Units have separately metered utilities for gas and electric.

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## LEGEND

Available

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	4,335 SF	Lease Rate:	\$10 - \$11 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
8575 W Forest Home Ave, Ste 60	Available	4,335 SF	NNN	\$11.00 SF/yr	Unit currently serves as an elite fitness center/gym with custom flooring and ceiling mounted acoustical sound panels. Large open workout areas, exclusive restroom with shower, three office/treatment rooms, kitchenette, storage an exclusive exterior entrance.

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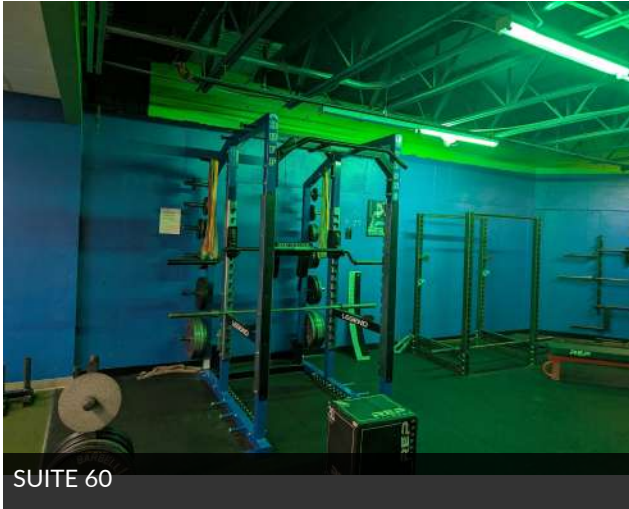


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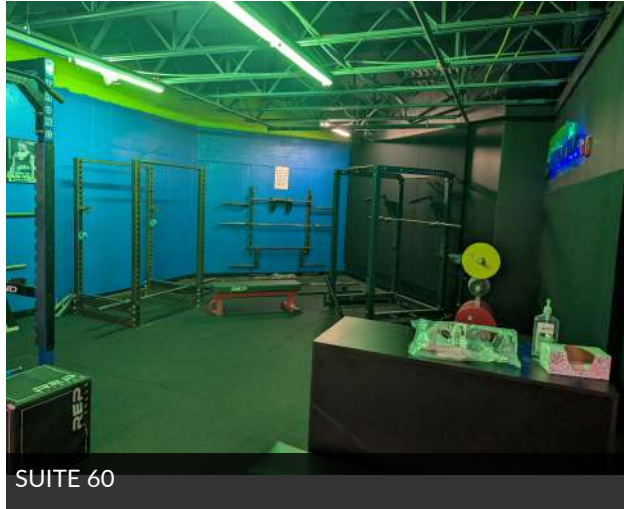
# FOREST GREEN EXECUTIVE CENTER



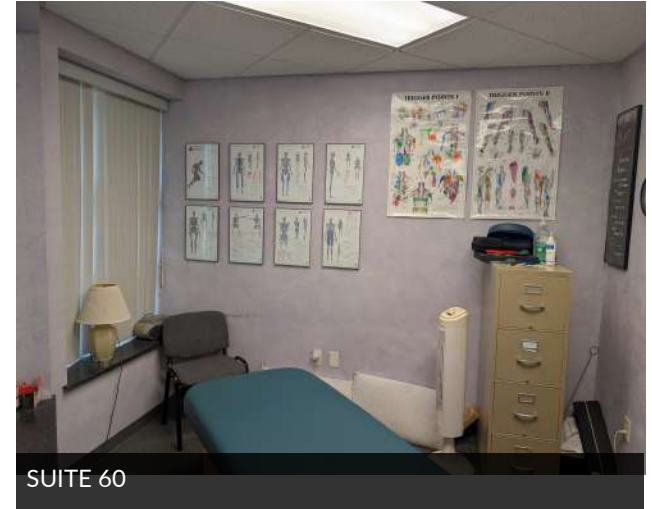
8555, 8575 & 8585  
West Forest Home Ave



