



6744 S
HOWELL

120,883 SF | 26.22 AC (Divisible)

Oak Creek, WI

**OFFICE/FLEX/R&D
AVAILABLE FOR
LEASE OR SALE**



NEWMARK

KAISER

THE OFFERING

Newmark is proud to represent Kaiser LLC and present 6744 S. Howell Ave. (the “Property”) for lease or sale. This 120,883-square-foot office building, located in Oak Creek, WI, is fully vacant and was previously operated as a single-tenant headquarters campus for the past decade. Available as-is or as two 60,000 SF buildings.

Strategically located with immediate access to I-94, just minutes from Milwaukee Mitchell International Airport, 6744 S Howell Avenue offers exceptional connectivity to the greater Milwaukee region and beyond. The Property’s location provides immediate access to air, highway, and regional distribution networks, making it an attractive site for a variety of uses beyond its current office configuration. Surrounded by retail amenities, dining options, and hospitality offerings, the area supports both business operations and employee convenience. The Property’s prime location and strong infrastructure also present a compelling opportunity for future conversion to industrial use, capitalizing on the demand for well-located logistics and distribution facilities near the airport.

The Property’s expansive 26-acre footprint and its B-4 General Business zoning designation afford substantial flexibility. The B-4 district is strategically intended for sites located along major highways and interchange areas, accommodating a variety of uses tailored to both highway-oriented services and broader commercial needs. It is designed to support establishments that serve the motoring public—such as retail, medical, and recreational functions—many of which are permitted by right.





PROPERTY HIGHLIGHTS



PRIME LOCATION ALONG I-94 AND CLOSE TO MKE AIRPORT

Prime interstate access with two full four-way interchanges to the north and south, just minutes from Milwaukee Mitchell International Airport.



PREMIER CORPORATE CAMPUS

Expansive layout featuring ample parking and modern amenities, including a fully equipped kitchen and a modern auditorium, making it an ideal setting for a premier headquarters or multi-tenant campus.



26-ACRE SITE OFFERS FLEXIBILITY

26-acre site offers excellent configuration options, supporting large-scale development with room for flexibility and future growth.



ZONED B-4 GENERAL BUSINESS

B-4 General Business zoning allows for a broad spectrum of uses, providing flexibility for office, industrial, or mixed-use development.

PROPERTY SUMMARY

ADDRESS	6744 S Howell Avenue
COUNTY	Milwaukee County
CITY, STATE	Oak Creek, WI
PARCEL #	7339010000
ZONING	B-4 General Business
SITE SIZE	26.22 AC / 1,142,260 SF
YEAR BUILT	1996 (West Building), 2000 (East Building)
SQUARE FEET	120,883 SF
FLOORS	2
AVERAGE FLOOR PLATE	60,441 SF (\pm 30,000 SF in both the East and West buildings)
FOUNDATION	Conventional spread footing with steel reinforcement
STRUCTURE	Structural steel frame, cast-in-place concrete floor slab at lowest level
EXTERIOR FINISH	Brick veneer with a six-inch cold formed metal backup wall with studs on 16 inch centers
PARKING	850 spaces, 6.9/1,000 ratio
ELEVATORS	Hydraulic unites, manufactured by Dover. West elevator capacity of 3,500 pounds, and East elevator capacity of 2,500 pounds
ROOF	Low-slope/flat roof system - metal decking supported by open-web steel joists. EPDM elastomeric single-ply roofing membrane topped with gravel ballast
WINDOWS	Fixed double-pane, tinted, insulated glass ribbon units set in clear anodized frames. Installed in 2011
LIGHTING	Mixture of fluorescent and LED fixtures
HVAC	RTUs , FPB, ductwork and diffusers ; Gas-fired package and split-system units, Mechanical ventilation provided by economizers mounted on RTUs
ELECTRICAL SERVICE	1,600-amp, 480/277-volt, Alternating Current (AC) at the West Building ; 3,000-amp, 480/277 volt, Alternating Current at the East Building. Each building has a back-up generator.
FIRE & LIFE SAFETY	Each building fully protected by an automatic, wet-pipe fire sprinkler system

IMMEDIATE ACCESS TO I-94 & MKE INTERNATIONAL AIRPORT

6744 S Howell is strategically located with immediate access to two full four-way interstate interchanges and is only a seven-minute drive from Milwaukee Mitchell International Airport. This combination of highway connectivity and close proximity to the airport ensures unmatched convenience for both employees and visitors, while also positioning the property at the center of a major transportation corridor.



