



611 N BARKER ROAD  
BROOKFIELD, WI 53045

## FEATURES

This impressive 2 story office building on 2.45 acres offers impeccable visibility on N Barker Road and Watertown Road across from the new Poplar Creek Town Center mixed use development. Just off I-94, the location brings an easy commute between Milwaukee and Madison. On building signage available facing both Barker Rd and Watertown Rd.

Traffic Count: **21,600 Vehicles per Day (WI DOT)**

Zoning: B-2 - **Limited General Business**

Construction: **Brick**

A/C: **Throughout**

Heat: **Boiler**

Parking Spaces: **Paved Surface Lot with 138 Spaces**

Restrooms: **8 Total with Multiple Stalls**

Sewer: **Municipal / Water: Municipal**

Sprinkler: **Yes. Wet System**

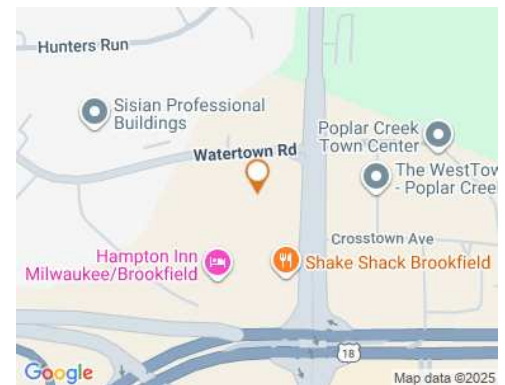
Elevator: **Yes**

Roof: **Flat Rubber Membrane**

Tax Key #: **BKFT1128998**

Property Taxes: **\$30,688.61 (2024)**

Listing: **4822**



## OFFICE FOR SALE

Total SF: **40,404**

Available SF: **28,621**

Min Contiguous SF: **2,119**

Max Contiguous SF: **15,369**

Total Acres **2.45**

Sale Price: **\$5,500,000.00**

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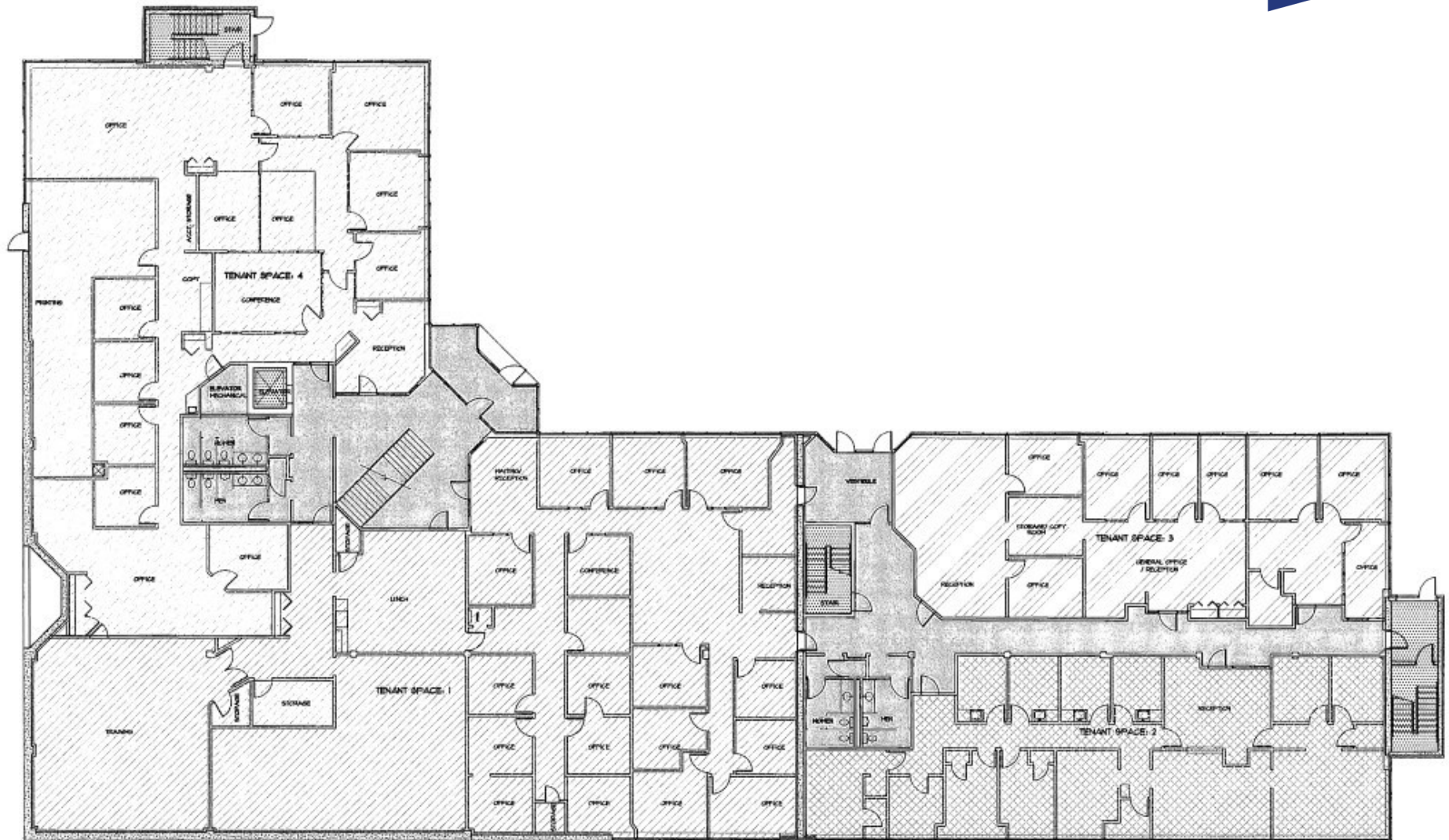
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# 611 N Barker Road, Brookfield

