

FOR LEASE: SHOREWOOD HUB

3970 North Oakland Avenue

Milwaukee, WI 53211

TRC

THE REALTY COMPANY

AVAILABLE SPACES

- 300 ± 5200 SF Entire 3rd floor \$9533 gross/month
- 701 ± 975 SF \$2092 gross/month
- 705 ± 650 SF \$1395 gross/month

Beautifully renovated building!

Includes heat, a/c, electric, parking.

Monument Signage Available



Lorna Mueller

(414) 405-7128

Lorna@TheRealtyCompanyLLC.com

Molly Morris

(262) 391-6909

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Elizabeth Hill

(414) 803-1443

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INFORMATION: SHOREWOOD HUB

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Building Total Size: ± 40,803 SF

Building Age: 1974/ 2022 Renovation

Parking: ±130 stalls

4 Electric Car Charges

Floors: 7 Floors with 2 Elevators

Heating and A/C: New Boiler, Updated HVAC

South Side Solar Panel Wall

Location: Corner of Capitol Dr. & Oakland Ave.

Traffic Counts: E. Capitol Dr.: 16,800 vpd
N. Oakland Ave.: 10,500 vpd



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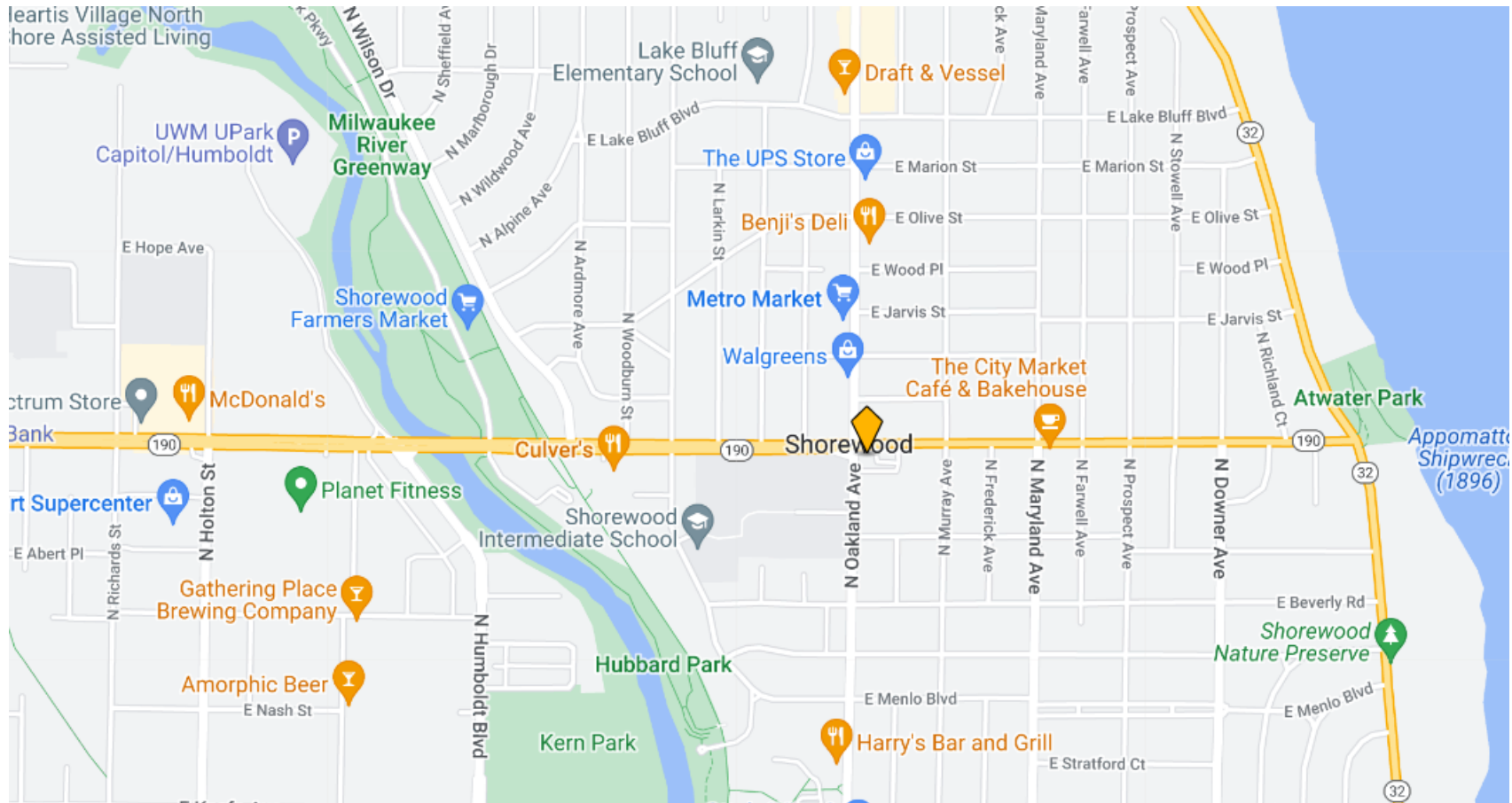
MAP: SHOREWOOD HUB

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Why bring your business to Shorewood HUB?

Newly renovated building boasts energy efficiency with new boiler and the second largest solar paneled wall in WI for solar energy use to power four charging stations & more!

Shorewood Hub is centrally located in the heart of Shorewood, close to restaurants, shops and only minutes to Milwaukee downtown and airport.

Eco friendly building, natural wood wall in Lobby and newly renovated entry, halls, lights and restrooms on every floor.

Surround yourself with the best, Shorewood business district is experiencing continued renaissance and momentum, with an influx of unique new businesses as well as mixed-use projects from top area developers such as Mandel Group and Wired Properties.

