

7 1 0 1
GREEN BAY

OFFICE CENTER

7101 N. GREEN BAY AVE.
GLENDALE, WI



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[Click here for an aerial video](#)



TRANSWESTERN

REAL ESTATE
SERVICES

310 W. Wisconsin Ave., Ste. ME110
Milwaukee, WI 53203

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General Information

Transwestern is pleased to present newly renovated office space at 7101 N Green Bay Ave., located in the heart of Glendale, near the intersection of Good Hope Road and North Green Bay Avenue. Welcoming this completely renovated building with a new roof, parking lot, roof-top HVAC, flooring, wall coverings, doors, lighting, and bathroom finishes! Enjoy the new outdoor patio seating & grill as part of the new landscaping. This attractive building with an abundance of natural light and a variety of efficient floor plans is ideal for smaller to mid-size tenants.

BUILDING SIZE

18,996 SF

PARKING

Ample Surface Parking

LEASE RATE

\$16.00 - \$18.00 Gross

TENANT IMPROVEMENTS

Turnkey improvement packages available for qualified tenants

OCCUPANCY

Immediate

AMENITIES

Tenant Patio & Grill
Lots of Out-the-Door Amenities

UTILITIES

Heating
Air Conditioning
Overhead Lights & Outlets
Water & Sewer Expense
Janitorial - Premises

Included
Included
Included
Included
Not Included

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Building Attributes



Flexible Floor Plans



Prime Glendale
Location



Outdoor Amenity
Space

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Availabilities

2

FLOOR 2

SUITE 11	-	1,745 SF	Virtual Tour
SUITE 12	-	3,047 SF	Virtual Tour

1

FLOOR 1

SUITE 7	-	1,258 SF	Virtual Tour
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LOWER LEVEL

SUITE 1	-	984 SF	
SUITE 2A	-	1,128 SF	
SUITE 4	-	1,654 SF	
SUITE 5	-	1,450 SF	
			Up to 3,104 SF Contiguous

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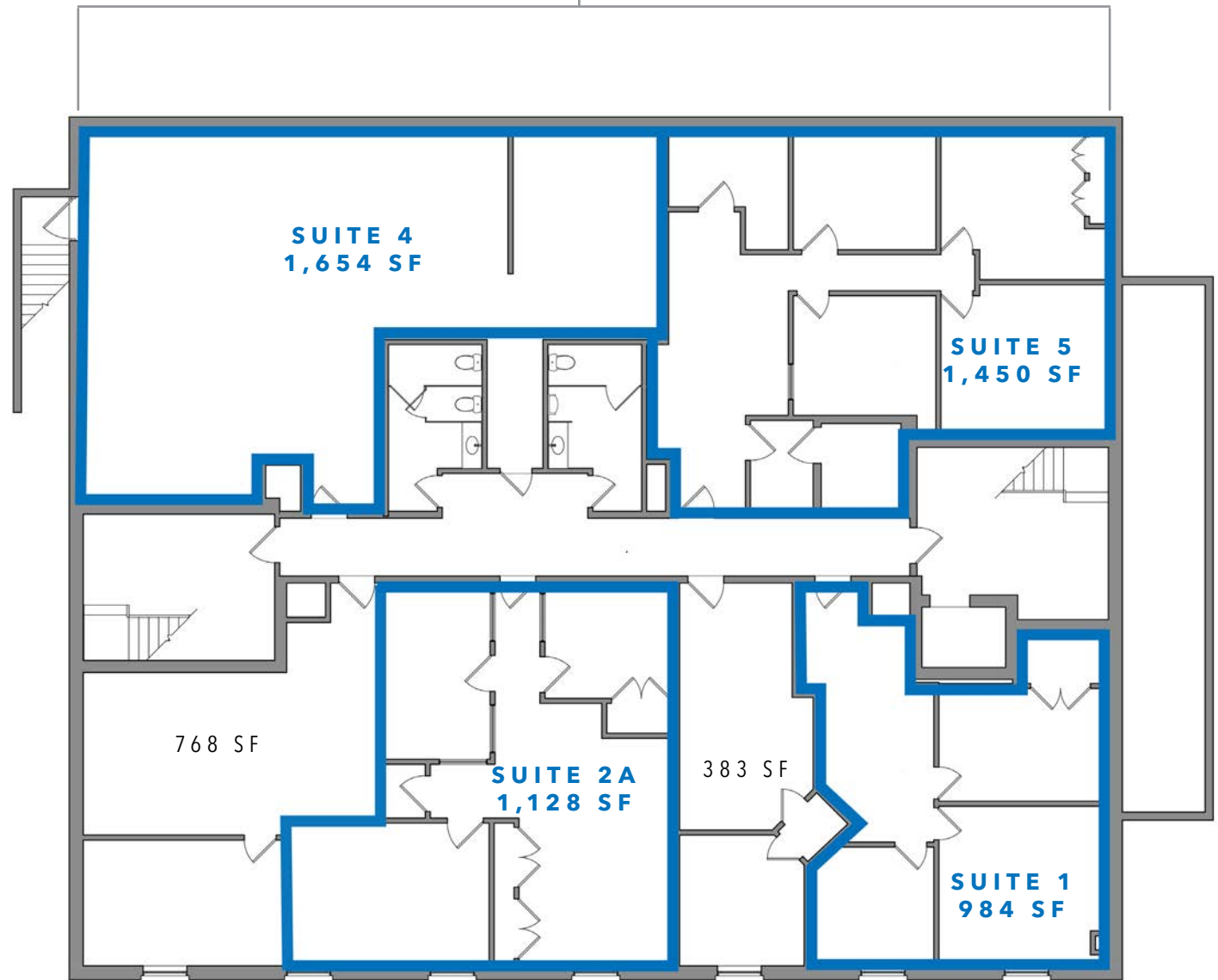


