

**LYDELL CORPORATE CENTER**  
**5001 – 5055 NORTH LYDELL AVENUE**  
GLENDALE, WI 53217



## OFFICE SPACE AVAILABLE FOR LEASE



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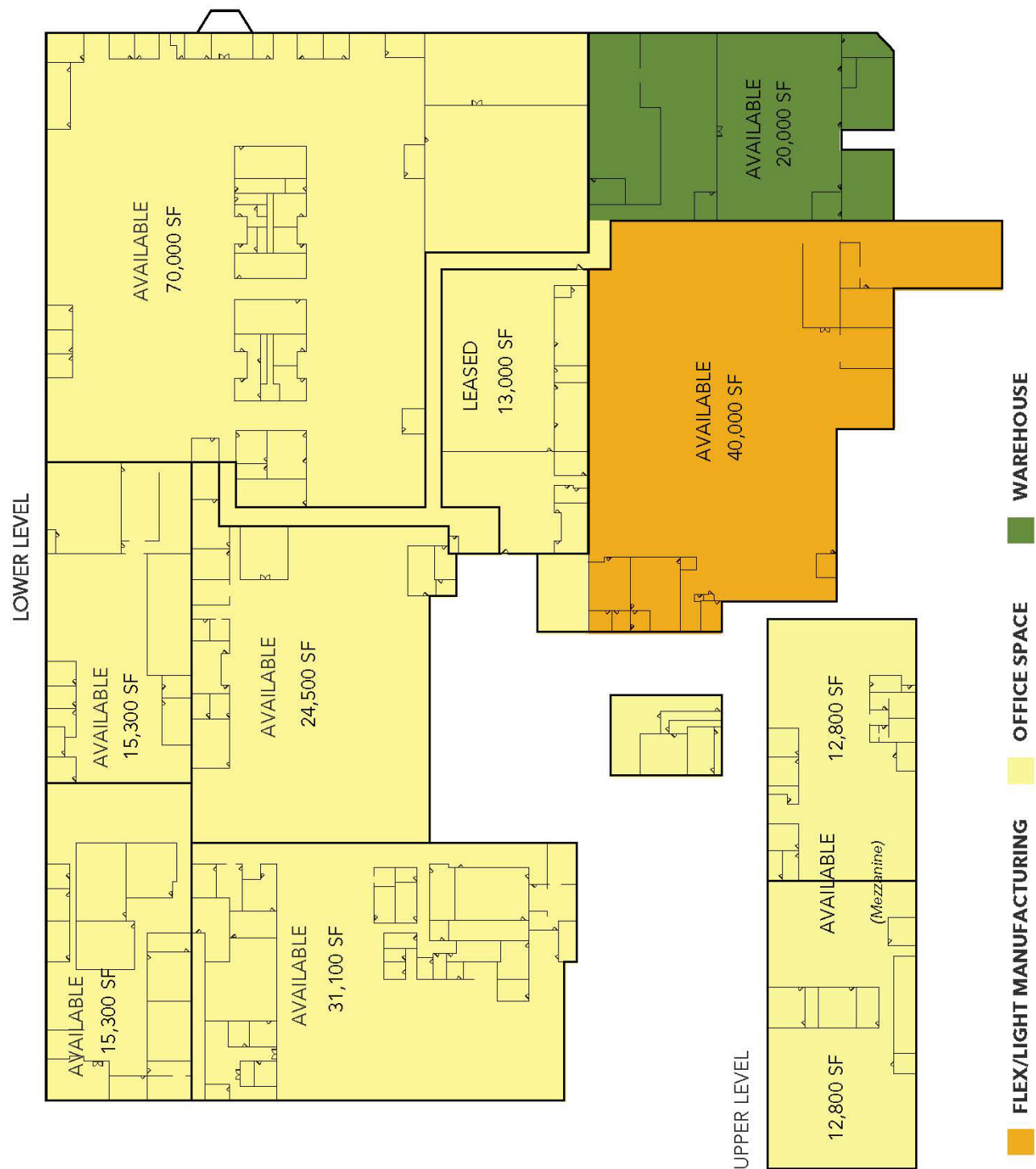
## GENERAL INFORMATION

