



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 (±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**



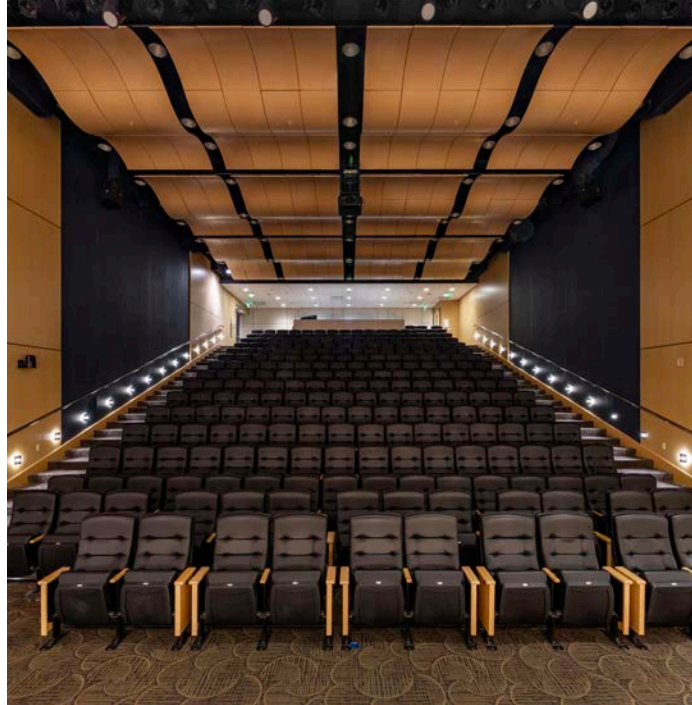
**COMMON KITCHEN AREA**



**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.







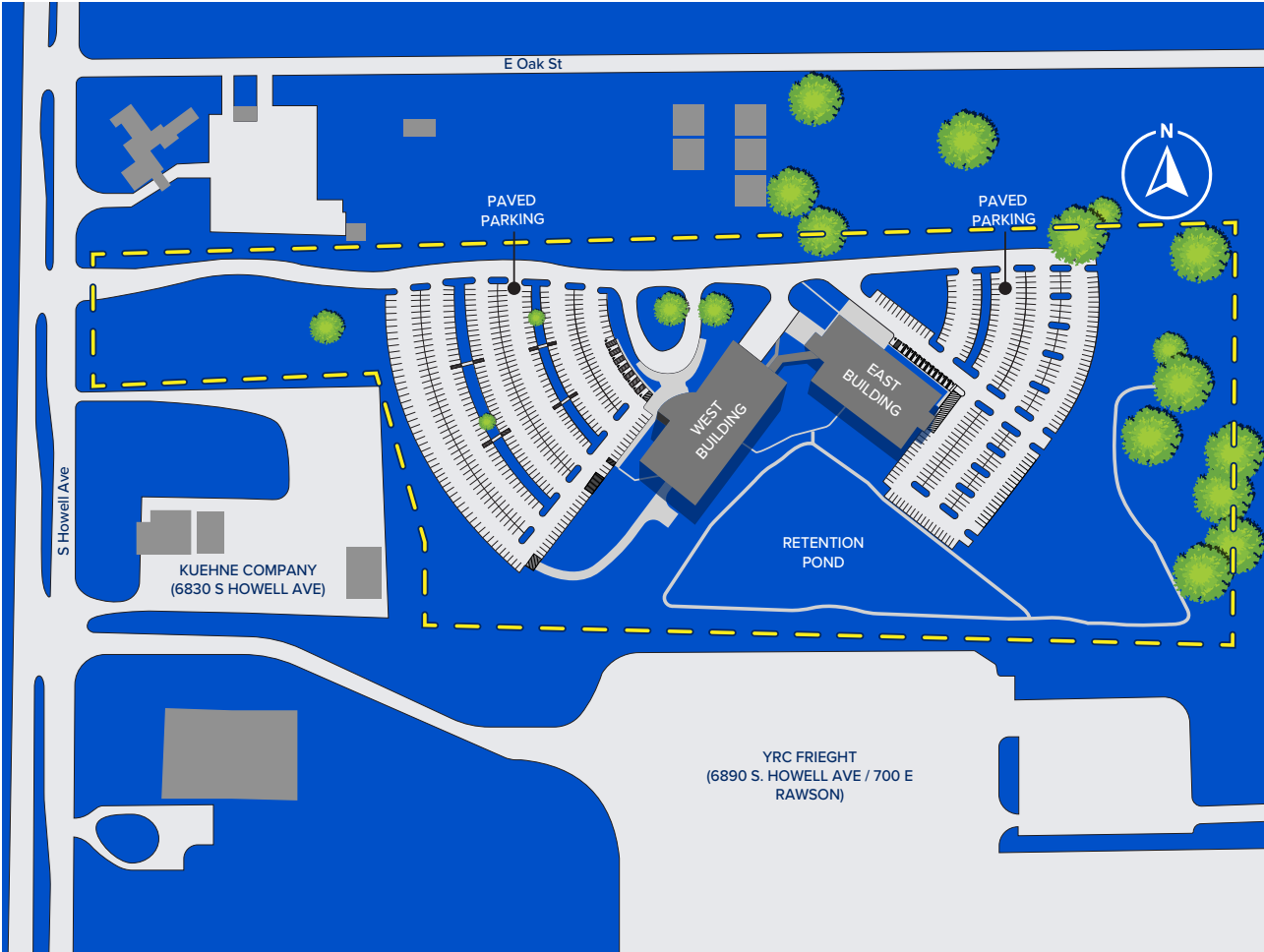
NEWMARK



6744 S HOWELL | 10



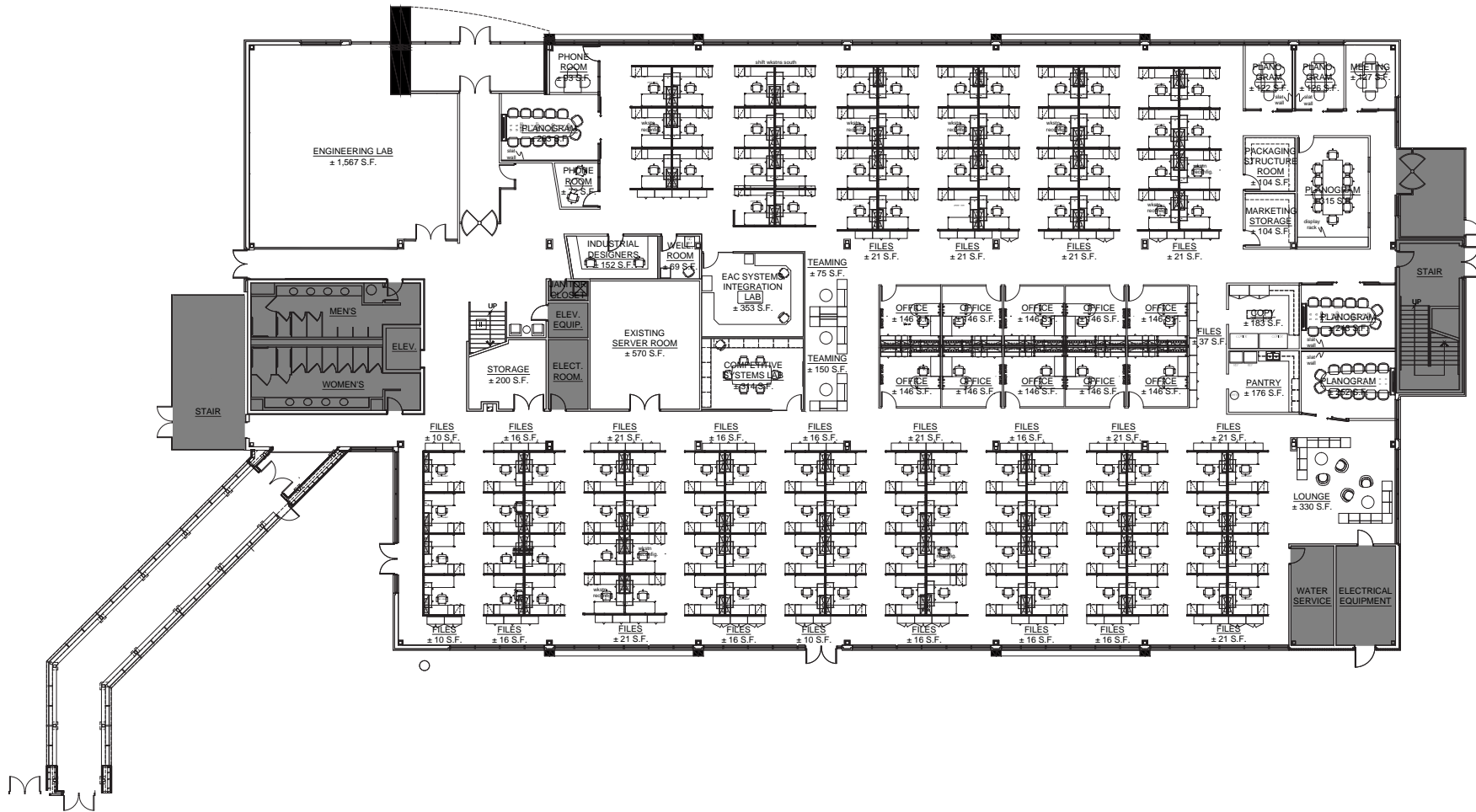
