

830 | NORTH
109TH
STREET

WAUWATOSA, WI



**OFFICE SPACE AVAILABLE
FOR LEASE**



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 **Transwestern**

310 W. Wisconsin Ave., Ste. ME110
Milwaukee, WI 53203

830 | NORTH 109TH STREET

General Information

This two story, 6,186 square-foot, mixed use office building is conveniently located within Wauwatosa's desirable residential and commercial district. The out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Add in strong area retailers and demographics and it's perfect for your business.

BUILDING SIZE	6,186 SF
NUMBER OF FLOORS	2
AVAILABLE SPACE	<u>1ST FLOOR</u> Suite 4 - 312 SF <u>2ND FLOOR</u> Suite 24 - 200 SF Suite 26 - 247 SF Suite 28 - 591 SF
LEASE RATE	Suite 4 - \$481/month Suite 24 - \$350/month Suite 26 - \$400/month Suite 28 - \$900/month
UTILITIES	
Gas/Electric	Included
Water & Sewer	Included
In-Suite Janitorial	Not Included

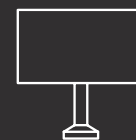
PARKING	26 Surface Parking Spaces
TENANT IMPROVEMENTS	Negotiable to Qualified Tenants
SIGNAGE	Building Directory & Suite Entrance