Located in Milwaukee's thriving Northshore just east of Port Washington Road, the Lydell Corporate Center is a beautiful red brick, 277,000 SF, two-story building featuring efficient open floor plates and abundant natural light. With convenient access to downtown Milwaukee and surrounding suburbs, the building is an ideal place for tenants needing large blocks of institutional grade office space and ample free parking. Multiple nearby amenities include hotels, retail, fine dining, fast casual and quick service restaurants, banking and automotive services.

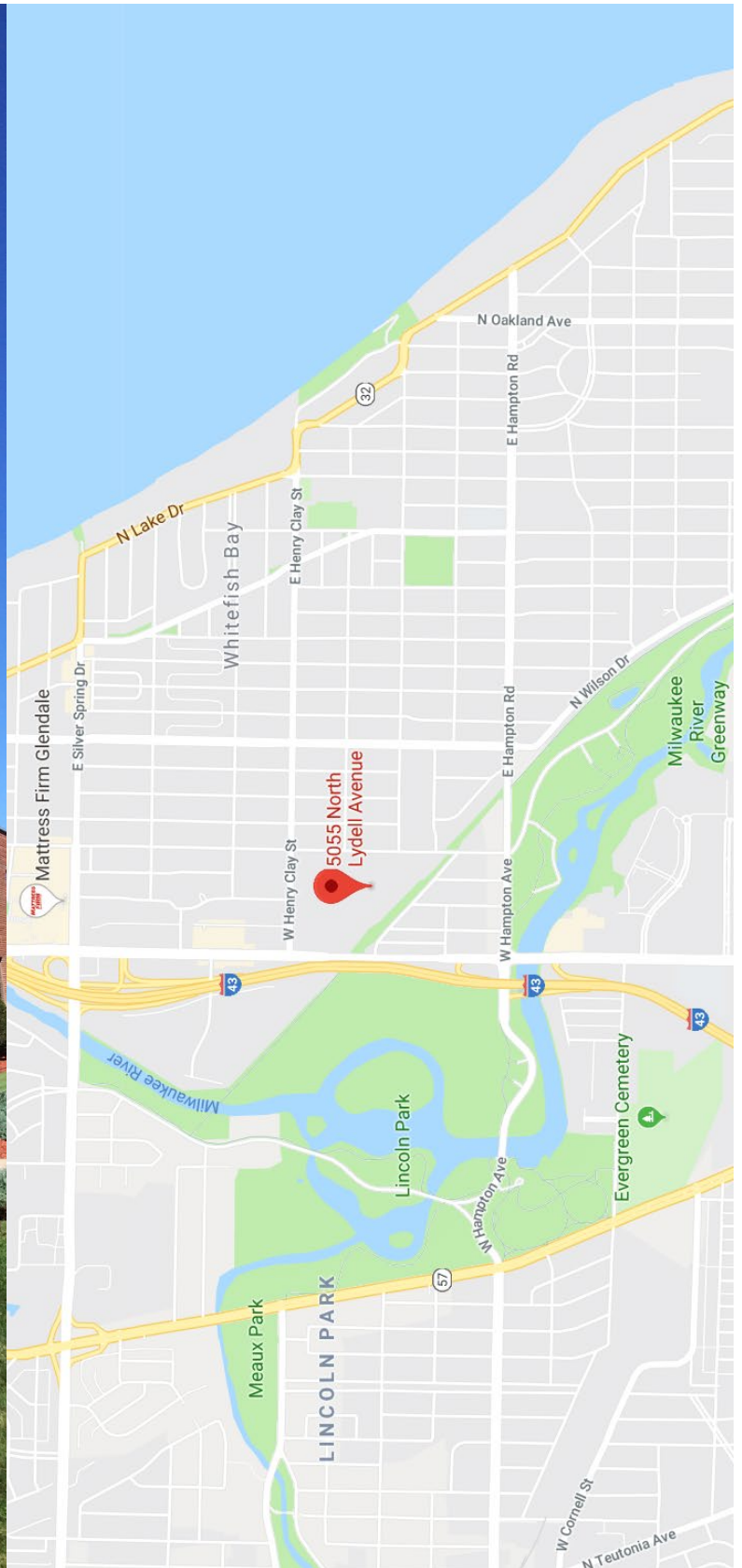
Building Name	Lydell Corporate Center
Building Size	+/-277,000 SF
Year Built/Renovated	1956/2002
Available Space	13,000 – 264,000 SF Includes ~41,000 SF of warehouse space that can be converted to office if desired
Lease Rate	\$9.00-\$16.00 PSF Modified Gross
Sale Price	Also available for sale for \$6,900,000 (Offering Memorandum available upon request)
Lease Term	3 Year Minimum
Occupancy	Immediate
Tenant Improvements	Negotiable for qualified credit tenants
Additional Tenant Costs:	
Premises Janitorial	Tenant expense
Real Estate Taxes	Tenant expense
Heating & Air Conditioning	Included
Utilities	Included
Free Parking	+/-900 surface spaces (plus unrestricted street parking) Additional parking density possible with restriping
Year Built	1956 (Renovated in 2002)
Amenities	<ul style="list-style-type: none"> <li>Existing (mostly) single story Class B Institutional grade office building with flex/warehouse space</li> <li>High ceiling "loft like" office space with attractive mix of open workstation areas &amp; offices and conference rooms</li> <li>Specialized existing features include commercial grade kitchen and cafeteria, data room, and backup generator</li> <li>Excellent accessibility to Interstate 43 and east/west transportation arterials</li> <li>Highly secure facility with key card access</li> <li>Public transportation available with routes along Port Washington Road</li> <li>Furniture available</li> <li>Close proximity of several county parks, and a vibrant retail trade area with multiple restaurants, shopping and hospitality amenities including Bayshore Mall</li> <li>Adjacent to the Oak Leaf Trail, a 125-mile long multi-use paved trail system around Milwaukee County for biking, walking and running</li> </ul>

