

3400 SOUTH
103RD STREET
MILWAUKEE, WI

SINGLE STORY
OFFICE/ FLEX
BUILDING

83%
LEASED
HIGHLY VISIBLE





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INVESTMENT SUMMARY

STRONG TENANCY

13,365 SF
OFFICE/FLEX BUILDING

PROPERTY HIGHLIGHTS

- **83% Leased, Impressive Tenant Roster:** Strong credit tenancy including Neubauer-Perkins, Inc., Medical Arts Resources and Miller Sports & Wellness. (Possible master lease available for small 2,293 SF vacancy.)
- **High-Profile Visibility & Access:** Located a short distance off of the Oklahoma Avenue exit, the property also has phenomenal visibility from I-41/I-894, the area's main highway thoroughfare.
- **Great Location:** Minutes from the the main retail corridors of Greenfield and West Allis; central location within the Milwaukee MSA.
- **Ample Parking:** The property boasts a 4.4/1,000 parking ratio.
- **Professionally Maintained:** Originally constructed in 2009, the property has been professionally maintained and managed.
- **Flexible Floor Plan:** Separate tenant entrances and building signage opportunities.
- **Outstanding Owner/User Opportunity**

OFFERING

Sale Price	\$1,750,000
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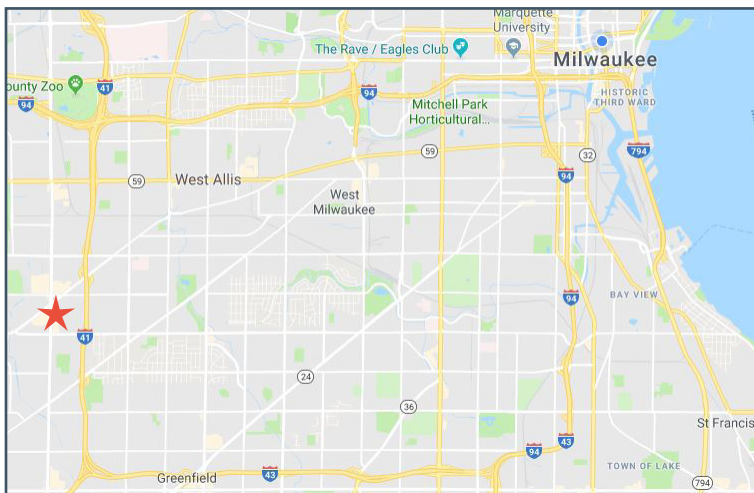
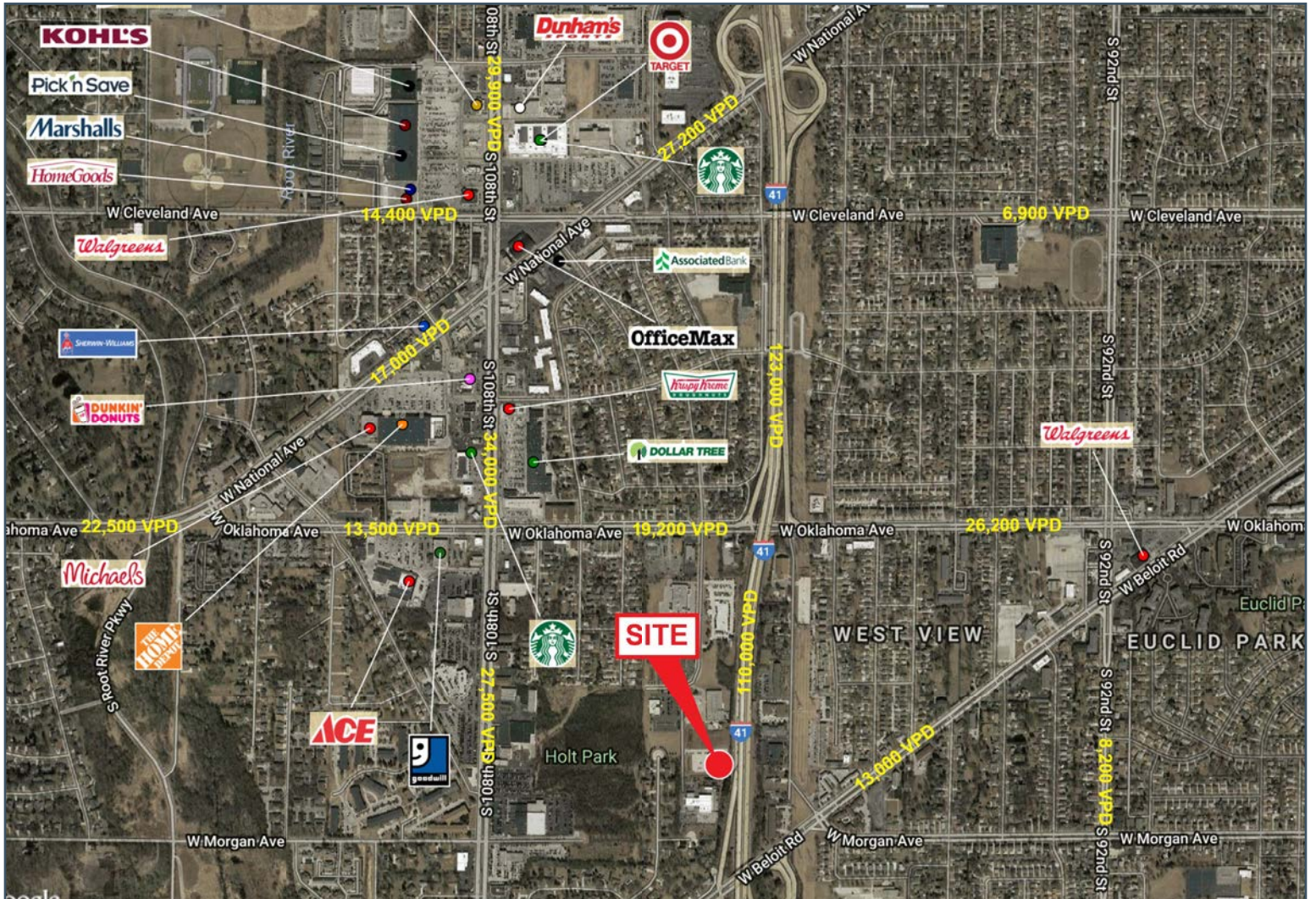
PROPERTY SPECIFICATIONS