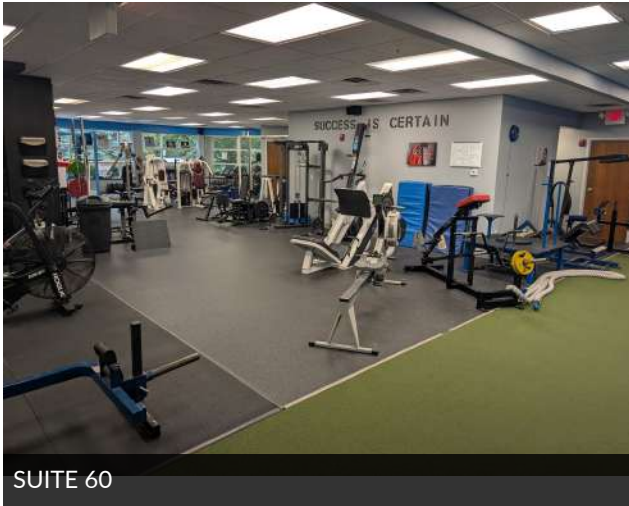
SUITE 60



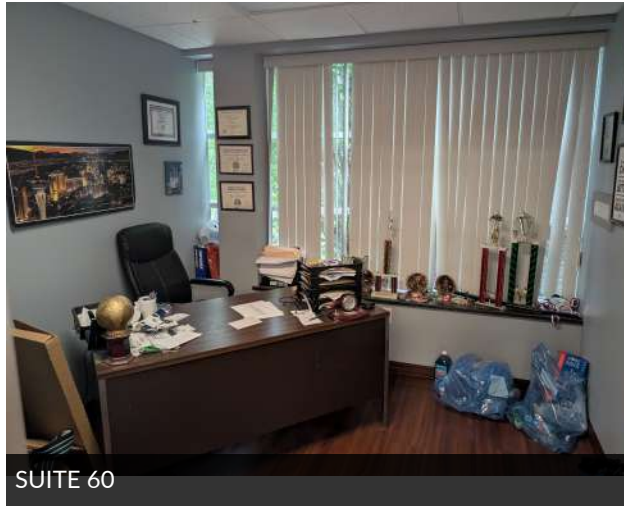
SUITE 60



SUITE 60



SUITE 60



SUITE 60



SUITE 60 - Exclusive Restroom

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# FOREST GREEN EXECUTIVE CENTER



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Building Name:	8555
CAM PSF (18.35%)	\$10.25
Rent PSF	\$10.00
Floor Location	2
Available Space	2,548 RSF

Building does not have an elevator for ADA accessibility to 2nd floor.  
Common area restrooms on 1st and 2nd floors.

CAM includes Gas, Electric, Water & Sewer.

New Building Upgrades include roof, freshly painted common areas, HVAC control system & LED light fixtures in all common areas & suites and common areas.

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# FOREST GREEN EXECUTIVE CENTER

8555, 8575 & 8585  
West Forest Home Ave



**LEGEND**

Available

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	36 months
Total Space:	2,548 SF	Lease Rate:	\$10 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
8555 W Forest Home Ave, Ste 200	Available	2,548 SF	NNN	\$10.00 SF/yr	Spacious suite with welcoming reception area, multiple offices, conference room, kitchenette and break room. ~Ask about Free Rent Incentives~