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

# FLOOR PLAN



## LOCATION MAP



5001 – 5055 NORTH LYDELL AVENUE  
GLENDALE, WI



## AERIAL VIEW



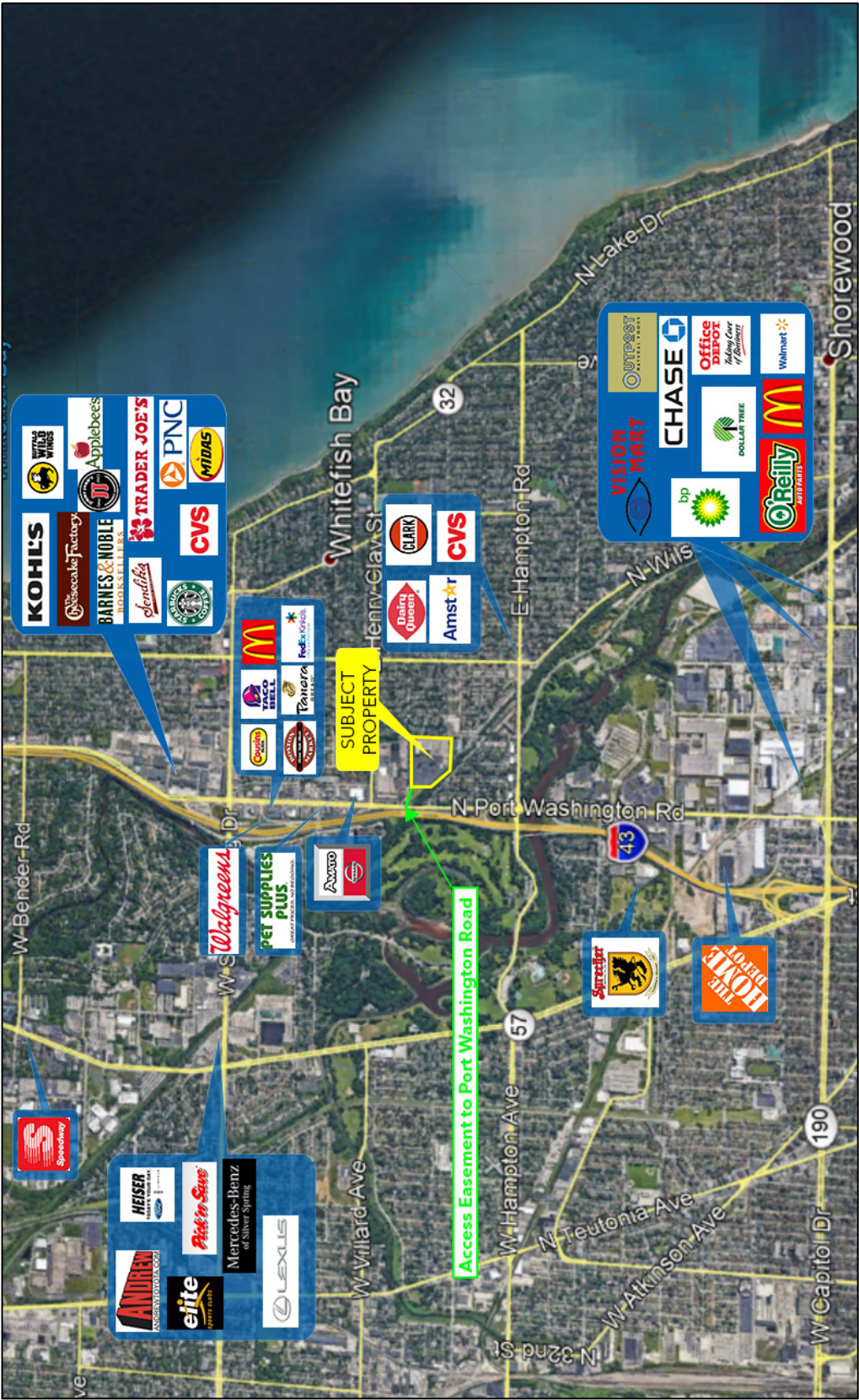


## PROPERTY PHOTOS





RETAILER MAP





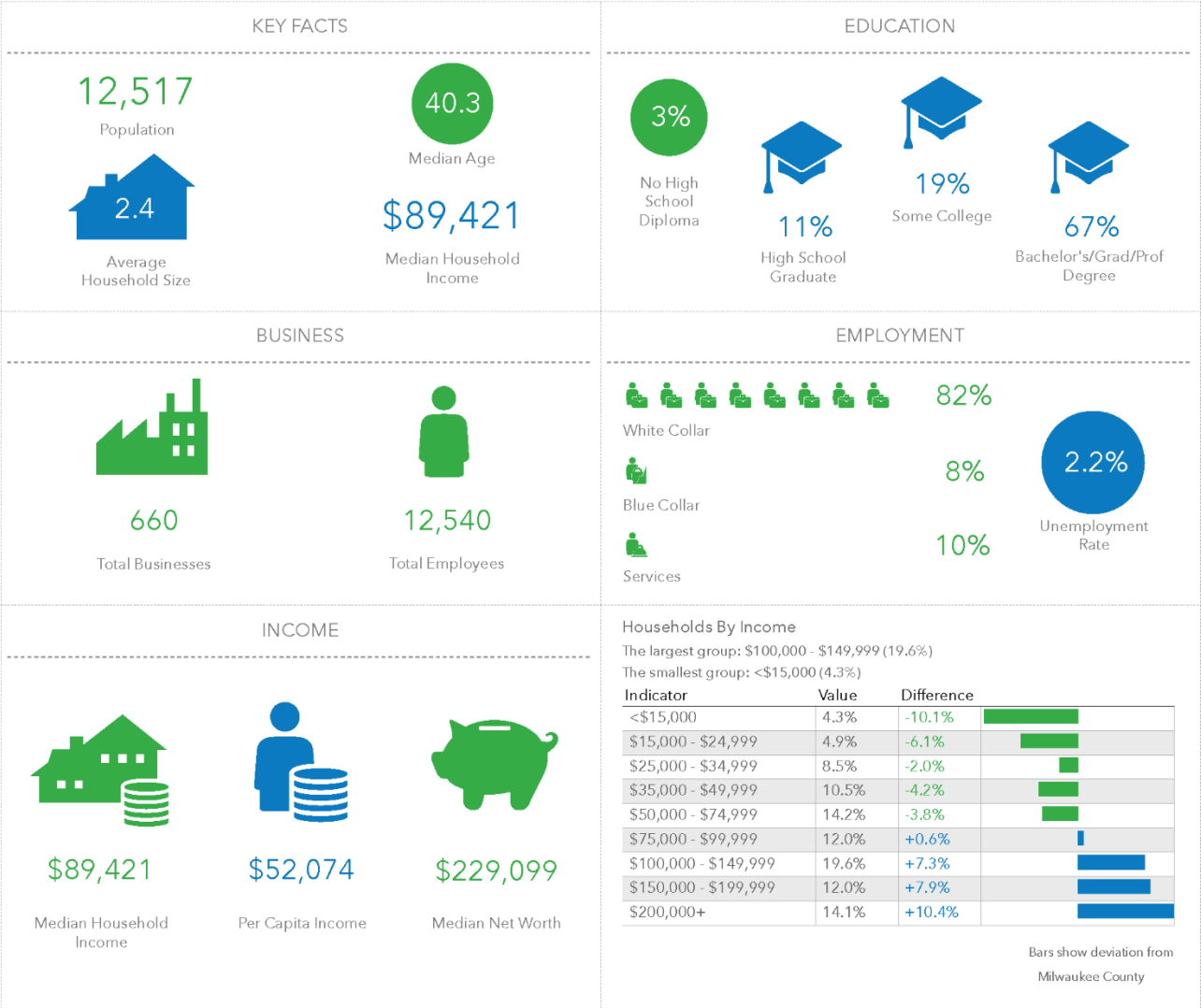
# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2019 Estimated Population	12,517	129,185	330,070
2024 Project Population	12,477	128,968	332,500
2010 Census Population	12,646	131,567	331,463
Project Annual Growth 2019 – 2024	0.43%	0.43%	0.43%
2019 Median Age	40.3	33.2	31.2
<b>HOUSEHOLDS</b>			
2019 Estimated Households	5,279	50,244	131,109
2024 Projected Households	5,246	49,968	132,356
2010 Census Households	5,367	51,145	130,739
Projected Annual Growth 2019 – 2024	0.56%	0.43%	0.43%
<b>RACE &amp; ETHNICITY</b>			
2019 Estimated White	82.3%	39.2%	35.9%
2019 Estimated Black or African American	7.2%	53.1%	53.9%
2019 Estimated Asian or Pacific Islander	6.3%	2.6%	4.9%
2019 Estimated American Indian	0.2%	0.4%	0.4%
2019 Estimated Other Races	1.0%	1.7%	1.8%
2019 Estimated Hispanic Origin (any race)	5.1%	5.2%	5.4%
<b>INCOME</b>			
2019 Estimated Average Household Income	\$123,731	\$70,727	\$64,814
2019 Estimated Median Household Income	\$89,421	\$41,071	\$40,071
2019 Estimated Per Capita Income	\$52,074	\$27,587	\$26,135
<b>BUSINESS</b>			
2019 Estimated Total Businesses	660	3,383	10,400
2019 Estimated Total Employees	12,540	57,202	174,600