Medical Arts Resources	1,473 SF
Miller Sports & Wellness	1,804 SF
Neubauer-Perkins, Inc.	7,795 SF
Vacancy	<u>2,293 SF</u>
Total Building	13,365 SF

Land Area	1.72 Acres
Property Address	3400 S 103rd Street, Milwaukee, WI
Zoning	PUDC2
Parcel Number	524-8986-021-0
Taxes (2017)	\$50,757

* For financial information, please fill out the confidentiality agreement [here](#).

AREA DEMOGRAPHICS



Demographics

	1 MILE	3 MILE	5 MILE
Population	13,695	115,355	261,848
AVG HH Income	\$65,251	\$71,596	\$75,331

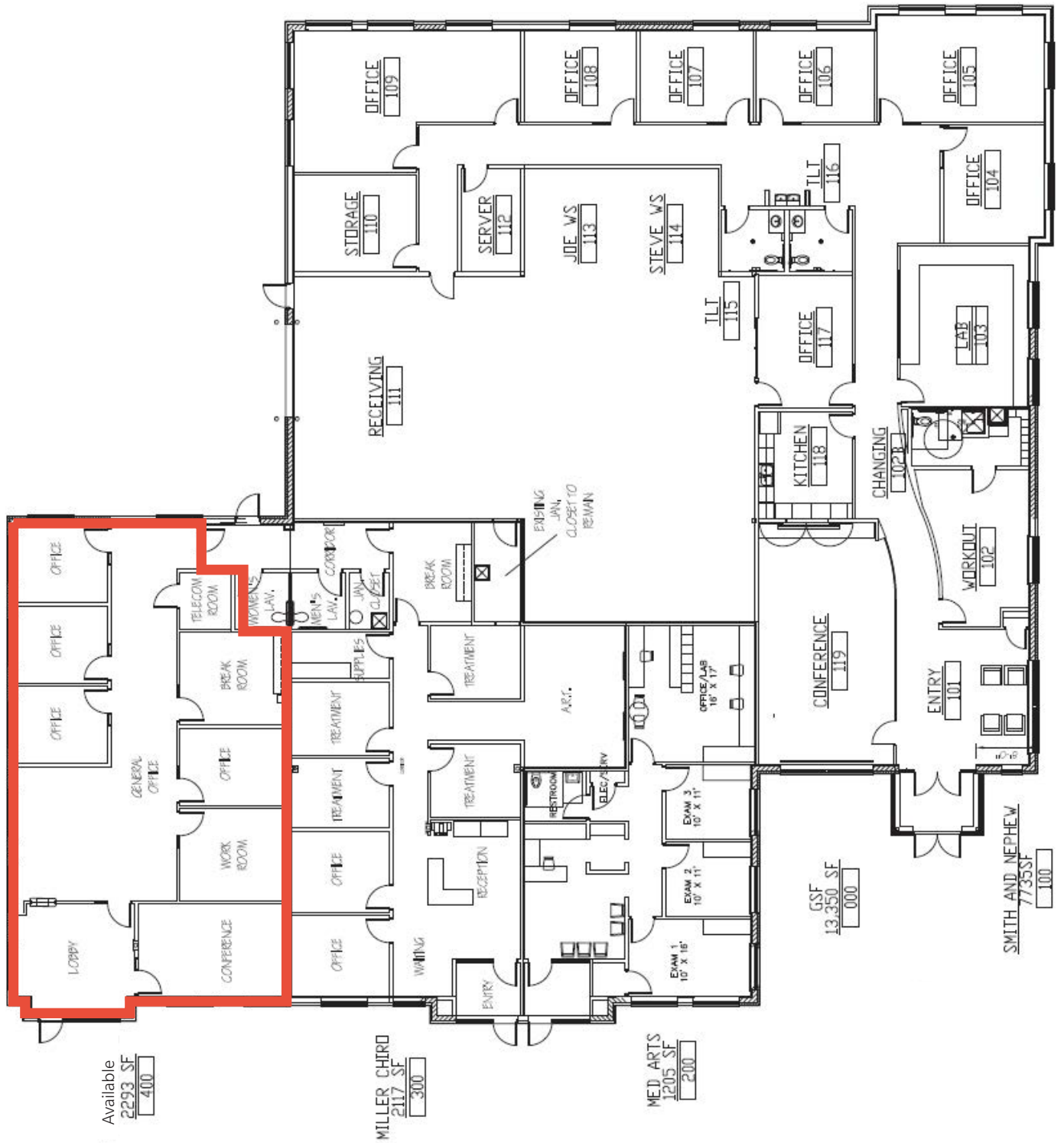
PHOTOS



PHOTOS

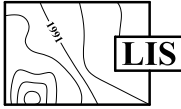


FLOOR PLAN



SURVEY

PRELIMINARY CERTIFIED SURVEY MAP NO. _____