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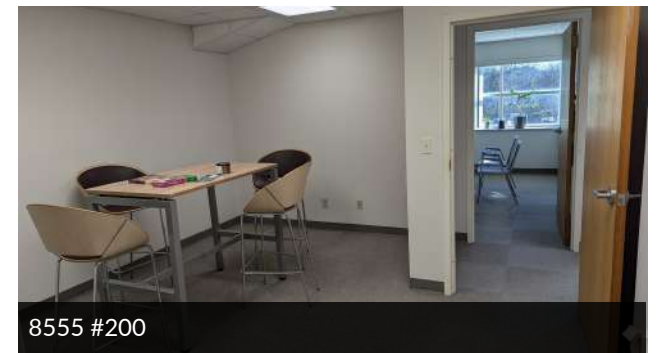
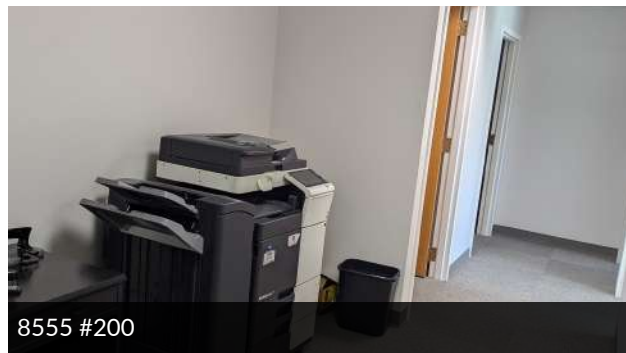
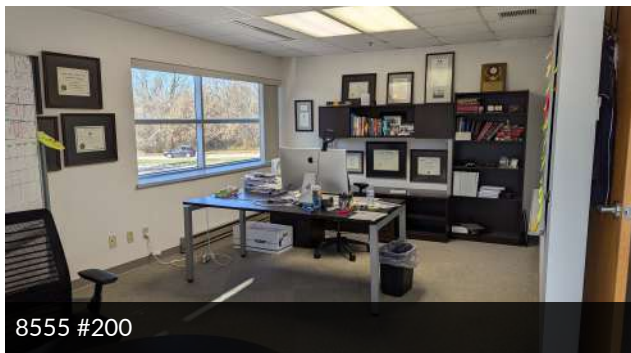
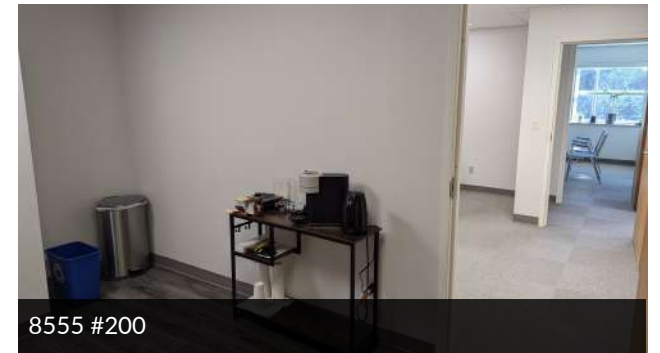
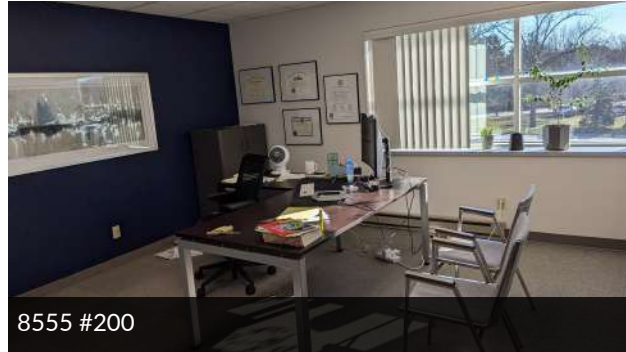


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# FOREST GREEN EXECUTIVE CENTER



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Building Name	8585
CAM PSF #110 (11.85%)	\$9.45
CAM PSF #125 (17.42%)	
Rent PSF	\$11.00
Floor Location	1
Available Suite 110 SF	1,741 RSF
Available Suite 125 SF	2,558 RSF
Combined SF Available	4,299 RSF

Building features ADA accessibility and elevator. Common area restrooms on 1st and 2nd floors.

CAM includes Gas, Electric, Water & Sewer.

New Building Upgrades include roof, freshly painted common areas and a brand new commercial generator servicing all suites and common areas.

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# FOREST GREEN EXECUTIVE CENTER



8555, 8575 & 8585  
West Forest Home Ave



**LEGEND**

Available

Available Soon

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,741 - 4,299 SF	Lease Rate:	\$10 - \$11 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
8585 W Forest Home Ave, Ste 125	Available Soon	2,558 SF	NNN	\$11.00 SF/yr	Existing Medi spa and office space with welcoming reception area, break room, two storage spaces, two administrative offices, exclusive restroom, two procedure rooms and an instrument processing room.
8585 W Forest Home Ave, Ste 110	Available	1,741 SF	NNN	\$11.00 SF/yr	3 large offices, large reception area, exclusive exterior entrance, exclusive restroom

