

SIGNAGE OPPORTUNITIES

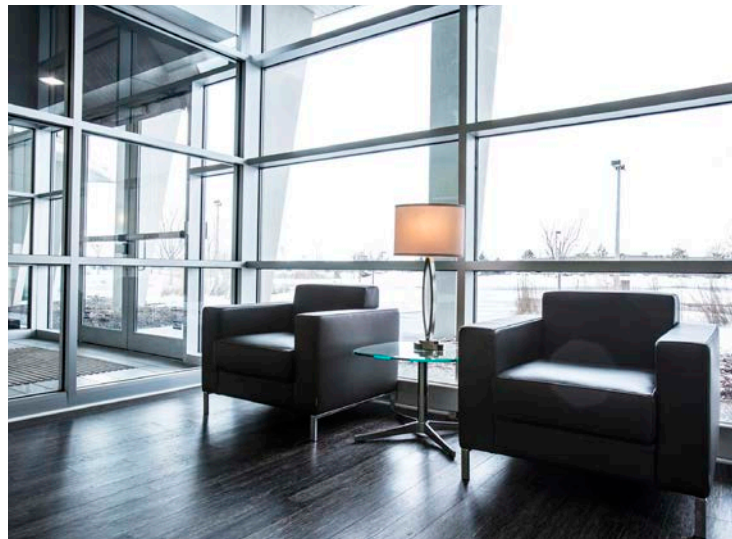
Expressway-facing signage seen by 56,500 vehicles per day!



SINGLE-/MULTI-TENANT OFFICE BUILDING | 39,331 RSF

EAST MEQUON V CORPORATE CENTRE

12080 N. CORPORATE PARKWAY | MEQUON, WISCONSIN | IN THE EAST MEQUON CORPORATE CENTRE



 **IRGENS®**
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EAST MEQUON V offers Class A office space in a convenient location on I-43 at North Corporate Parkway. This ±40,000 RSF, single-story building features a modern contemporary design, ample surface parking, signage opportunities and custom-designed suites surrounded by a park-like atmosphere make this building a great place to do business.

LOCATION HIGHLIGHTS

SURROUNDINGS

In the heart of the East Mequon Corporate Centre, near restaurants, banks and other amenities

ACCESS

Minutes from Mequon Road and Interstate 43

DRIVABLE AMENITIES

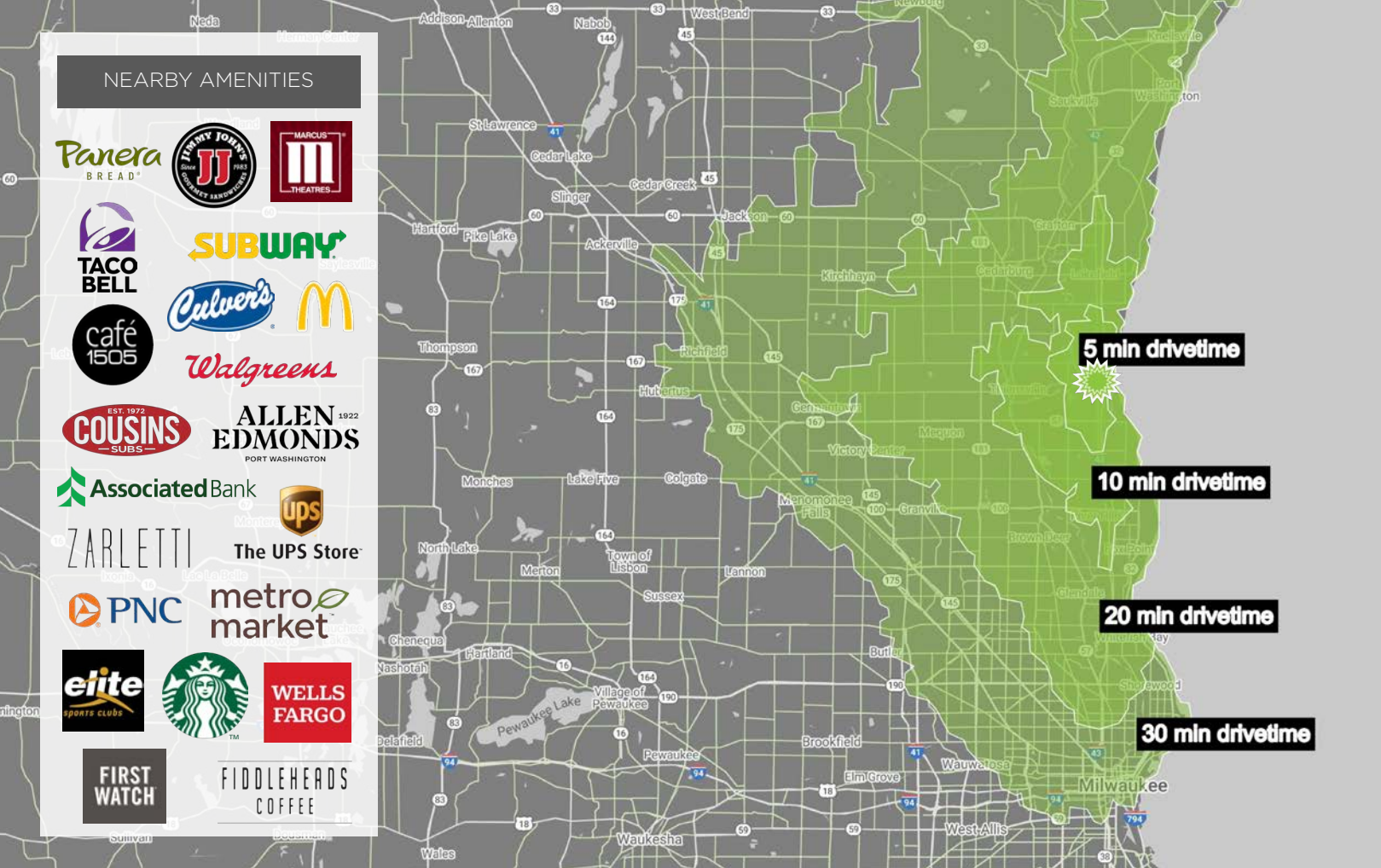
- › 30 minutes to Gen. Mitchell International Airport
- › 20 minutes to Downtown Milwaukee
- › 14 minutes to Bayshore
- › 5 minutes to shops, including Home Depot, Office Max, Meijer, Target, Costco, Best Buy