PERFECTLY POSITIONED



CLASS A AMENITIES & CAMPUS

The property features top-tier amenities including a modern auditorium, a large common tenant lounge and cafeteria, a shared kitchen area, and abundant surface parking with over 850 spaces and 6.9/1,000 ratio. Its location just 10 miles from downtown Milwaukee and only minutes from Milwaukee Mitchell International Airport provides unmatched convenience for employees and visitors alike.



SCENIC NATURE VIEWS &
WALKING TRAILS ON PROPERTY



LARGE COMMON TENANT
LOUNGE & CAFETERIA



PRIVATE & SECURE
TENANT ENTRANCES



AMPLE SURFACE PARKING

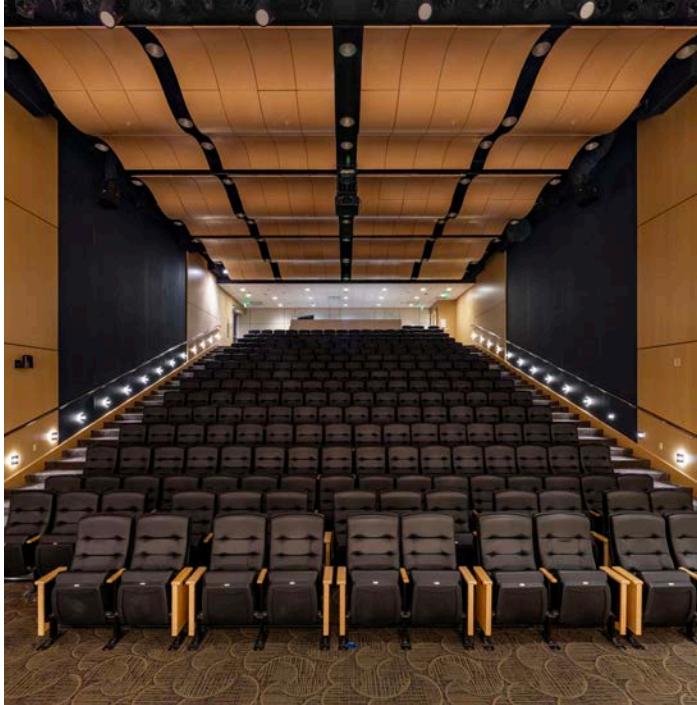


COMMON KITCHEN AREA



AUDITORIUM





FIXTURES



FURNITURE CAN BE INCLUDED,
TO BE DISCUSSED DURING SALE
OR LEASE NEGOTIATIONS.

