



PRESENTS

FIVE FIELDS PLAZA

23770 West Capitol Drive

Pewaukee, Wisconsin

November, 2015



Five Fields Plaza is a one-story masonry building containing 15,560 square feet, plus parking. It is located in a high traffic, high growth, convenient west suburban area. Tenants presently include a 24 hour fitness center, an orthodontist and a dental office.

SUITE "C"

A 2,800 square foot suite located on the front and west side of the building is available as of August 1st, 2015.

Monthly base rent:	\$2,800.00	(\$12.00/Sq. Ft.)
Monthly share of operating expenses:	\$1,071.00	(\$ 4.59/Sq. Ft.)
Electricity, heat & air conditioning	\$ 75.00	
Total monthly rent:	\$3,946.00	(\$16.91/Sq. Ft.)

As presently configured this suite consists of 3 treatment rooms, 2 offices, an x-ray room, lavatory, reception area and 2 larger treatment rooms. The suite is about 30' wide and 95' deep. A current floor plan of the suite is attached.

This suite is ideal for professional office, studio and retail uses.

The landlord's allowance for tenant improvements is negotiable.

The building is rented on a triple net basis with the tenant being responsible (on a proportionate basis) for the payment of real estate taxes, insurance, inside and outside maintenance, lawn care, snow removal, etc. The tenant's proportionate share of these expenses is payable monthly in addition to the base rent.

The landlord is responsible for all exterior maintenance.

A lease term of 2 to 5 years is preferred.

FOR MORE INFORMATION CONTACT:



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