BUILDING HIGHLIGHTS

- › Modern glass with tastefully decorated lobby
- › Large, flexible floor plates
- › On-building and monument signage available; expressway-facing signage seen by 56,500 VPD
- › Abundant natural light
- › Ample parking (5 spaces/1,000 RSF)
- › Building is currently configured as a single-tenant building with a conferencing center with a large training room and break room/lounge that opens to a large patio overlooking a pond
- › Just north of Mequon Road, between Port Washington Road and I-43
- › Professional, pro-active property management team
- › Multi-tenant plan will have a common area conference room and break room that has a patio

EAST MEQUON V | HIGHLIGHTS





EAST MEQUON V | BY THE NUMBERS



MEQUON
POPULATION 2024

25,585



AVG. HOUSEHOLD EARNING

\$209,904



MEDIAN AGE
MALE FEMALE

46.0 47.1



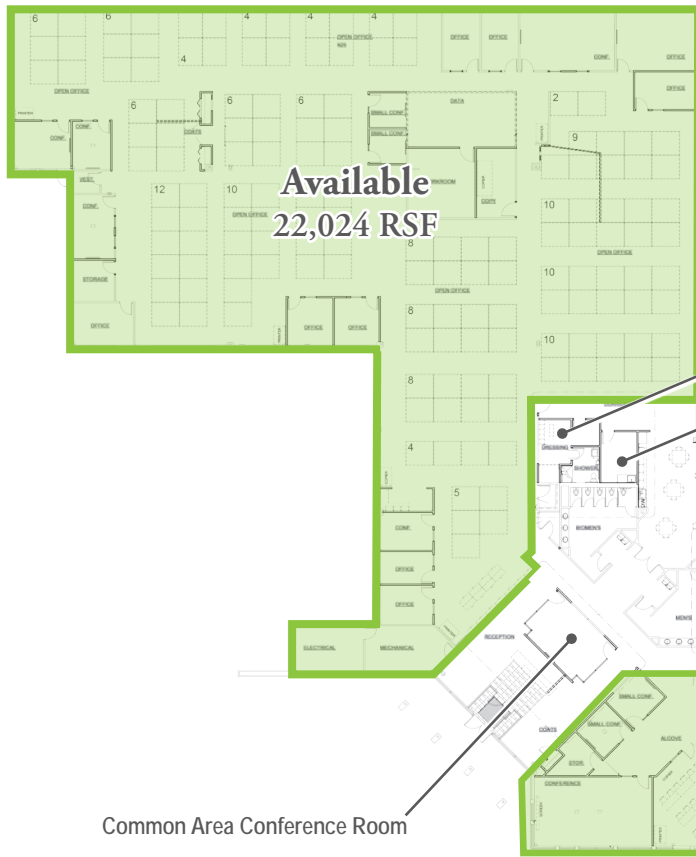
5-MIN DRIVE	10-MIN	20-MIN	30-MIN
657	1,617	6,956	19,541

THERE ARE **56** BUSINESSES IN THE EAST MEQUON CORPORATE CENTRE



5-MIN DRIVE	10-MIN	20-MIN	30-MIN
6,667	15,639	193,801	266,917

THERE ARE **791** EMPLOYEES IN THE EAST MEQUON CORPORATE CENTRE



MULTI-TENANT FLOOR PLAN

Common Area Shower/Dressing Room

Common Area Wellness Room

Common Area Lounge/Kitchen/Breakroom

New Common Area Hallway

Available
3,225 RSF

Available
6,920 RSF

Available
5,485 RSF

Available
1,667 RSF



This is an anticipated proposed common area plan. Actual plan is subject to change at landlord's discretion.