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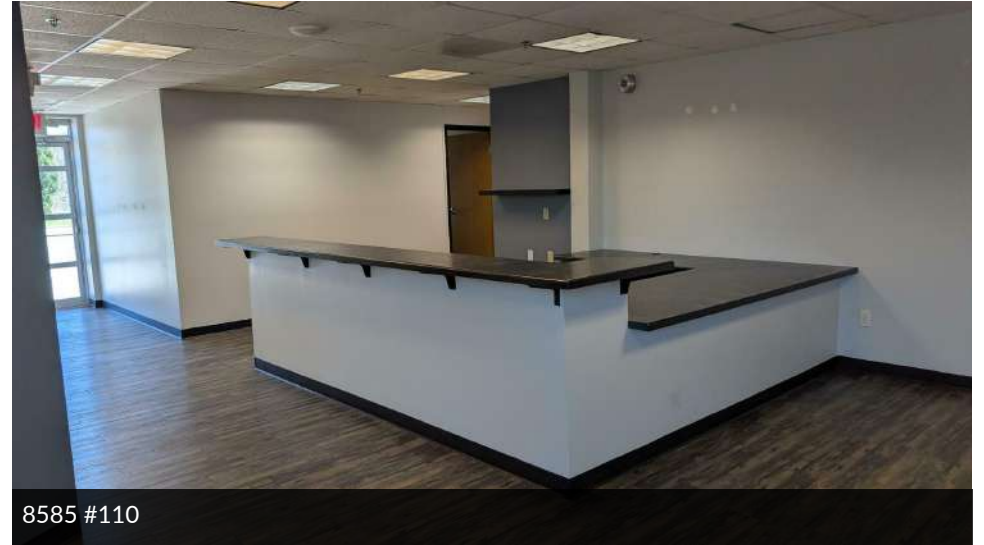
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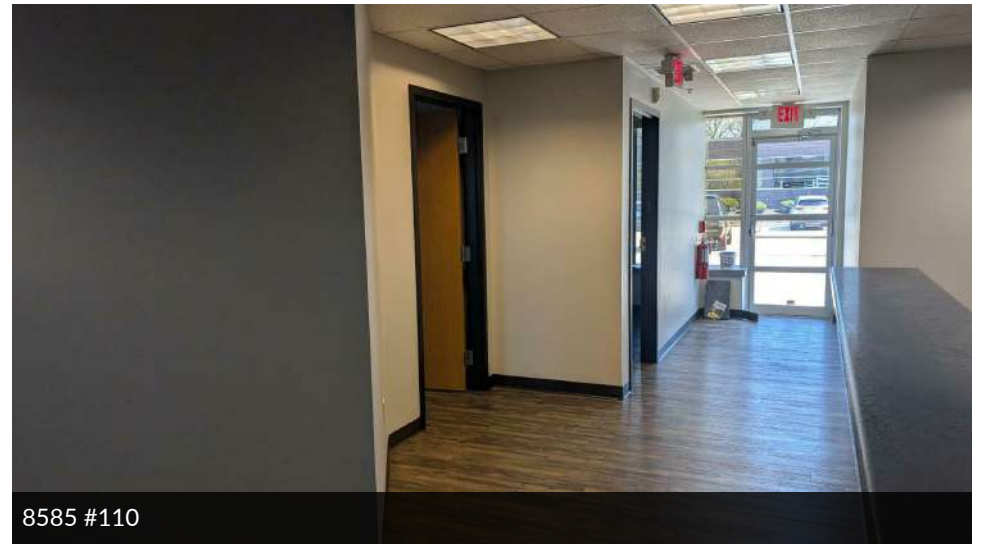
8585 #110



