

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

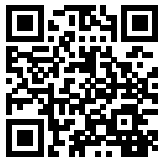
Space for 10 cars  
 Fire alarm system  
 Elevator system ready for use

Building has a large kitchen, refrigerator, and microwave  
 Lease furnished - Top grade office furniture or...

Lease unfurnished - Will build to suit  
 Passenger/freight elevator

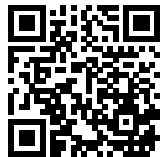
Private executive offices on each floor with executive chairs and furnishings  
 15 high-end, fully equipped cubicles with storage and filing cabinets

American Disability Act (ADA) compliant  
 Secure file storage room



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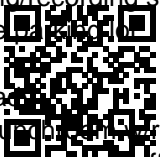
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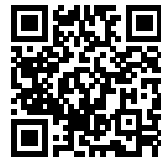
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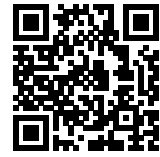
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Multiple conference rooms on every floor  
Large training room with tables chairs, wall board and displays  
Well appointed decorating throughout  
Existing window treatments  
Each floor has separate mens/womens bathrooms  
On main bus route  
Hospital - 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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