WAUWATOSA, WI

Building Attributes



Great Location off
Hwy 100 in Wauwatosa



Prominent Signage
Opportunity

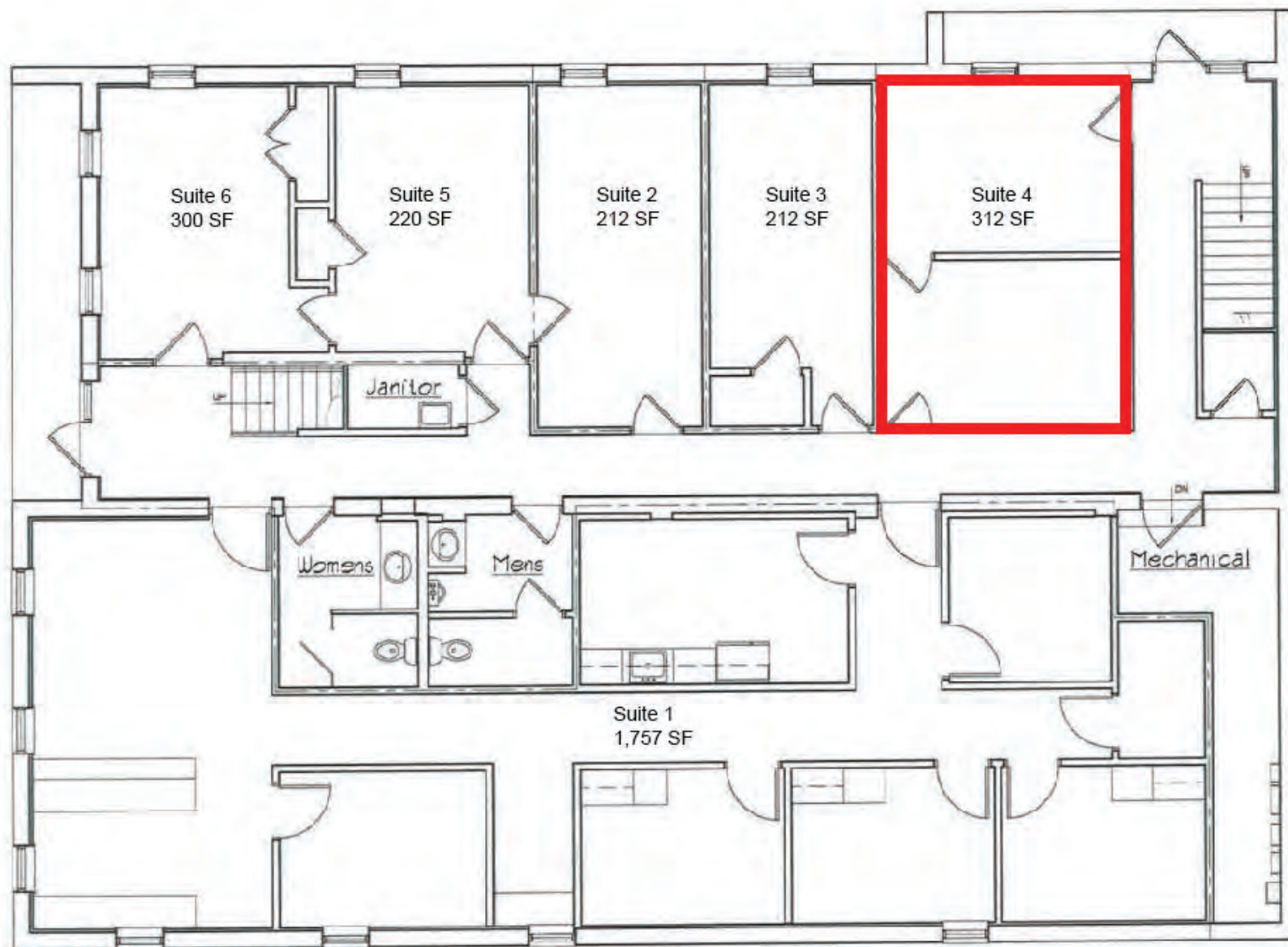


Excellent
Demographics

830

NORTH
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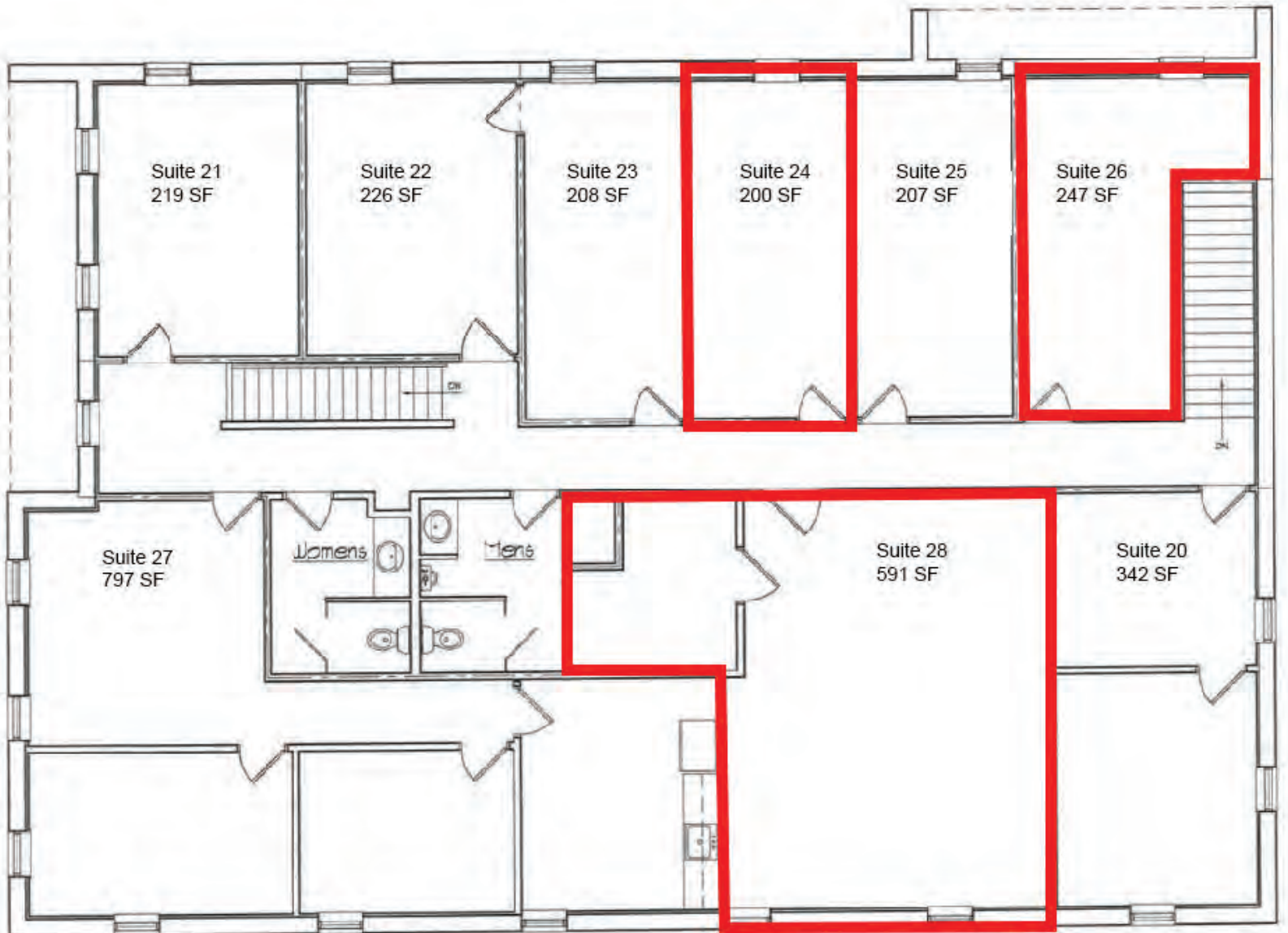
First Floor