# SITE PLANS





# FLOOR PLANS

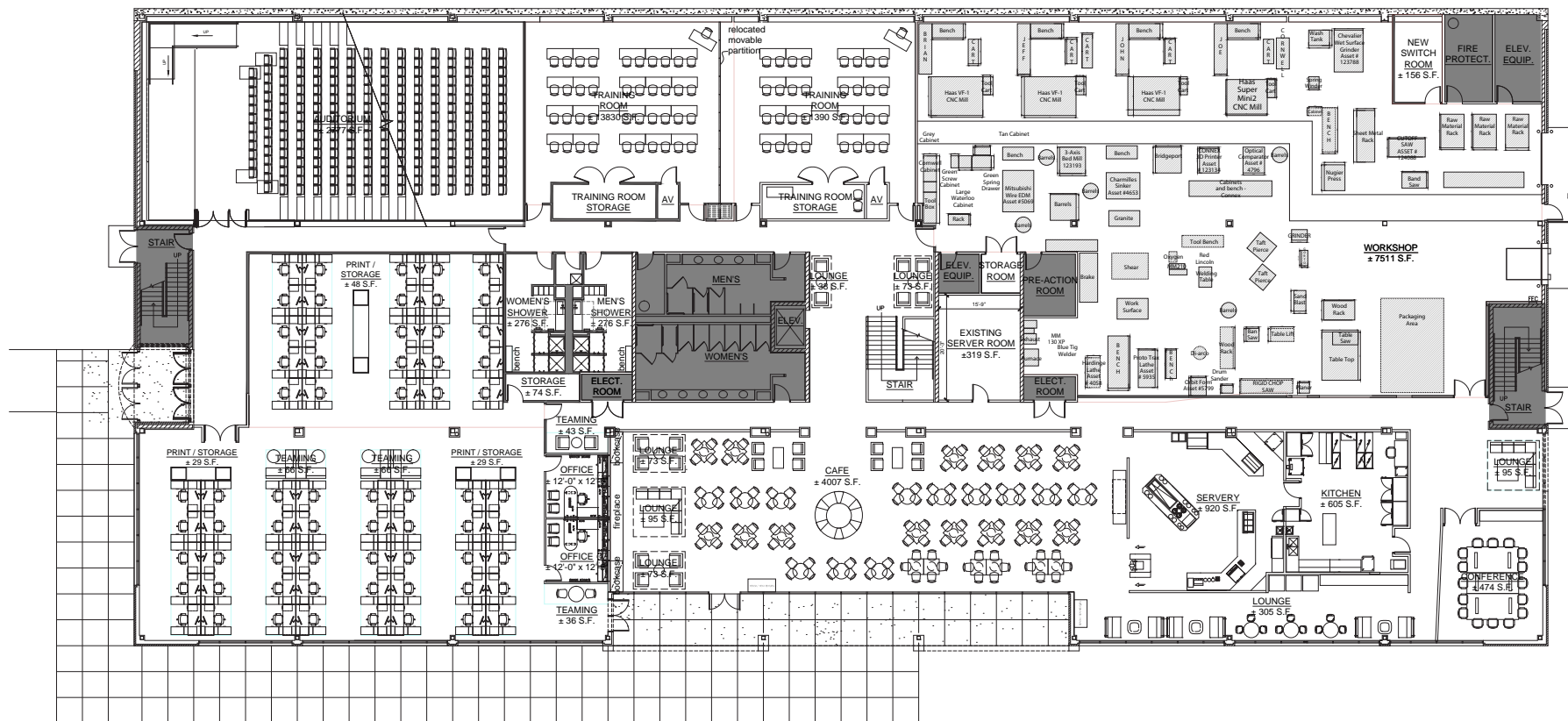
## LOWER LEVEL EAST BUILDING





# FLOOR PLANS

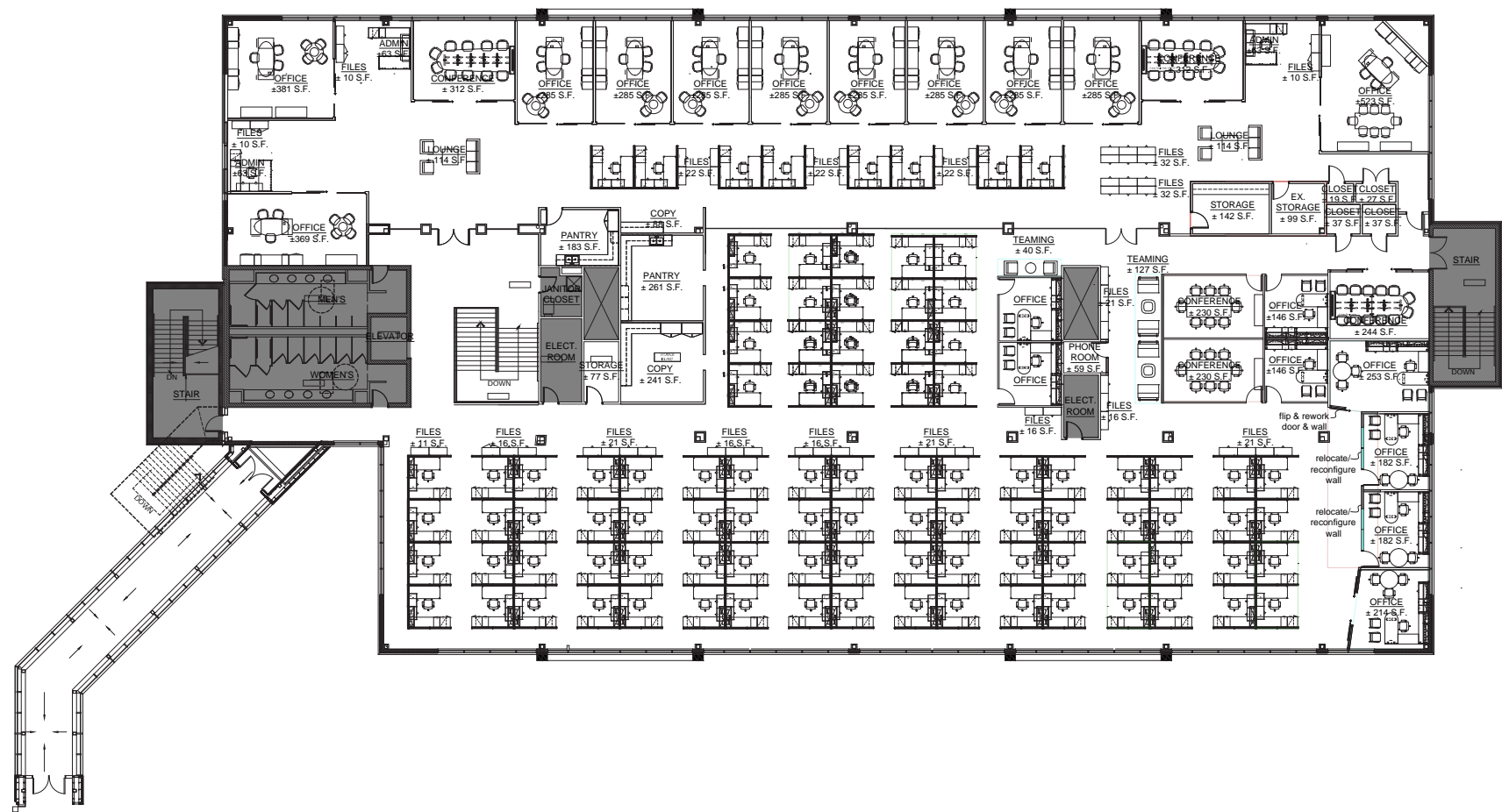
## LOWER LEVEL WEST BUILDING





# FLOOR PLANS

## UPPER LEVEL EAST BUILDING







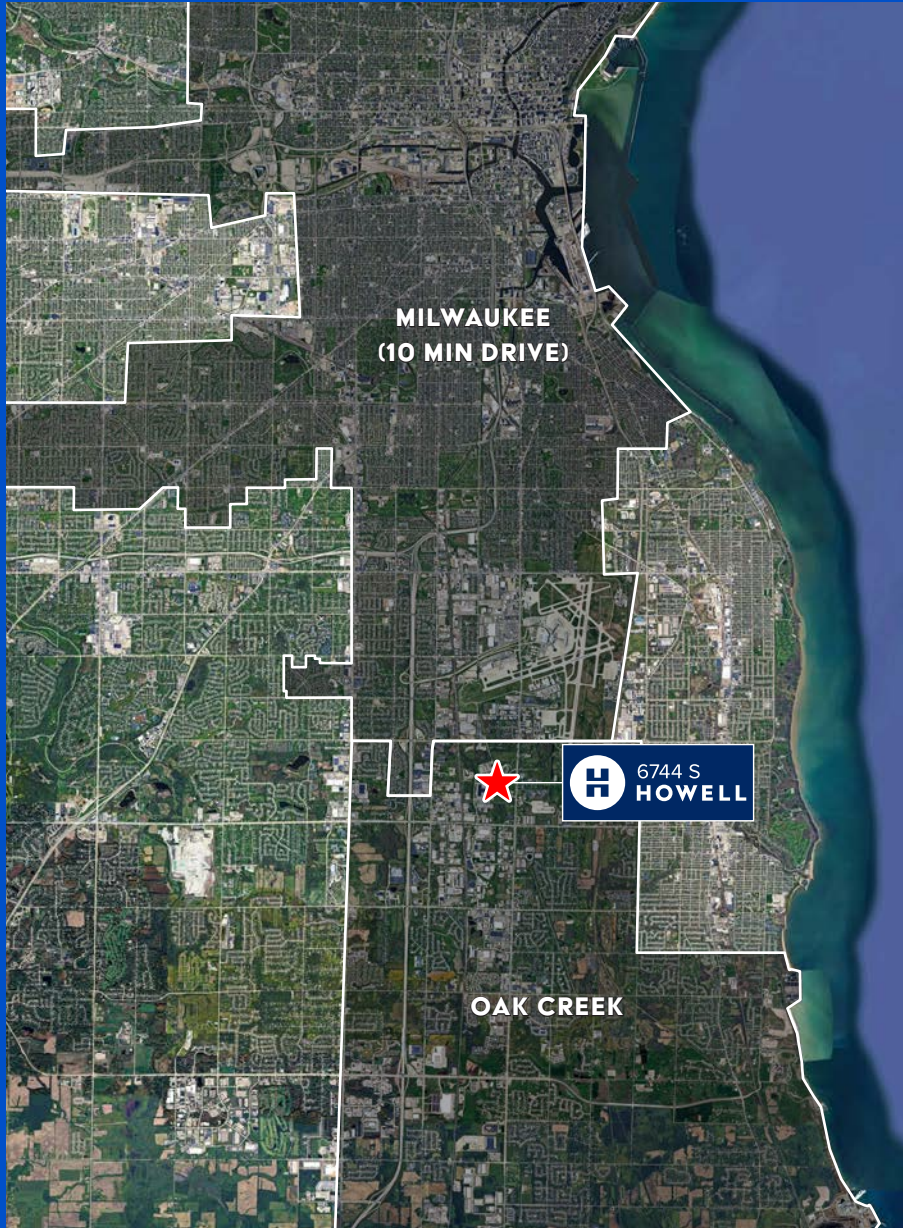


# AMENITY MAP





# 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:







# 6744 S HOWELL

## SALES AND LEASING CONTACTS

### TIM JANUSZ

Managing Director  
414.908.9155  
tim.janusz@nmrk.com

### RACHEL SCHMIDT, CCIM

Managing Director  
414.395.4691  
rachel.schmidt@nmrk.com

## DISCLAIMER

MLG COMMERCIAL, LLC D/B/A NEWMARK (THE "AGENT") HAS BEEN ENGAGED AS THE EXCLUSIVE SALES AND LEASING REPRESENTATIVE FOR 6744 S HOWELL AVE, OAK CREEK, WI (THE "PROPERTY") BY HOWELL AVE. 6744 LLC (THE "SELLER"). THE PROPERTY IS BEING OFFERED IN AN "AS-IS, WHERE-IS" CONDITION, AND THE SELLER AND THE AGENT MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM. THE ENCLOSED MATERIALS INCLUDE CONFIDENTIAL INFORMATION AND ARE BEING FURNISHED SOLELY FOR THE PURPOSE OF REVIEW BY PROSPECTIVE PURCHASERS ("PURCHASERS") OF THE INTEREST DESCRIBED HEREIN FOR WHICH IT SHALL BE FULLY AND SOLELY RESPONSIBLE. NEITHER THE ENCLOSED MATERIALS, NOR ANY INFORMATION CONTAINED HEREIN, ARE TO BE USED FOR ANY OTHER PURPOSE, OR MADE AVAILABLE TO ANY OTHER PERSON WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SELLER. EACH RECIPIENT, AS A PREREQUISITE TO RECEIVING THE ENCLOSED INFORMATION, SHOULD BE REGISTERED WITH THE AGENT AS A "REGISTERED POTENTIAL INVESTOR" OR AS A "BUYER'S AGENT" FOR AN IDENTIFIED "REGISTERED POTENTIAL INVESTOR". THE USE OF THIS OFFERING MEMORANDUM, AND THE INFORMATION PROVIDED HEREIN, IS SUBJECT TO THE TERMS, PROVISIONS AND LIMITATIONS OF THE CONFIDENTIALITY AGREEMENT FURNISHED BY THE AGENT PRIOR TO DELIVERY OF THIS OFFERING MEMORANDUM.