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LOWER LEVEL

Up to 3,104 SF
Contiguous



LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

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FIRST FLOOR

7101 N. GREEN BAY AVE.
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FIRST FLOOR PLAN

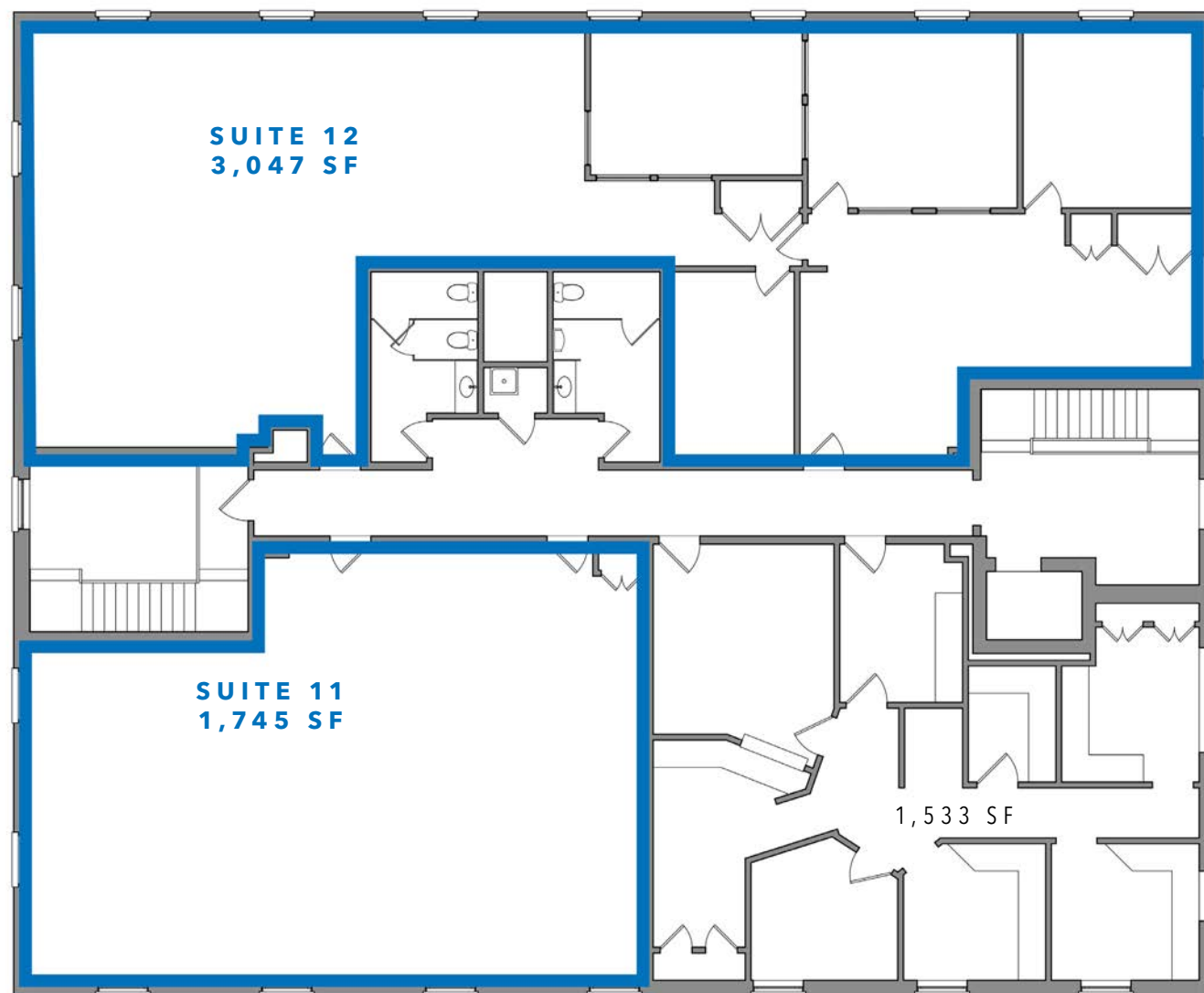
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