WAUWATOSA, WI

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Second Floor



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Demographics - 1 Mile Radius



6,443

Population

44.8

Median Age



790

Total Businesses



17,055

Total Employees



1.90

Avg Household
Size



\$89,002

Median Household
Income



\$53,900

Per Capita
Income



\$150,790

Median
Net Worth

WAUWATOSA, WI

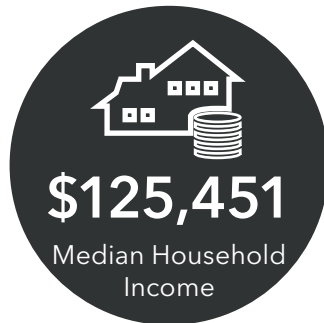
Source: U.S. Census Bureau and Esri forecasts



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Demographics - 3 Mile Radius

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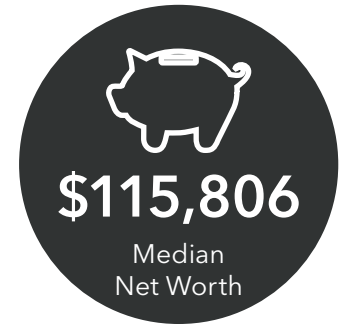
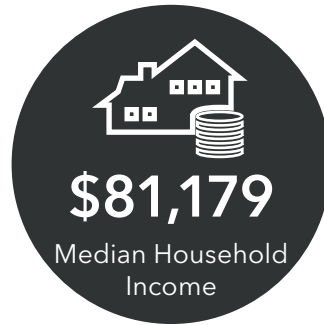
Source: U.S. Census Bureau and Esri forecasts