26-ACRE SITE OFFERS FLEXIBILITY

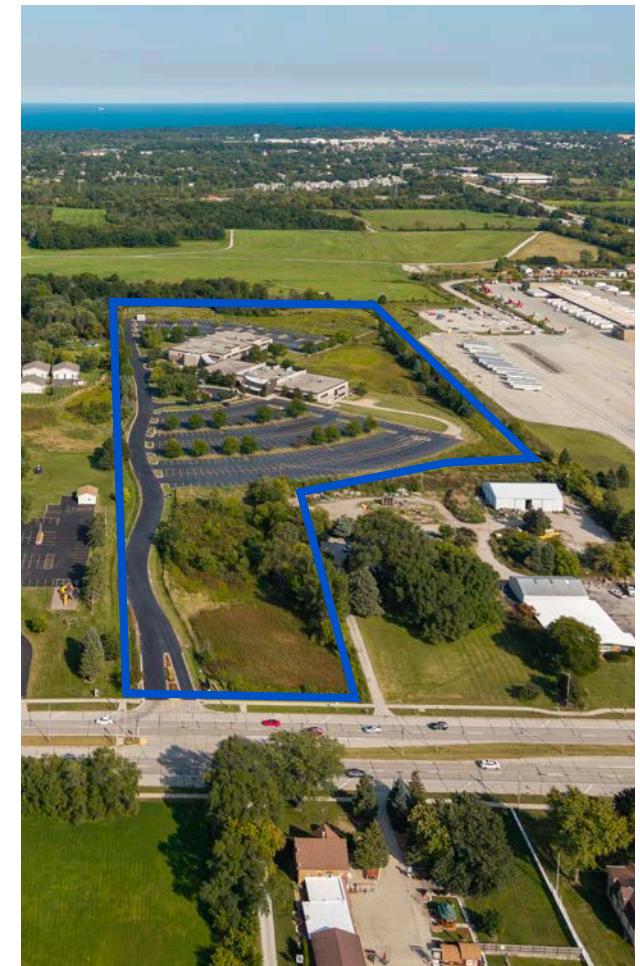
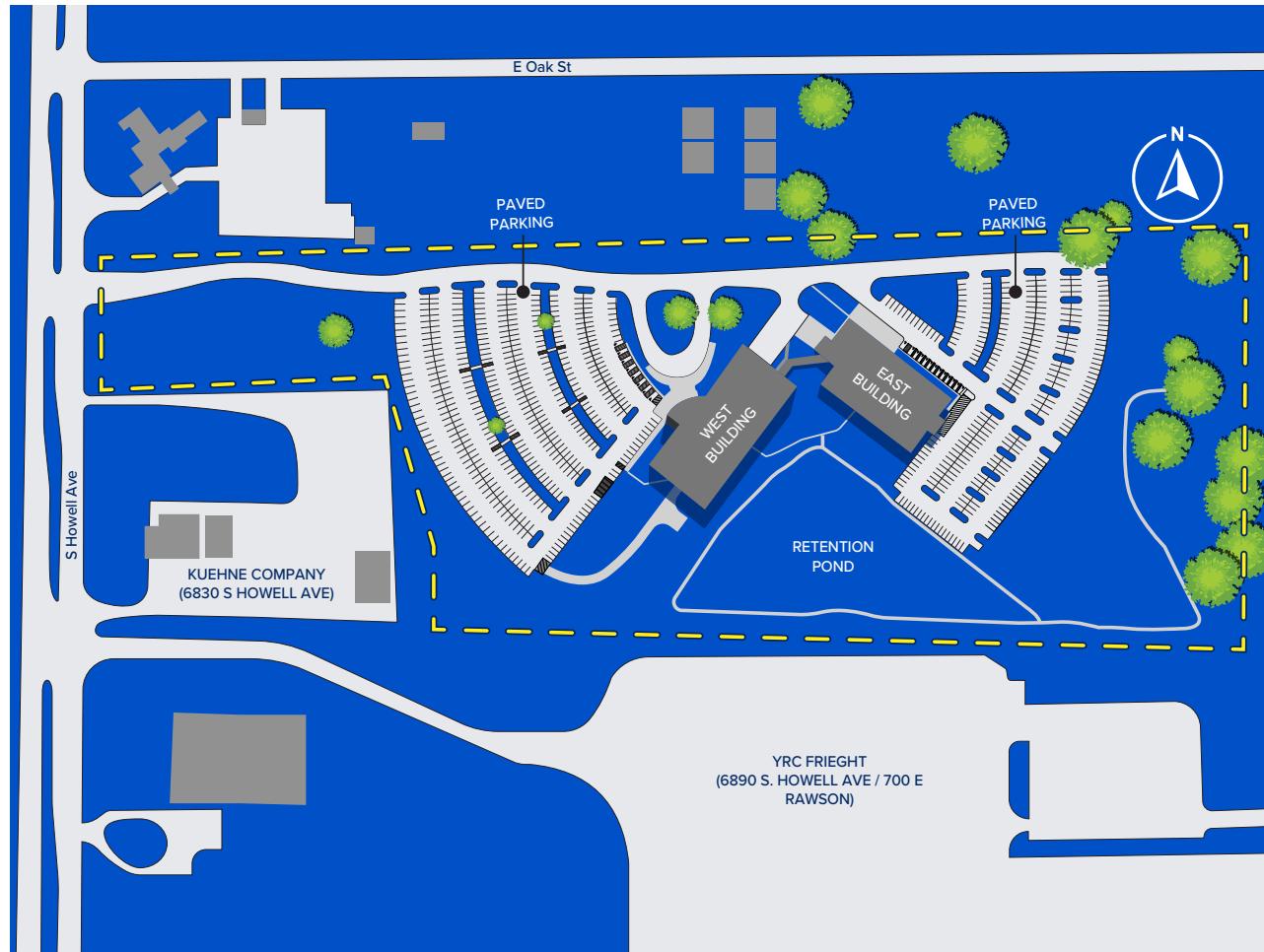


In addition to its well-amenitized office space, the 26-acre site provides a range of benefits. Ample parking affords flexibility for user density requirements, while the landscaped grounds and surrounding natural scenery create an attractive campus environment. Scenic walking trails connecting to the property further elevate its aesthetic appeal and campus-like setting.