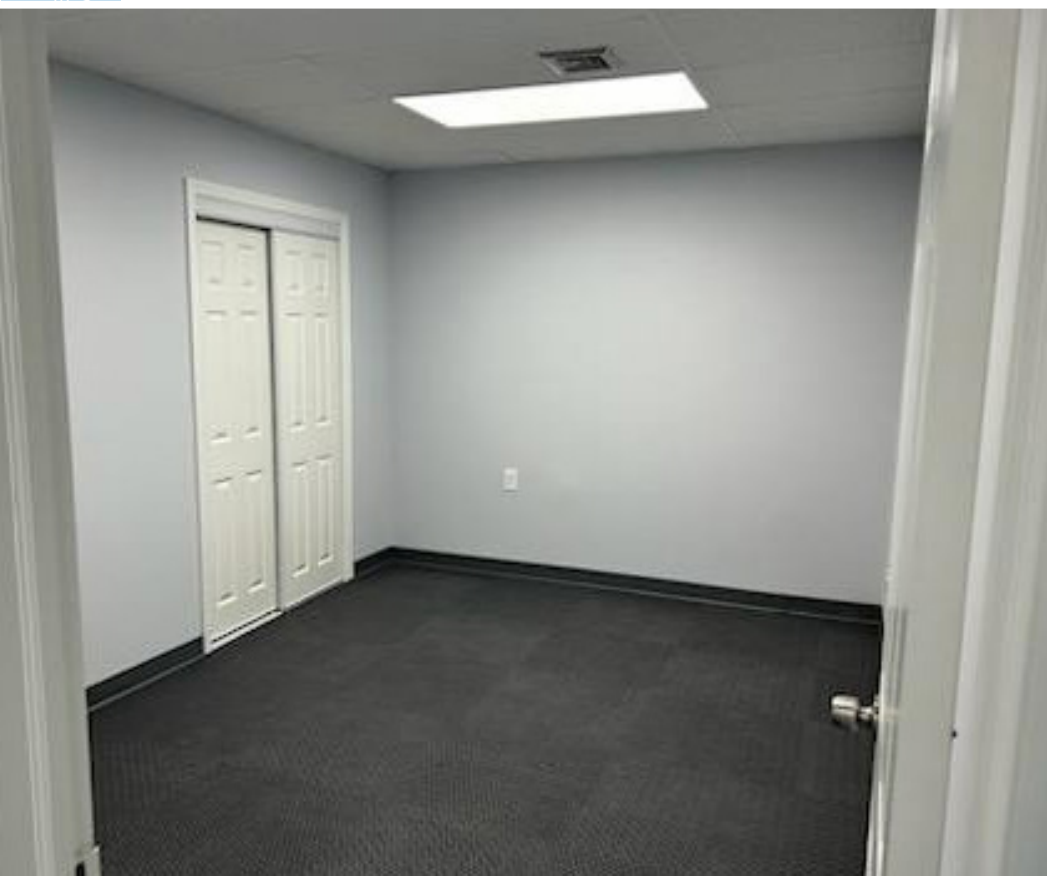
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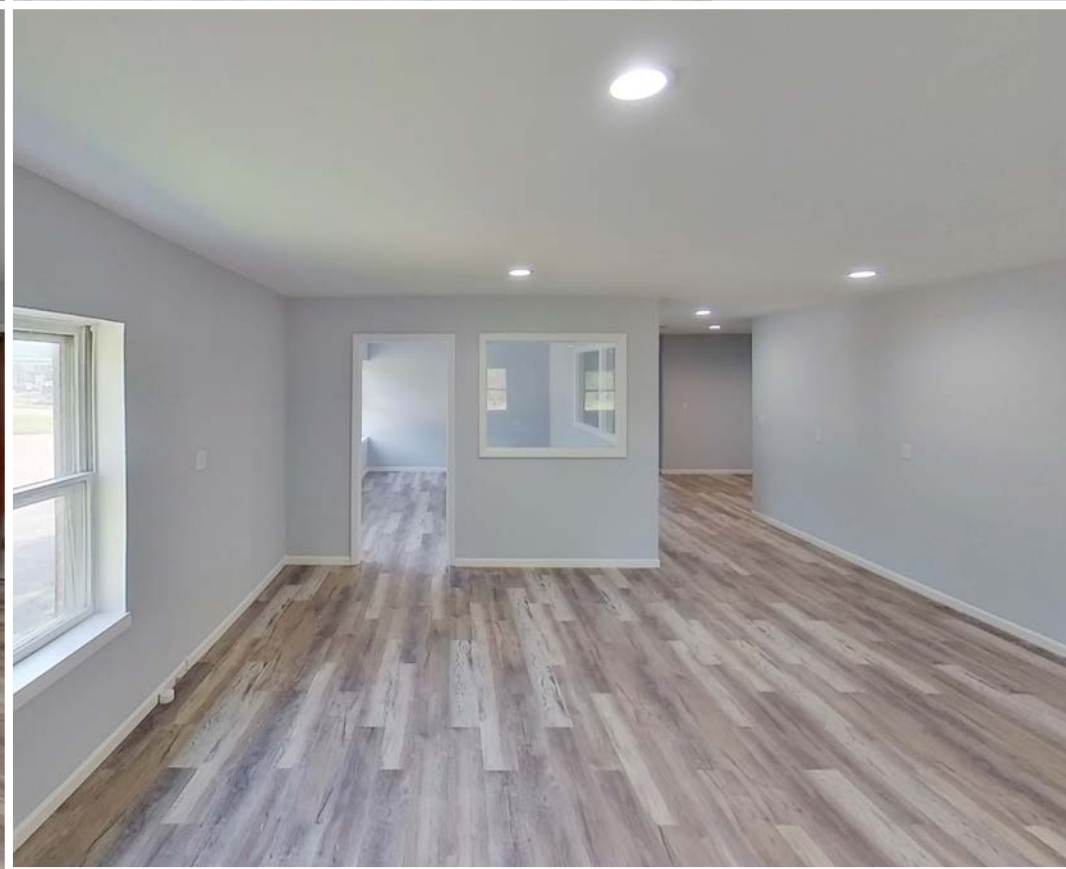
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SECOND FLOOR

