

18000ft2



Location **Wisconsin**
<https://www.genclassifieds.com/x-317792-z>

GREAT LOCATION!! Professional Office Building FOR SALE OR LEASE.
 Located at 2300 10th Ave. in South Milwaukee. 10th Ave./Hwy 32 is the main thoroughfare near the center of downtown South Milwaukee. Current assessed value of the building is \$900,000. This historic 18,000 square foot building is offered for lease in its entirety or by individual floor.

The building is in pristine condition and would be perfect for a Medical Facility or group of Physicians, a Bank, Off-Campus University, Health Club, Insurance Company and so much more.

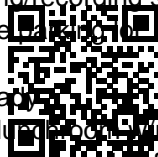
Rent starting at \$9.00 per sq. ft. Sale price of the building is \$695,000.
 Rents are at gross rates and include all common area maintenance (CAM)

Please call Ravi at (NO EMAILS! PLEASE CALL!) **BROKERS PROTECTED**

Attractive and historic cream city brick exterior
 Tinted windows (see outside only - can't see in from street) throughout
 Zoned heat and air conditioning
 Square footage 6,000 per floor
 Just 17 minutes to downtown Milwaukee
 Just 10 minutes to Airport
 Close to several banks

Security monitoring/recording system for inside building and parking lot

Office space available
 Call center system
 Heating system ready
 Kitchen has a large refrigerator
 Lease furnished - Top grade office furniture or...
 Lease unfurnished - Will build to suit
 Passenger/freight elevator
 Private executive offices on each floor with executive chairs and furnishings
 15 high-end, fully equipped cubicles with storage and filing cabinets
 American Disability Act (ADA) compliant
 Secure file storage room



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Multiple conference rooms on every floor
Large training room with tables chairs, wall board and displays
Well appointed decorating throughout
Existing window treatments
Each floor has separate mens/womens bathrooms
On main bus route
Hospital - just minutes away
Near shopping centers and restaurants
One block from Fire Station
A block from retirement communities and nursing homes
Next door to major post office
UPS drop box in parking lot

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