THE MATERIAL CONTAINED HEREIN IS BASED ON INFORMATION AND SOURCES DEEMED TO BE RELIABLE, BUT NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS BEING MADE BY THE AGENT OR THE SELLER OR ANY OF THEIR RESPECTIVE REPRESENTATIVES, AFFILIATES, OFFICERS, EMPLOYEES, SHAREHOLDERS, PARTNERS, AND DIRECTORS, AS TO ITS ACCURACY OR COMPLETENESS. SUMMARIES CONTAINED HEREIN OF ANY LEGAL OR OTHER DOCUMENTS ARE NOT INTENDED TO BE COMPREHENSIVE STATEMENTS OF THE TERMS OF SUCH DOCUMENTS, BUT RATHER ONLY OUTLINES OF SOME OF THE PRINCIPAL PROVISIONS CONTAINED THEREIN. NEITHER THE SELLER NOR THE AGENT SHALL HAVE ANY LIABILITY WHATSOEVER OR ANY OTHER WRITTEN OR ORAL COMMUNICATION OR INFORMATION TRANSMITTED, OR MADE AVAILABLE, OR ANY ACTION TAKEN, OR DECISION MADE BY THE RECIPIENT WITH RESPECT TO THE PROPERTY. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE PROPERTY FROM THE

MARKET FOR SALE AT ANY TIME AND FOR ANY REASON WITHOUT NOTICE, TO REJECT ANY AND ALL EXPRESSIONS OF INTEREST OR OFFERS REGARDING THE PROPERTY, AND/OR TO TERMINATE DISCUSSIONS WITH ANY ENTITY AT ANY TIME, WITH OR WITHOUT NOTICE. THIS OFFERING MEMORANDUM IS MADE SUBJECT TO OMISSIONS, CORRECTION OF ERRORS, CHANGE OF PRICE OR OTHER TERMS, PRIOR SALE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. THE AGENT IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF THE SELLER. THE SELLER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY RECIPIENT REVIEWING THE ENCLOSED MATERIALS, PERFORMING ADDITIONAL INVESTIGATION, AND/OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A BINDING WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED, AND APPROVED BY SELLER AND ANY CONDITIONS REQUIRED UNDER THE CONTRACT FOR TITLE TO PASS FROM THE SELLER TO THE BUYER HAVE BEEN SATISFIED OR WAIVED. BY TAKING POSSESSION OF AND REVIEWING THE INFORMATION CONTAINED HEREIN, THE RECIPIENT AGREES THAT (A) THE ENCLOSED MATERIALS AND THEIR CONTENTS WILL BE HELD AND TREATED IN THE STRICTEST OF CONFIDENCE; AND (B) THE RECIPIENT SHALL NOT CONTACT EMPLOYEES, CONTRACTORS, SUB-CONTRACTORS OR LIEN-HOLDERS OF THE PROPERTY DIRECTLY OR INDIRECTLY REGARDING ANY ASPECT OF THE ENCLOSED MATERIALS OR THE PROPERTY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SELLER OR THE AGENT; AND (C) NO PORTION OF THE ENCLOSED MATERIALS MAY BE COPIED OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE SELLER OR THE AGENT OR AS OTHERWISE PROVIDED IN THE CONFIDENTIALITY AGREEMENT EXECUTED AND DELIVERED BY THE RECIPIENT(S) TO AGENT. THE SELLER WILL BE RESPONSIBLE FOR ANY COMMISSION DUE TO THE AGENT IN CONNECTION WITH A SALE OF THE PROPERTY. HOWEVER, ANY BROKER ENGAGED BY PURCHASER ("BUYER'S BROKER") SHALL SEEK ITS COMMISSION ONLY FROM THE PURCHASER. UNDER NO CIRCUMSTANCES WILL THE AGENT OR THE SELLER BE LIABLE FOR SAME AND RECIPIENT WILL INDEMNIFY AND HOLD THE AGENT AND THE SELLER HARMLESS FROM ANY CLAIMS BY ANY BROKERS HAVING DEALT WITH RECIPIENT OTHER THAN THE AGENT. ANY BUYER'S BROKER MUST PROVIDE A REGISTRATION SIGNED BY THE RECIPIENT ACKNOWLEDGING SAID BUYER'S BROKER'S AUTHORITY TO ACT ON THE RECIPIENT'S BEHALF.

# NEWMARK

# KAISER





# 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.

# NEWMARK