

# OFFICE SPACE FOR LEASE



## FEATURES & AMENITIES

Full Customizable Build-to-Suit Options  
Easily accessible to 94  
Signage  
Conference Rooms  
24/7 Secure Access  
Outdoor seating  
Cleaning Services  
On-Site Parking P  
Prime Location  
Nearby Amenities  
Natural Light

<u>Floor</u>	<u>Tenant Name</u>
1	HJS of Wisconsin Inc
1	Firstech Networking
2	Auto Driveaway Systems LLC
2	Anchor Law
2	Miramont Behavioral Health

## COMMUTE TIMES

Milwaukee: ~23 minutes (via I-94 East)  
Madison: ~1 hour (via I-94 West)  
Chicago: ~1 hours 45 minutes



**36,000**

Population



**15,200**

# of Households



**\$87,600**

Median Household Income



**40,900+**

Daytime Population



**Contact:**  
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2607 N Grandview Blvd | Suite 143 | Waukesha, Wisconsin 53188  
Phone: (855) 726-3800

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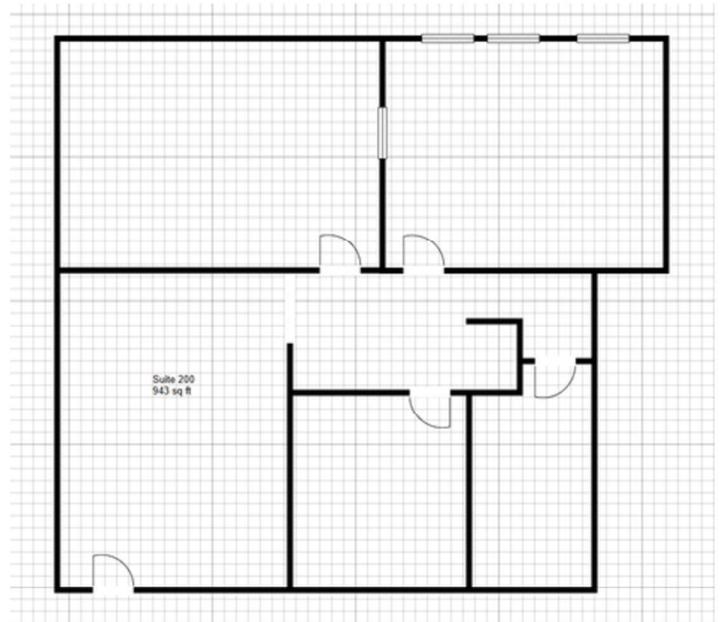
# OFFICE SPACE FOR LEASE



## TOWER EXECUTIVE OFFICE BUILDING

Building Size:	54,066 SF
Floors:	2
Parking:	270 Parking Spaces
Condition:	Full Build-Out- Build to Suit

<b>Suite Available:</b>	<b>#200</b>
Floor:	2nd Floor
Size:	944 SF
Term:	Negotiable
Rental Rate:	16.50/ SF/YR
Space Use:	Office
Available:	Now



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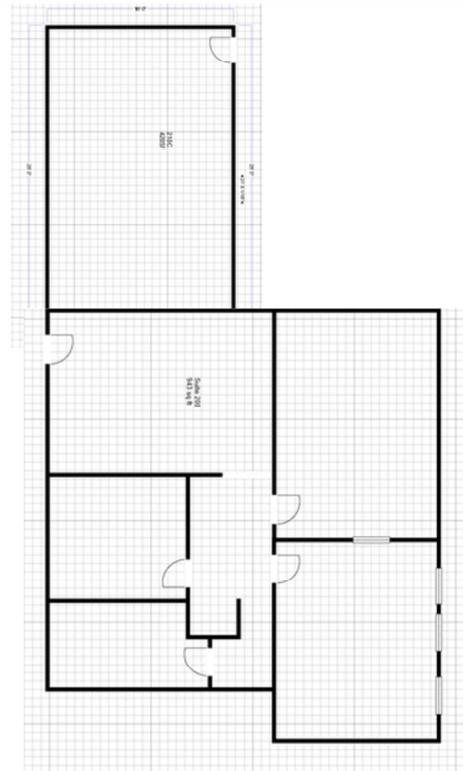
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## TOWER EXECUTIVE OFFICE BUILDING

Building Size:	54,066 SF
Floors:	2
Parking:	270 Parking Spaces
Condition:	Full Build-Out- Build to Suit

Suite Available:	<b>#200 &amp; 210C</b>
Floor:	2nd Floor
Size:	1,363 SF
Term:	5 Year
Rental Rate:	\$16.50 /SF YR
Available:	Now
Space Use:	Office/Medical
Condition:	Partial Build-out



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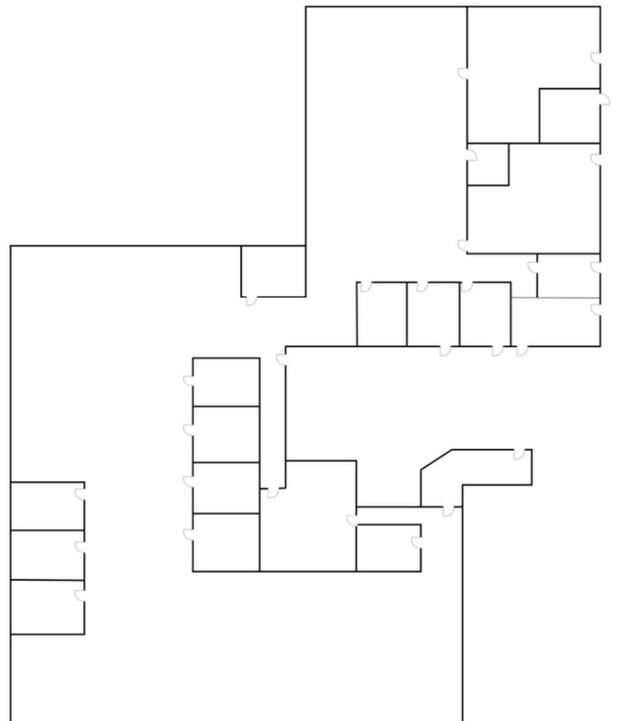