A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NUMBER 6132 IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF GREENFIELD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

LAND INFORMATION SERVICES, INC.

ENGINEERS, SURVEYORS & CONSULTANTS

8000 WEST GOOD HOPE ROAD
MILWAUKEE, WI 53223
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DRAWN BY: M.A.B.
DATE: 02/11/2008
JOB NUMBER: S05042R0CSM

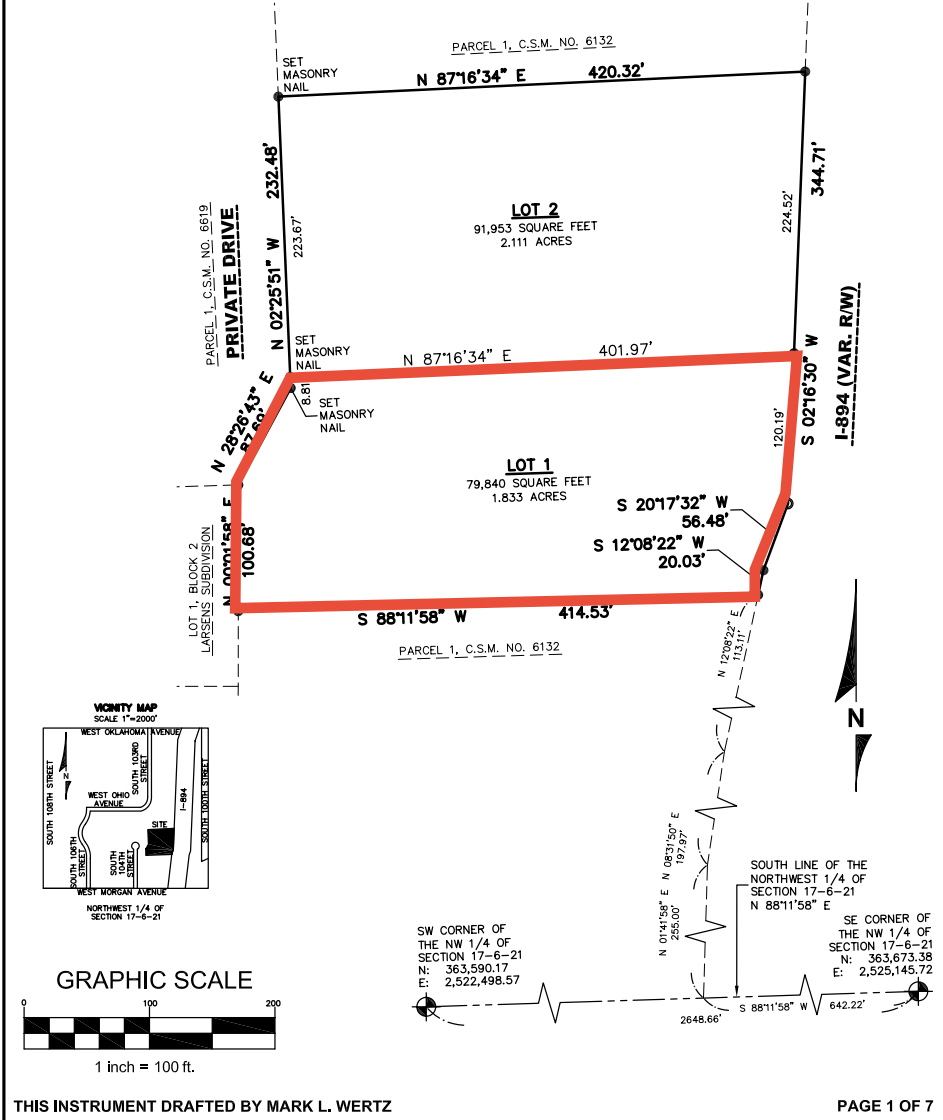
- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET, UNLESS OTHERWISE INDICATED.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 17-6-21, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

SEE PAGE 2 FOR EXISTING EASEMENTS.

SEE PAGES 3, 4 AND 5 FOR PROPOSED EASEMENTS.



THIS INSTRUMENT DRAFTED BY MARK L. WERTZ

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AERIAL