EAST MEQUON V | AVAILABLE SPACE



SINGLE-TENANT FLOOR PLAN





EAST MEQUON V | CONTACT



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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.)

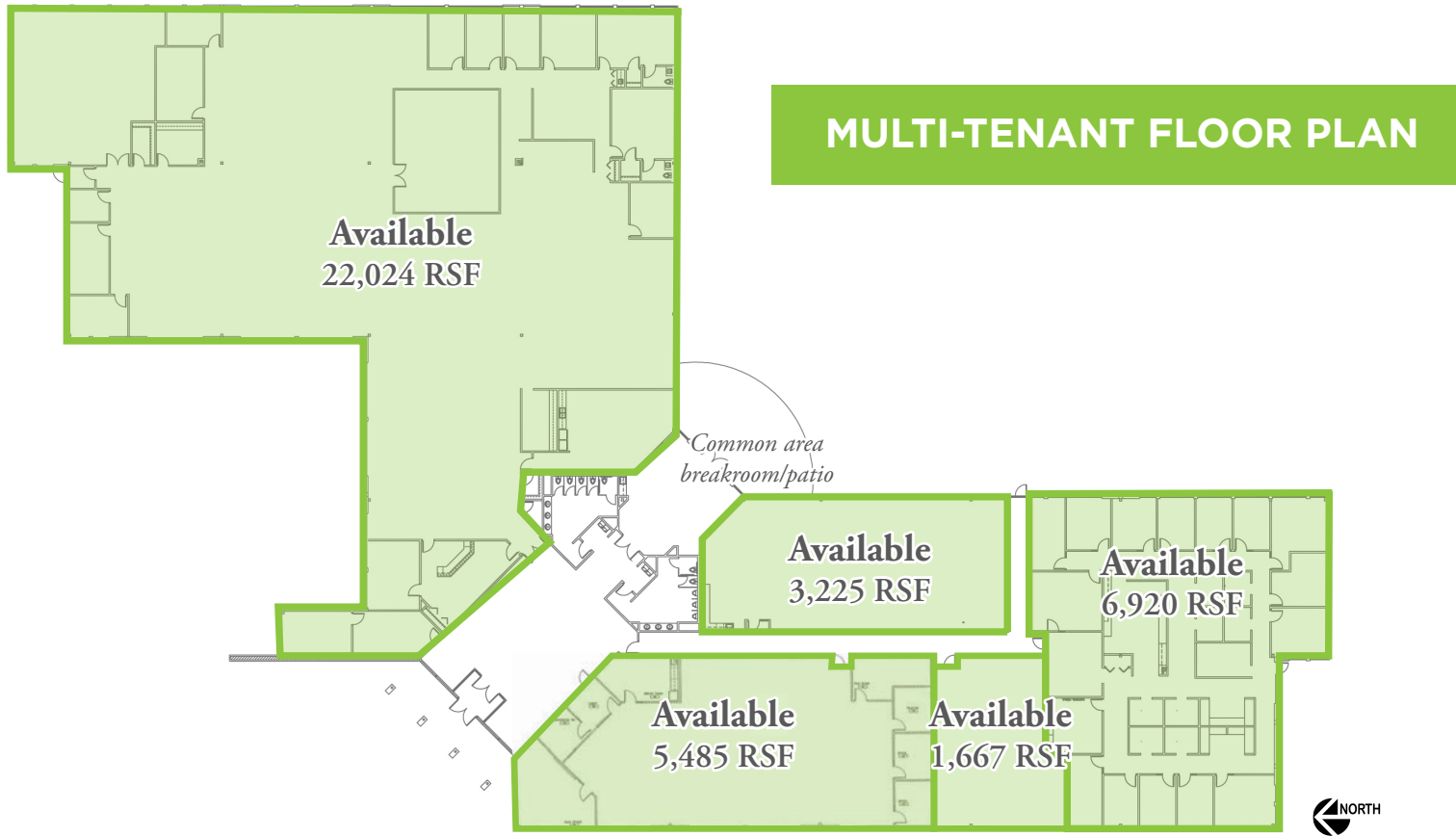
42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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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EAST MEQUON V | AVAILABLE SPACE