8585 #110



8585 #110



8585 #110

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8585 #125



8585 #125



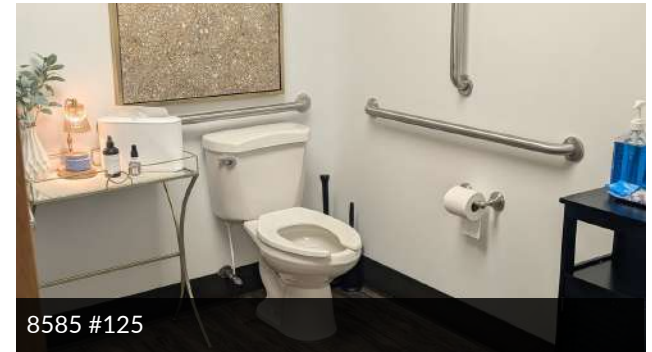
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8585 #125



8585 #125



8585 #125



8585 #125



8585 #125



8585 #125

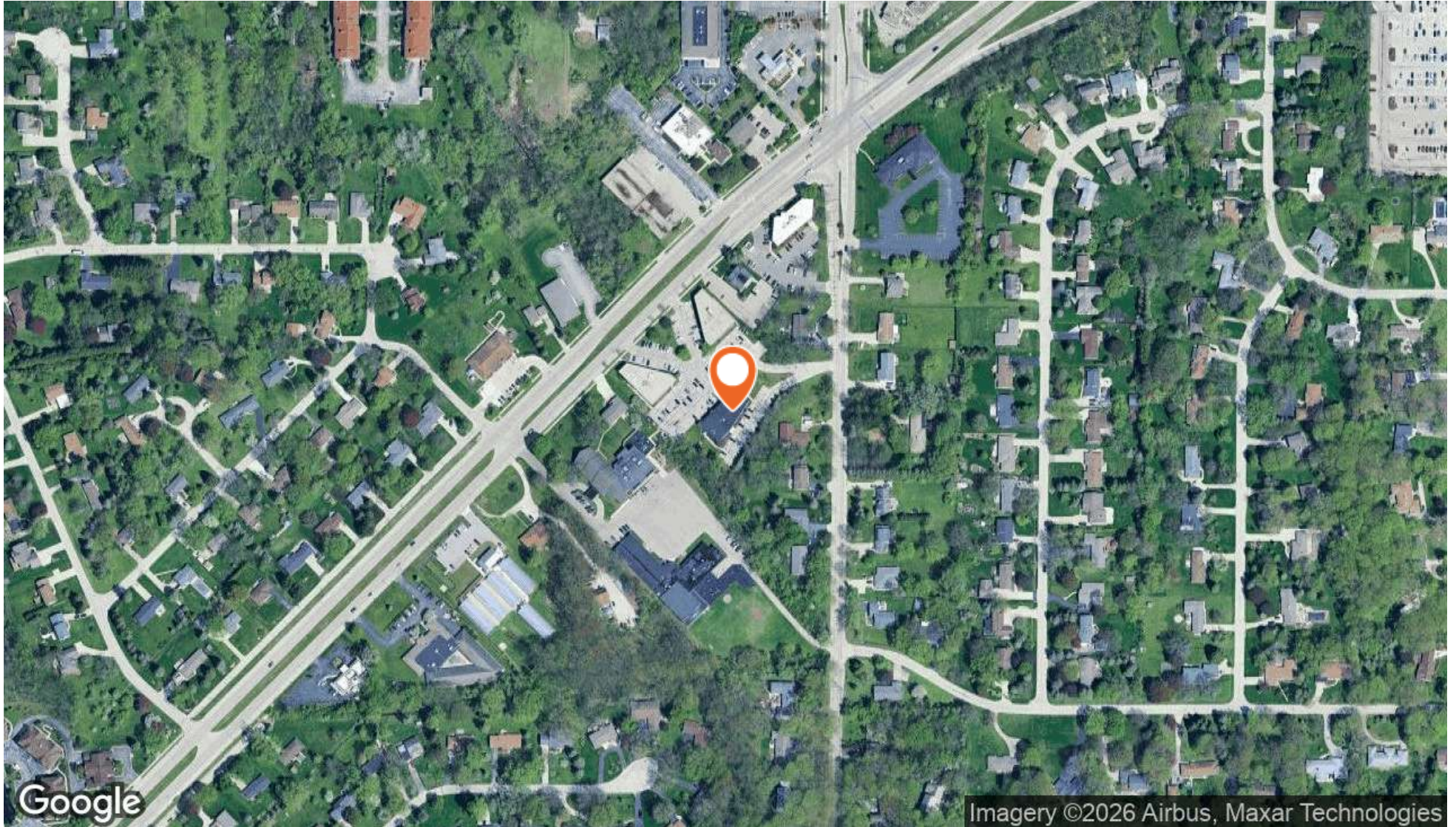
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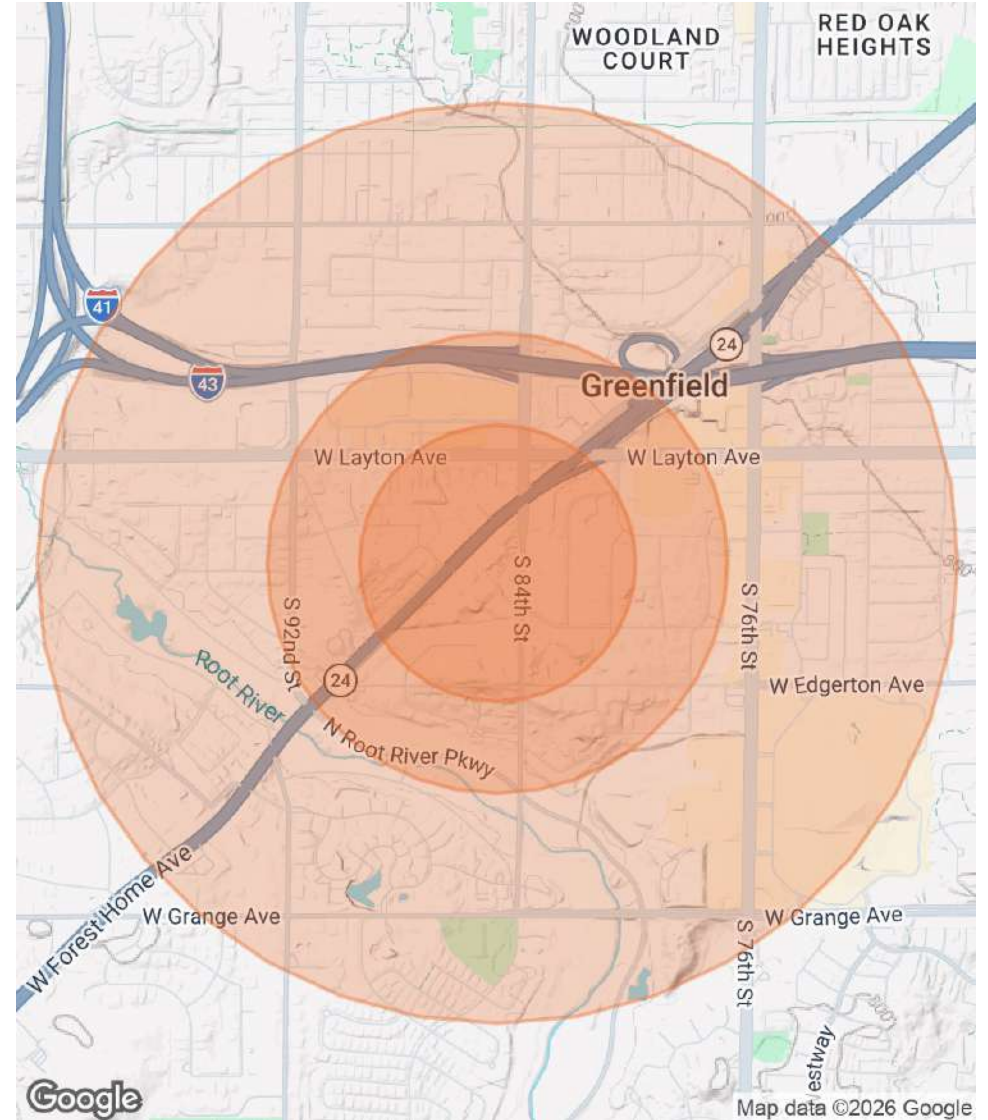


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	1,971	7,775
Average Age	42	43	46
Average Age (Male)	41	42	44
Average Age (Female)	43	44	48

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

2020 American Community Survey (ACS)



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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 **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.