Walkability PLUS, Shorewood's density, walkability and location give it a distinct urban feel, yet it also boasts suburban advantages, such as a nationally recognized school district and excellent Village services. With its location on the lake and close to downtown, excellent schools, fascinating and forward-thinking people, and its eclectic shops and unique architecture, Shorewood is one of the Milwaukee area's most desirable communities.

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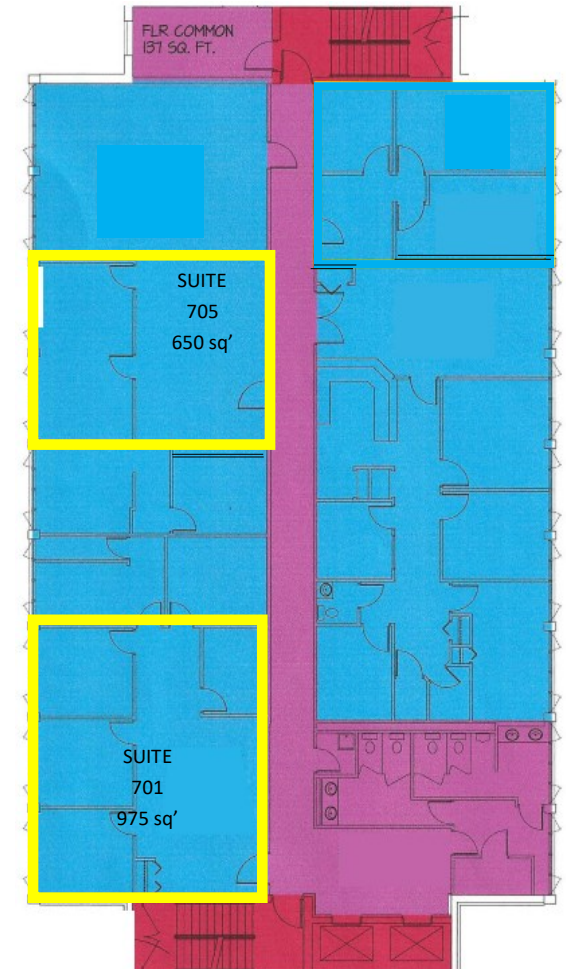
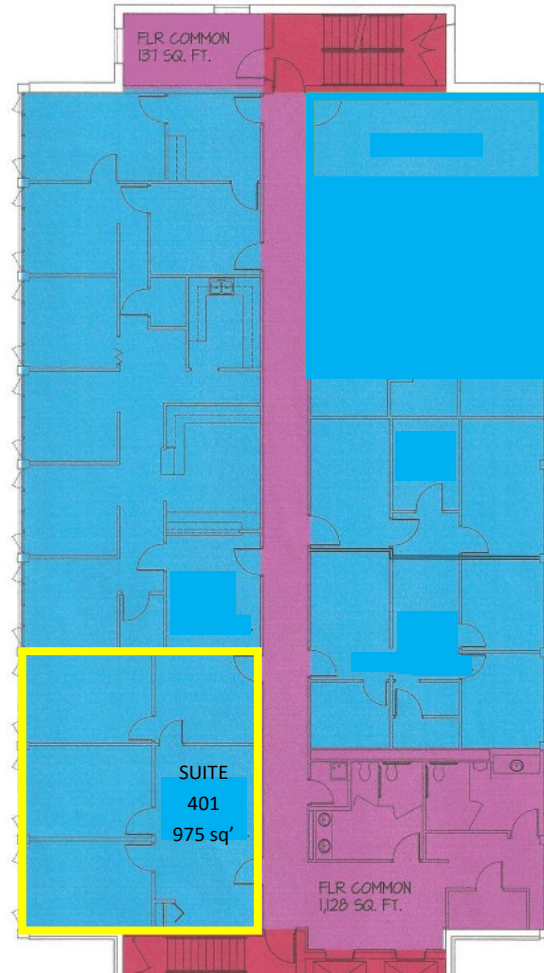
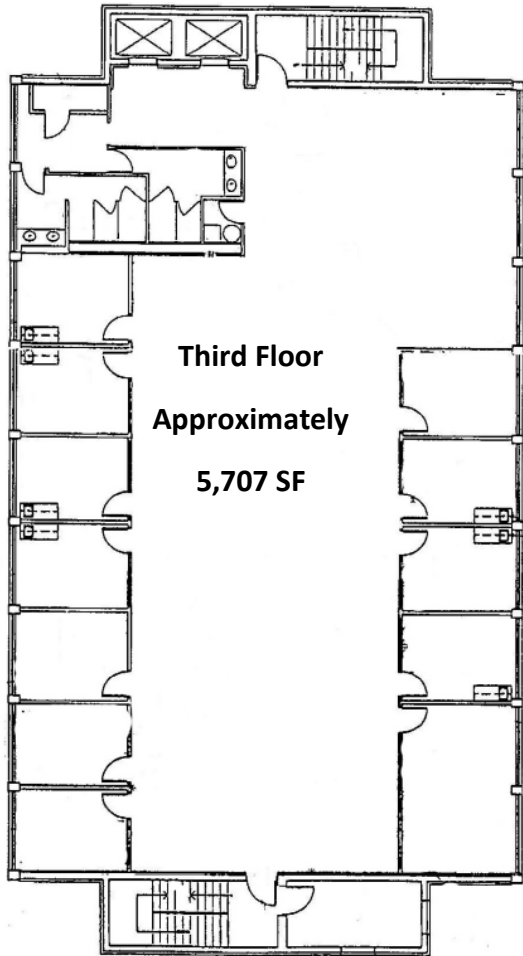
FLOOR PLAN: SHOREWOOD HUB

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