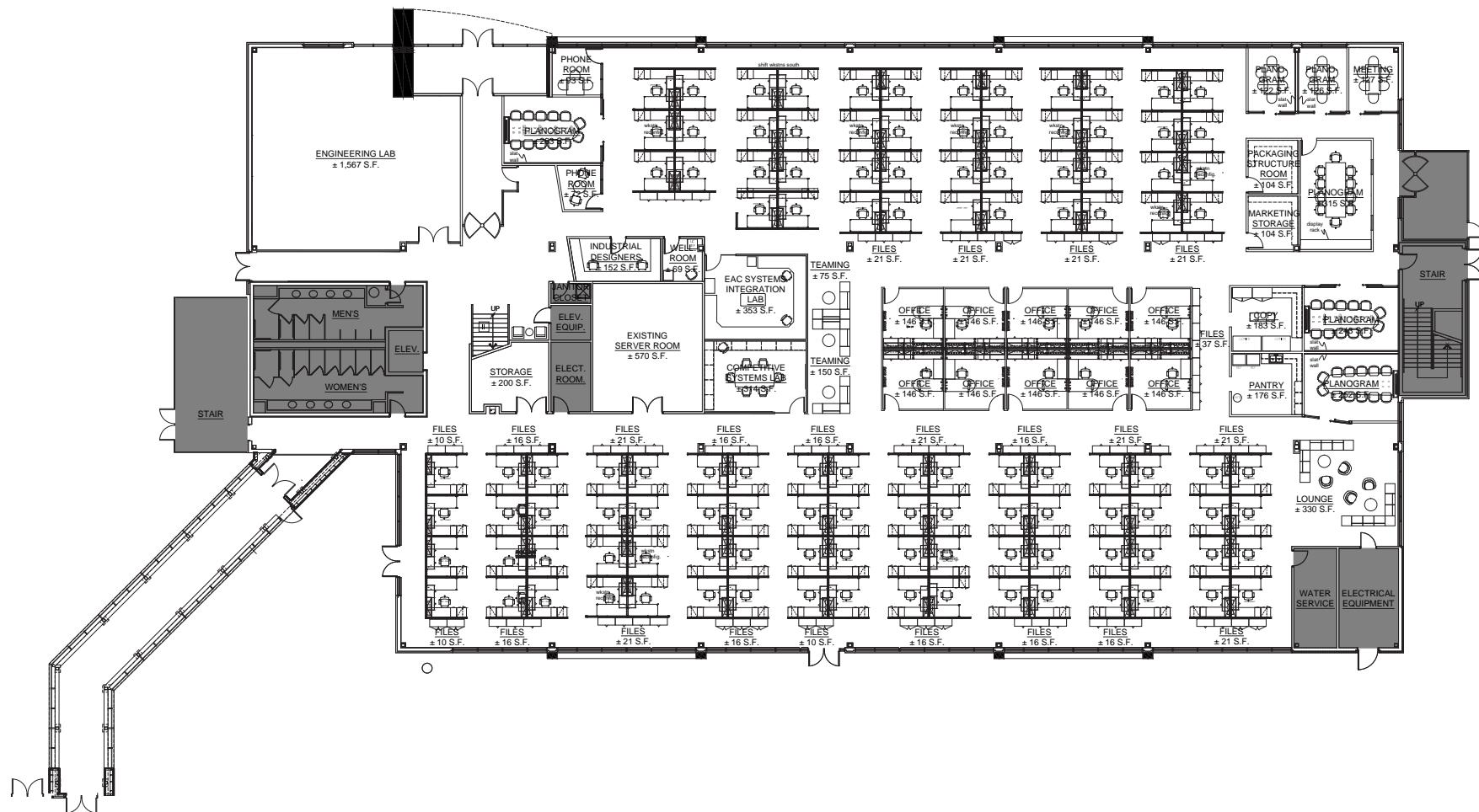


SITE PLANS



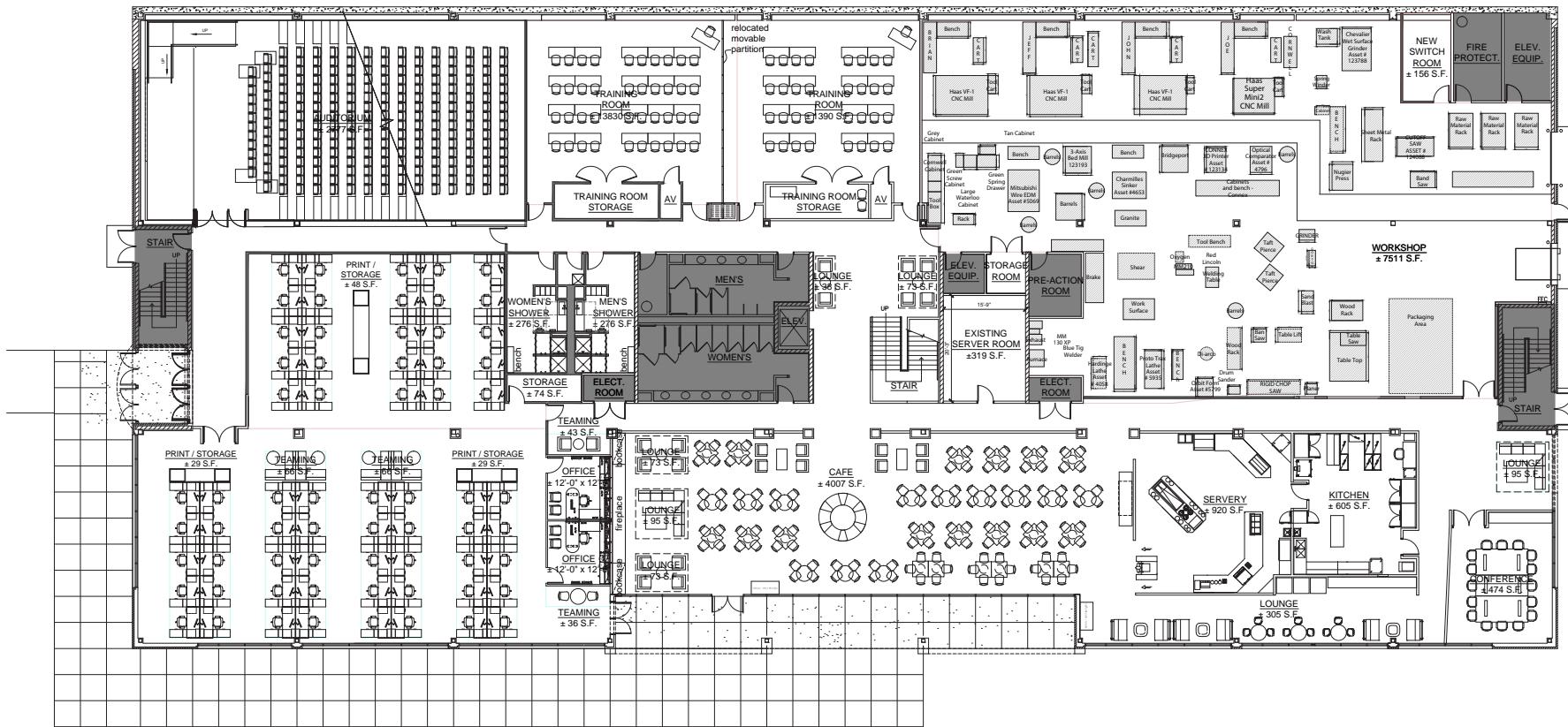
FLOOR PLANS

LOWER LEVEL EAST BUILDING



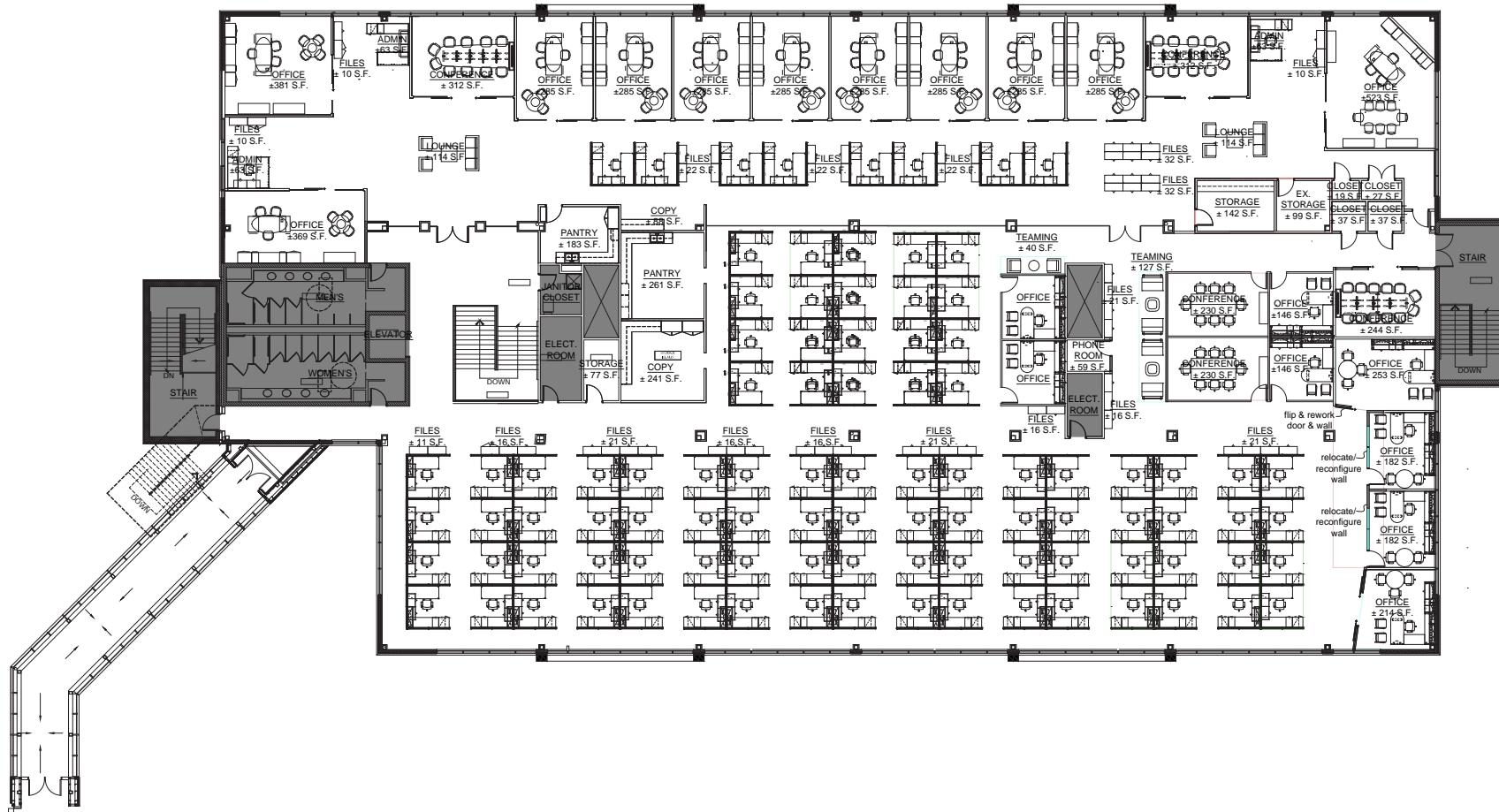
FLOOR PLANS

LOWER LEVEL WEST BUILDING



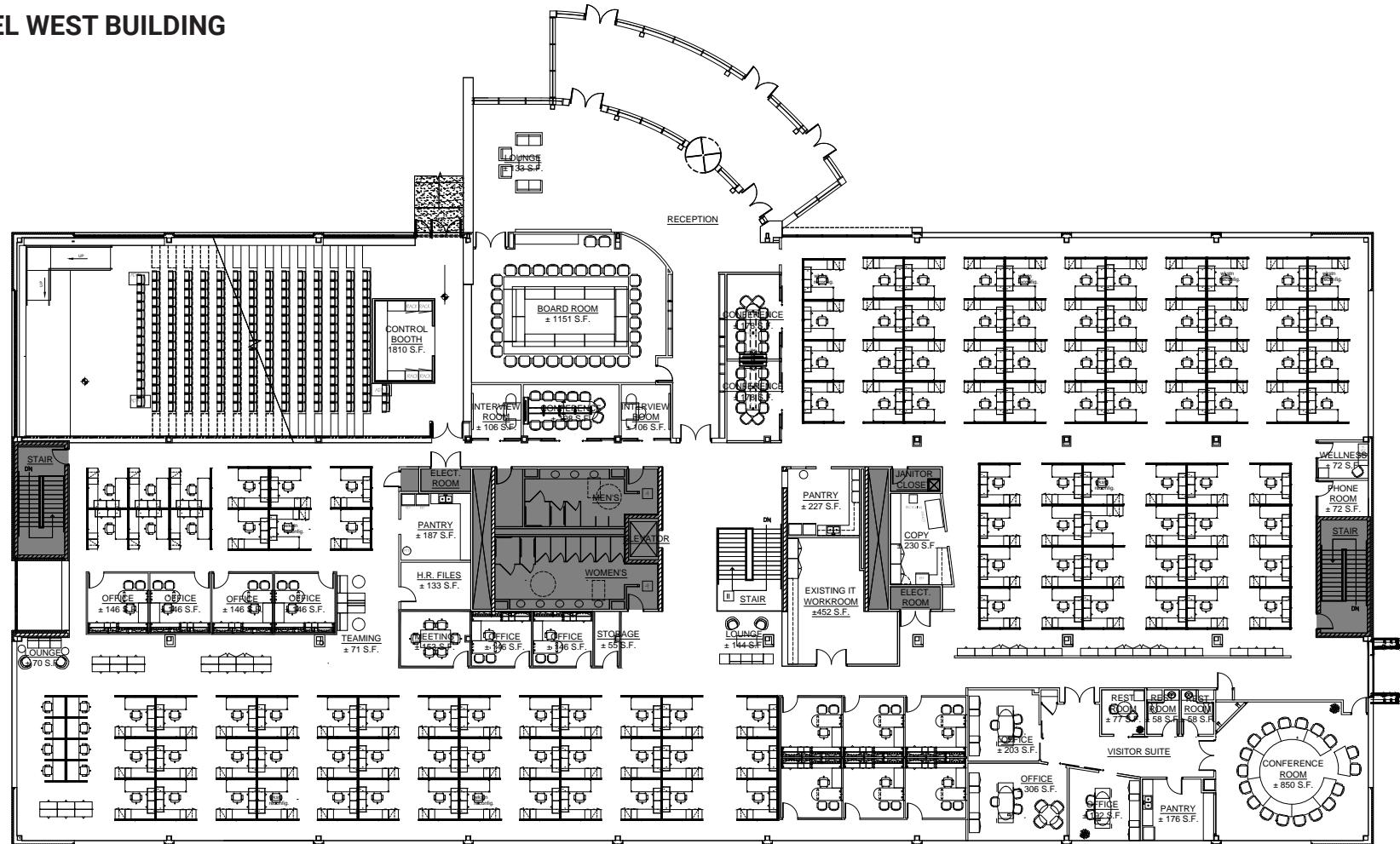
FLOOR PLANS

UPPER LEVEL EAST BUILDING



FLOOR PLANS

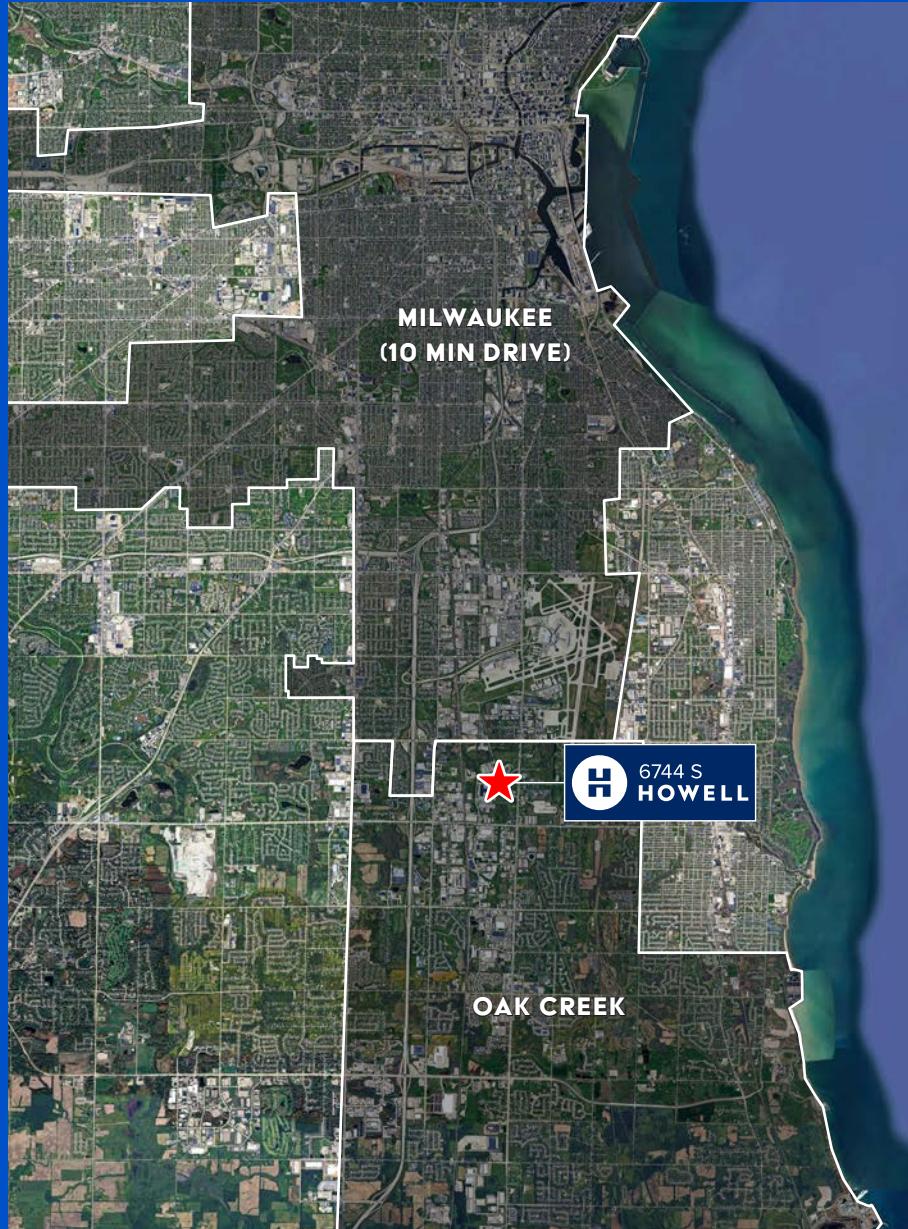
UPPER LEVEL WEST BUILDING



AMENITY MAP



A+ LOCATION



Oak Creek, Wisconsin is a fast-growing suburb located just 10 miles south of downtown Milwaukee with a population of roughly 36,500 residents. Known for its strong household income levels (median ~\$93,000) and steady population growth of more than 20% over the past two decades, the city combines suburban convenience with modern amenities such as Drexel Town Square, abundant parks, and Lake Michigan shoreline access. With major employers like Amazon and Astronautics Corporation, as well as retail anchors including Wisconsin's only IKEA, Oak Creek has established itself as a vibrant, business-friendly community that continues to attract both residents and companies.

Due to its immediate proximity to Milwaukee Mitchell International Airport, the Airport submarket is supported by a wide range of amenities that cater to both business and lifestyle needs. The area is home to numerous national and boutique hotels, an array of dining options from quick-service to full-service restaurants, and several nationally recognized grocers and retailers.

NOTABLE EMPLOYERS NEAR OAK CREEK:



Microsoft





6744 S HOWELL

SALES AND LEASING CONTACTS

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DISCLAIMER

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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- 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 (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 property inspection, contact an attorney, tax advisor, or property 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 a broker's duties 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 or 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 section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
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 is 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 that 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)

SEX OFFENDER REGISTRY

Notice: 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 phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

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 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.