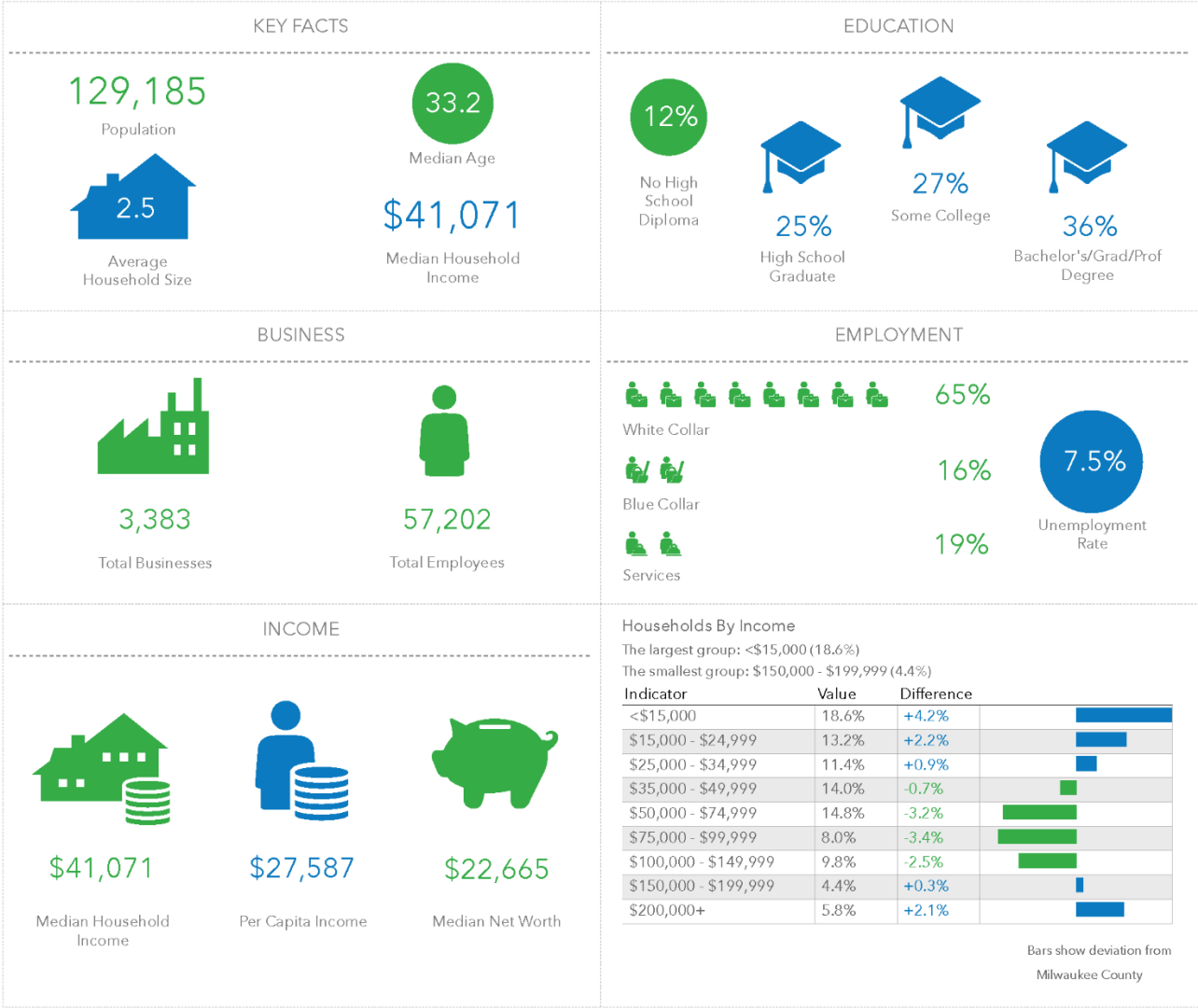




# KEY FACTS – 1 MILE

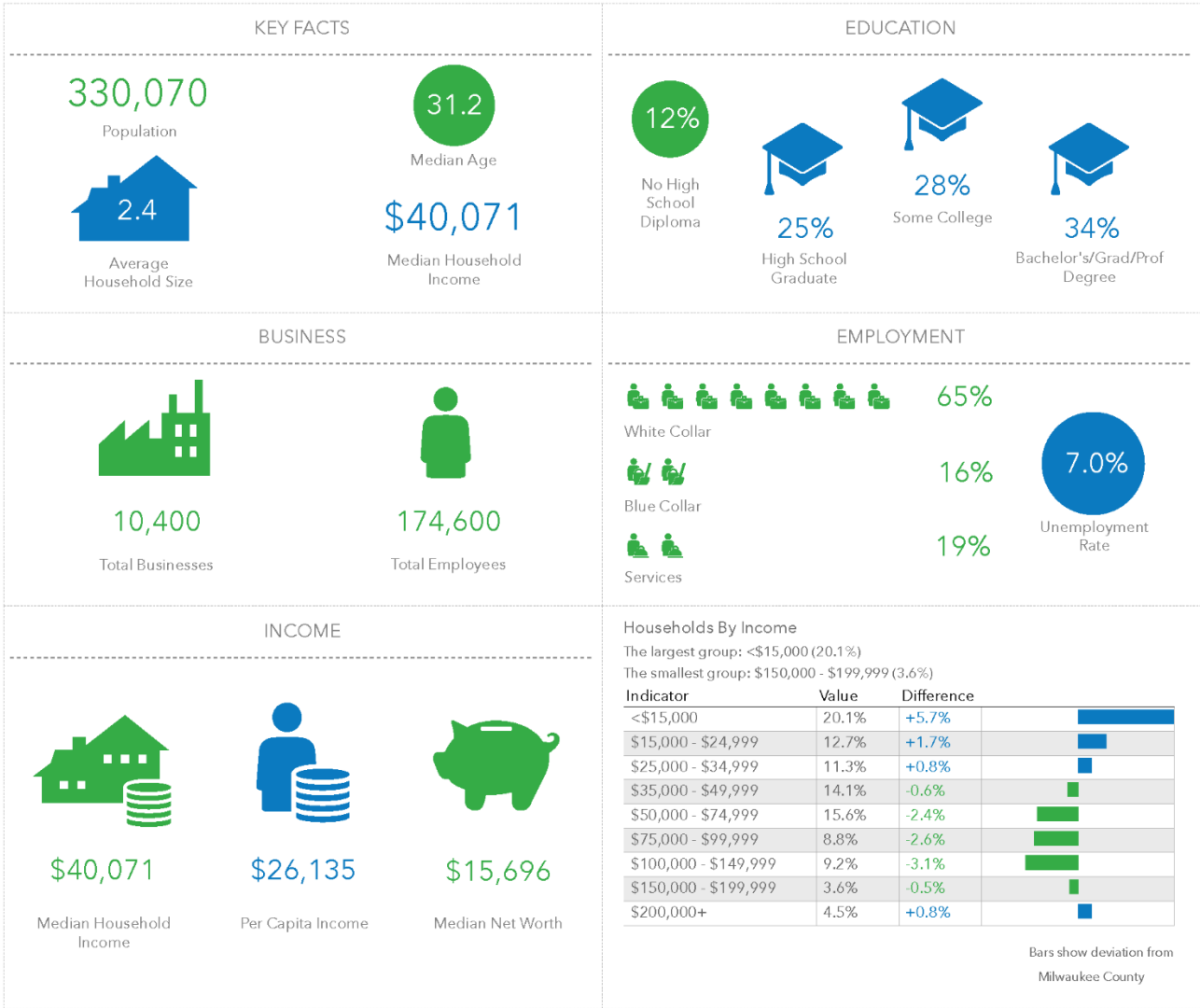


# KEY FACTS – 3 MILES





# KEY FACTS – 5 MILES



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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