## General First Floor Plan



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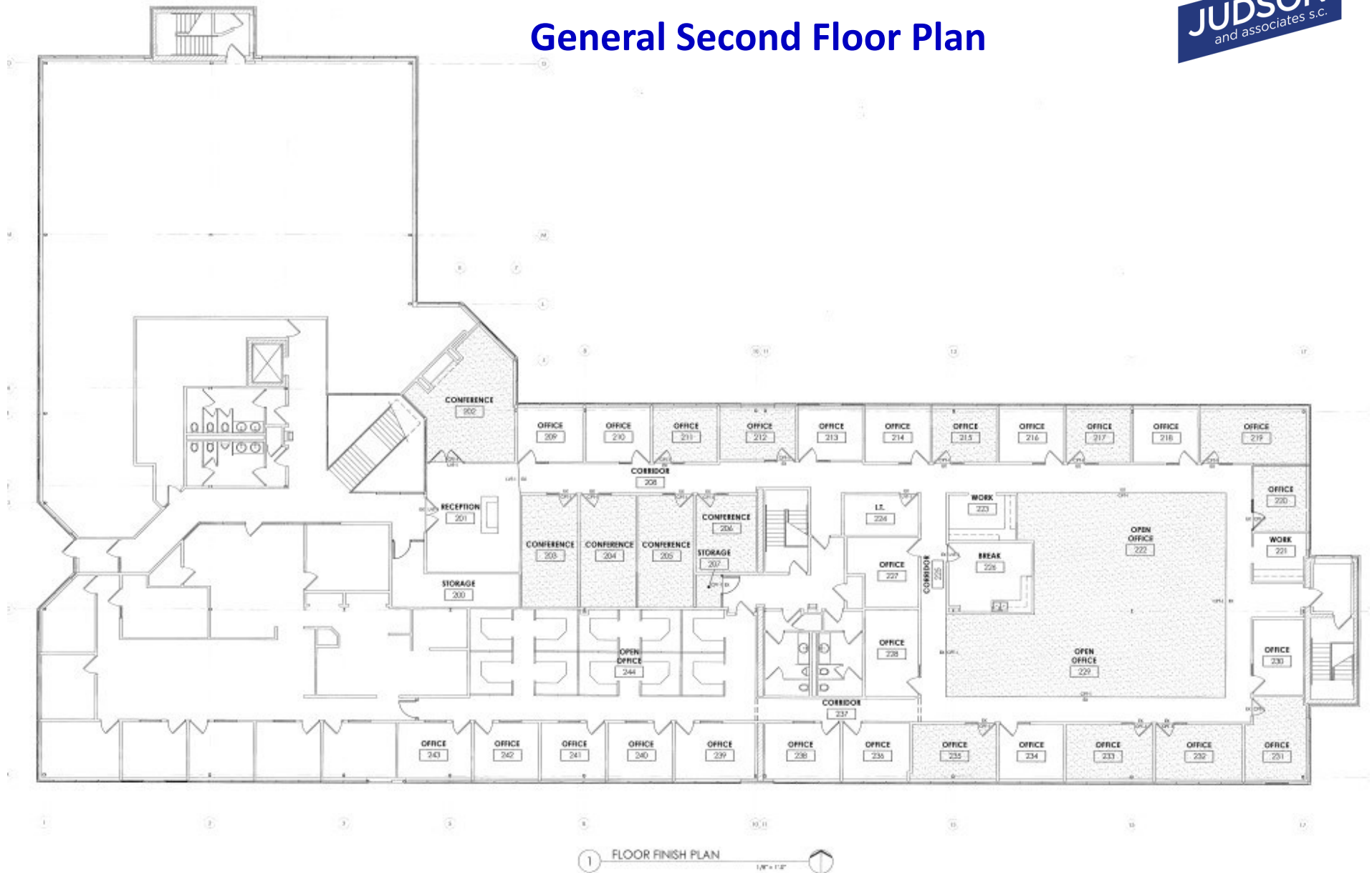
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## General Second Floor Plan