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Demographics - 1 Mile Radius

5,740
Population



Median Age



203

Total Businesses



3,437

Total Employees



2.19

Average
Household Size



\$81,702

Median Household
Income



\$49,633

Per Capita Income

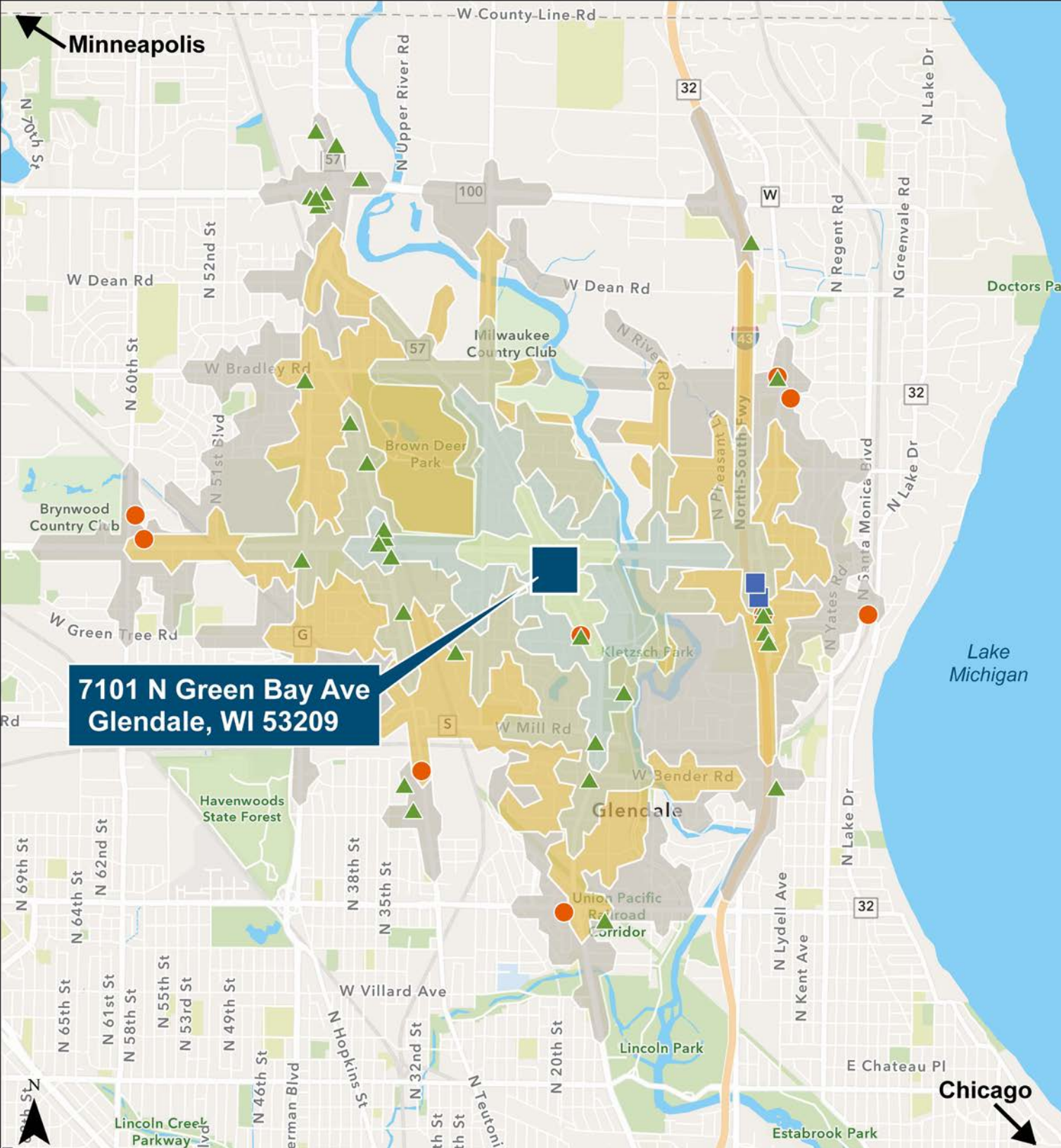


\$344,448

Median Net Worth

Source: U.S. Census Bureau. Esri forecasts





**7101 N Green Bay Ave
Glendale, WI 53209**

Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities (Within Driving Distances)

- Lodging (2)
- Restaurants & Bars (45)
- Retail Shops (10)

0 0.5 1 2 Miles

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