## TOWER EXECUTIVE OFFICE BUILDING

Building Size:	54,066 SF
Floors:	2
Parking:	270 Parking Spaces
Condition:	Full Build-Out

Suite Available:	<b>#200</b>
Floor:	2st Floor
Size:	14,716
Term:	5 Year
Rental Rate:	\$16.50 SF YR
Available:	Now
Space Use:	Office/Medical
Condition:	Full Build-out

\*Willing to subdivide



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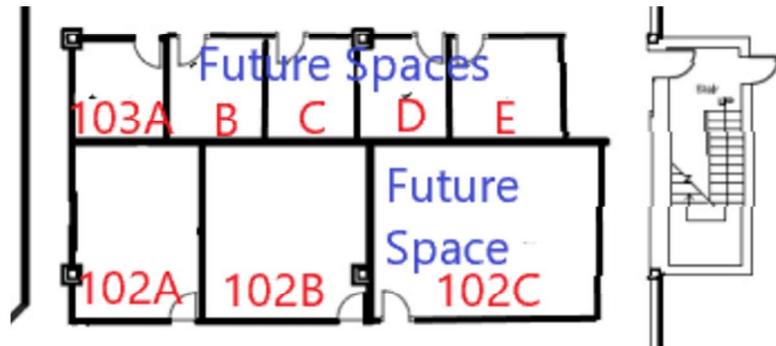
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## TOWER EXECUTIVE OFFICE BUILDING

Building Size:	54,066 SF
Floors:	2
Parking:	270 Parking Spaces
Condition:	Full Build-Out

Suite Available:	<b>#103A-E</b>
Floor:	1st Floor
Size:	126 SF per unit
Term:	5 Year
Rental Rate:	\$250/ month per unit
Available:	April 1st
Space Use:	Office
Condition:	Shell Space



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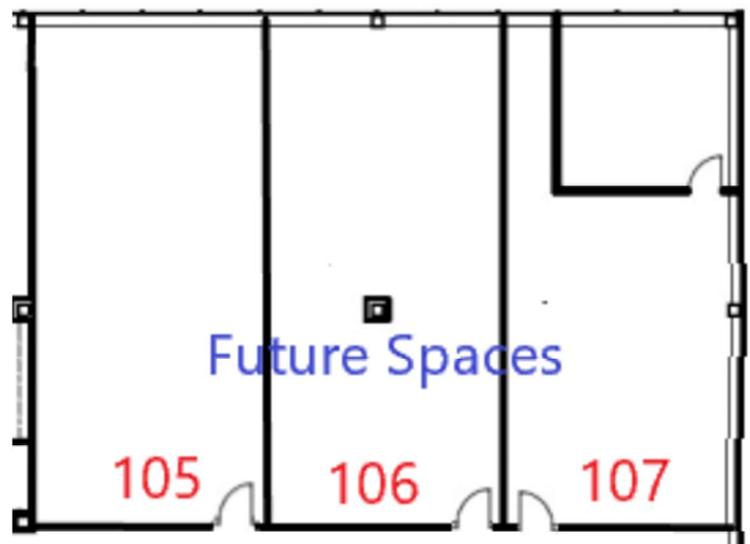
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## TOWER EXECUTIVE OFFICE BUILDING

Building Size:	54,066 SF
Floors:	2
Parking:	270 Parking Spaces
Condition:	Full Build-Out

Suite Available:	<b>#105, 106, 107</b>
Floor:	1st Floor
Size:	1,160 SF, per unit
Term:	5 Year
Rental Rate:	\$16.50 /SF YR
TI:	\$10 SF
Available:	April 1st
Space Use:	Office/Medical
Condition:	Shell Space



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## TOWER EXECUTIVE OFFICE BUILDING

Building Size:	54,066 SF
Floors:	2
Parking:	270 Parking Spaces
Condition:	Full Build-Out

Suite Available: **#105,106,107,103A-E**

Floor: 1st Floor

Size: 4,378 SF

Term: 5 Year

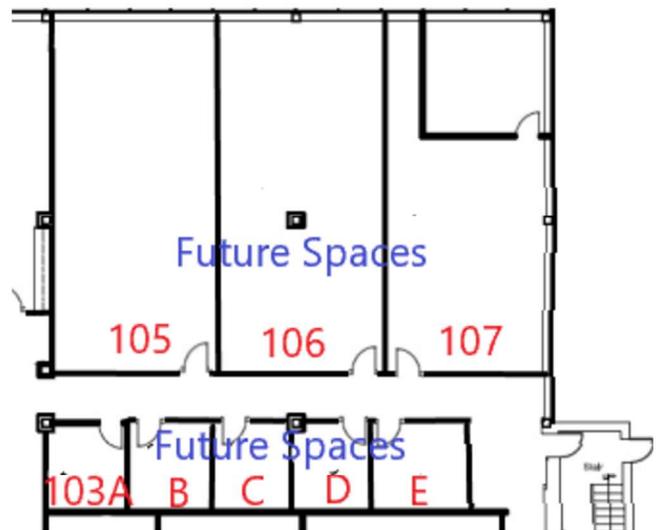
Rental Rate: \$16.50 /SF YR

TI: \$10 SF

Available: Now

Space Use: Office/Medical

Condition: Shell Space



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