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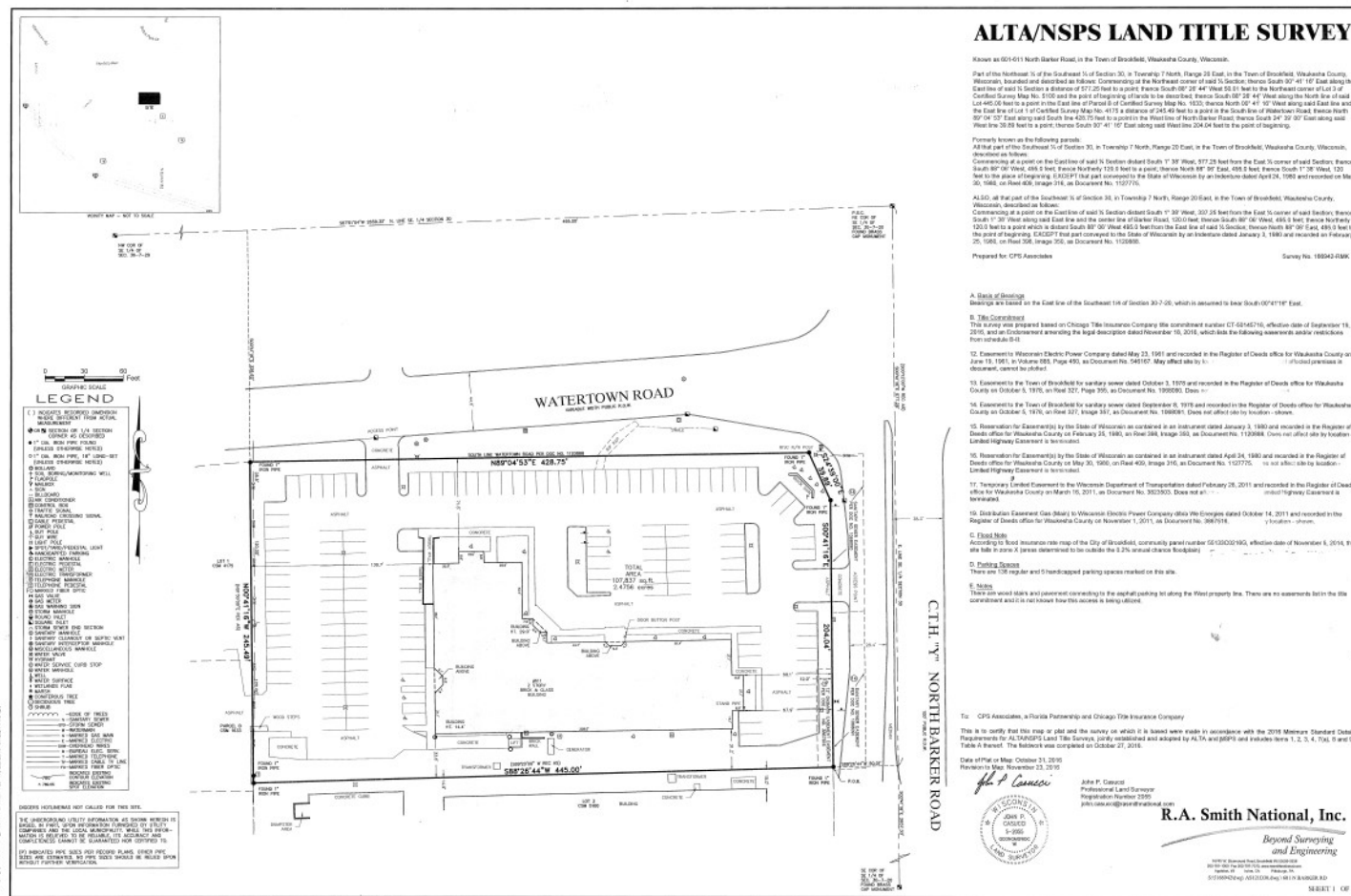


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1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**  
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**  
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**  
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**  
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55),**

30 2. **ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST**  
33 **THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER**  
34 **INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:**

36

37 **NONCONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):**

38

39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**

40 **CONSENT TO TELEPHONE SOLICITATION**

41 **I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may**  
42 **call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We**  
43 **withdraw this consent in writing. List Home/Cell Numbers:**

44 **SEX OFFENDER REGISTRY**

45 **Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the**  
46 **Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.**

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 **a "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that**  
49 **is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect**  
50 **the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision**  
51 **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**  
52 **that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce**  
53 **the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information**  
54 **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**  
55 **agreement made concerning the transaction.**

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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Drafted by Attorney Richard J. Staff

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