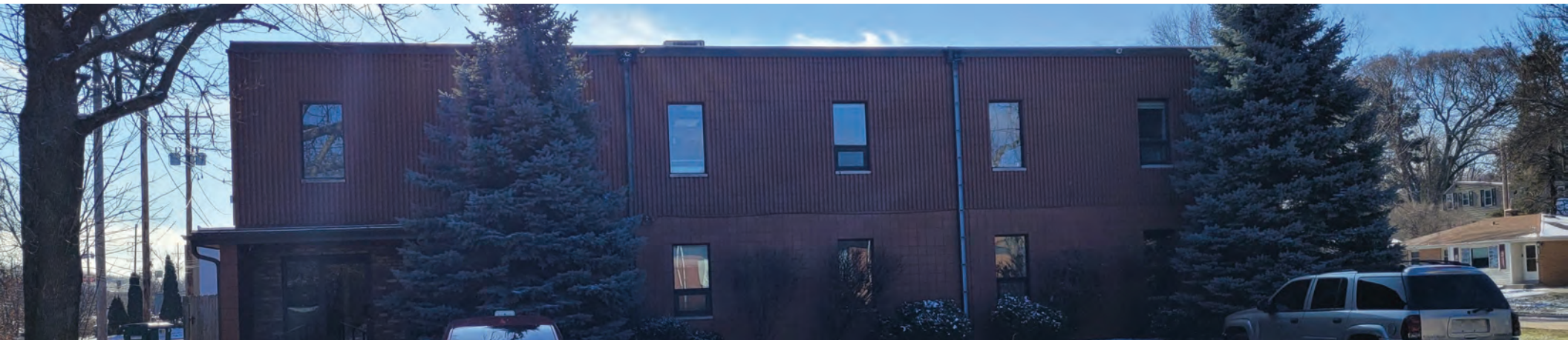
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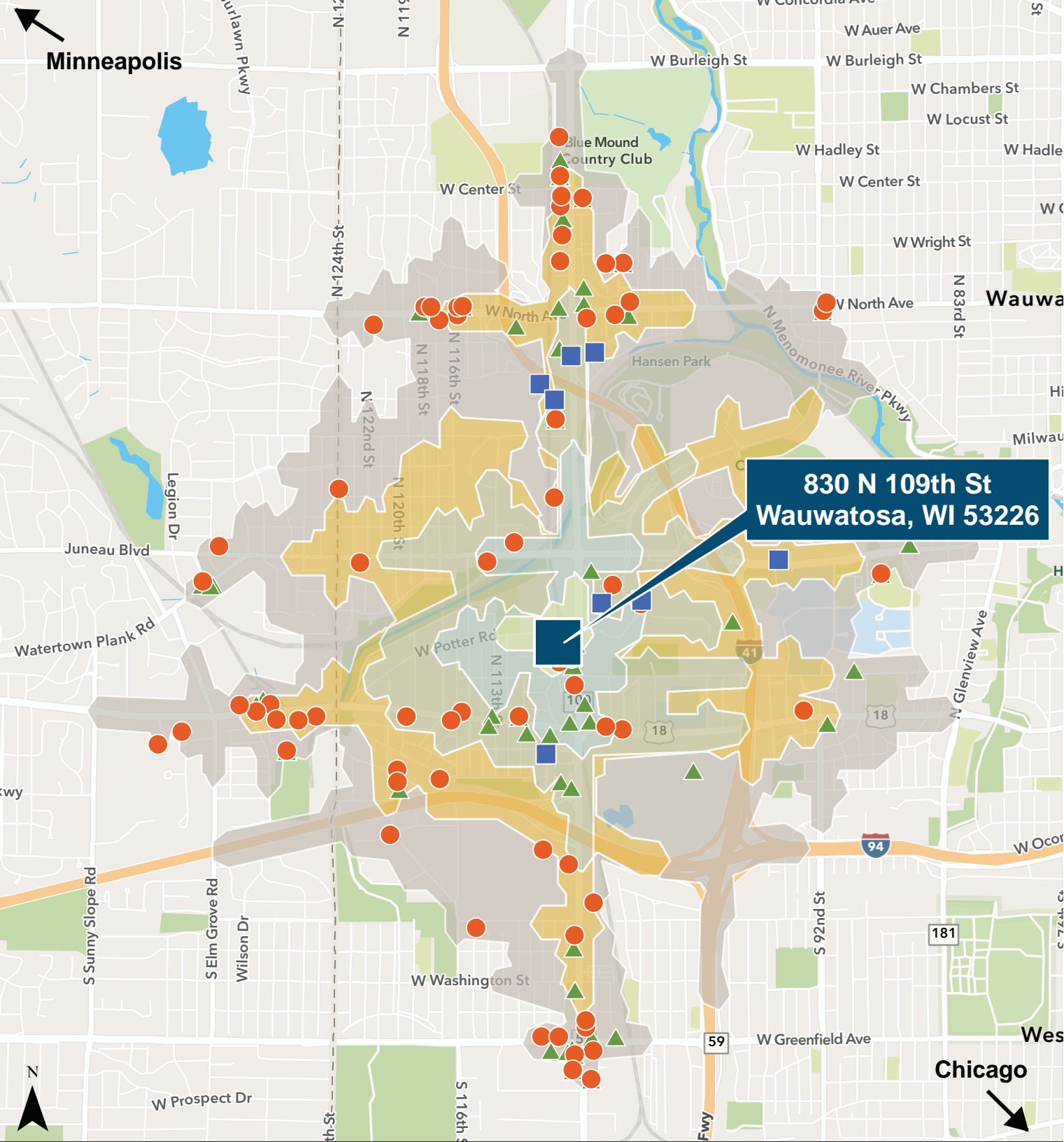
Demographics - 5 Mile Radius

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Source: U.S. Census Bureau and Esri forecasts





Minneapolis

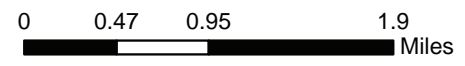
**830 N 109th St
Wauwatosa, WI 53226**

Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities
(Within Driving Distances)

- Retail Shops (198)
- Lodging Facilities (9)
- ▲ Restaurants & Bars (107)



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