

11425 W Lake Park Drive

Milwaukee, WI 53224



Park Place Office Park

11425 W Lake Park Drive | Milwaukee, WI 53224

For Lease



Adaptable Office/Flex Space on Milwaukee's Northwest Side

11425 W Lake Park Drive is a one-story, 35,817 SF brick office/flex building situated on 4.46 acres in Park Place Business Park, with convenient access to Highway 41 providing connectivity to Milwaukee, Menomonee Falls, and surrounding suburban markets.

The building is currently configured for three tenants, with two endcap suites now available for lease. Each suite features flexible floor plans, direct exterior access, and the ability to accommodate drive-in doors based on tenant needs.

Address	11425 W Lake Park Drive Milwaukee, WI 53224
Building Size	35,817 SF
Available Space	Suite 100 13,344 SF Suite 200 12,355 SF
Lease Rate	Negotiable
Parking	4/1,000 143 total parking stalls
Drive-In Doors	Available

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Property Features



Ample Parking

4/1,000 SF

143 total stalls



Flexible Floor Plates

Open and private office configuration potential



Drive-In Doors

Able to accommodate based on tenant needs



Highway Access

Close proximity and easy access to I-41

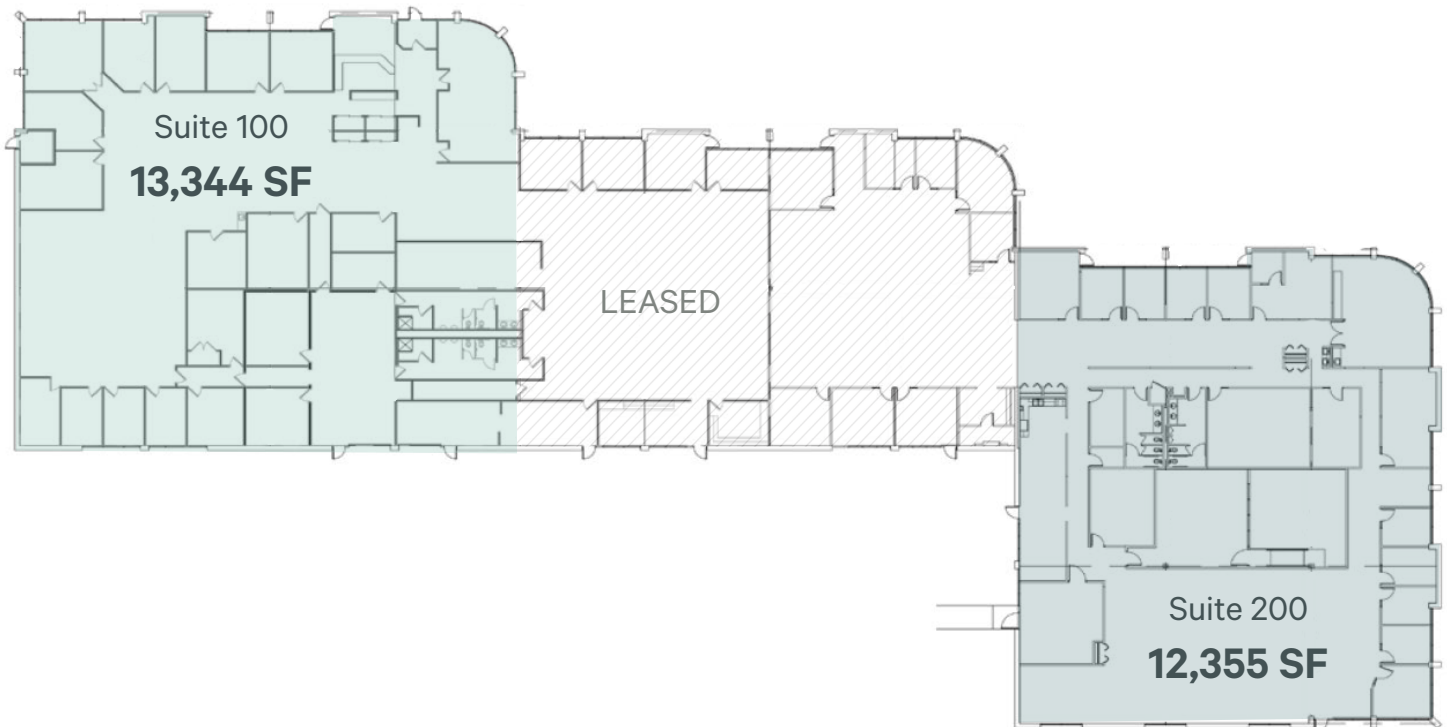


Floor Plans

Suite 100

13,344 SF

Suite 100 offers a flexible office or office-flex layout within an endcap position that benefits from abundant natural light. The space can accommodate a variety of configurations, including a mix of open and private offices, and it provides the option to add or re-install a drive-in door based on operational needs. Direct access to the parking field enhances convenience for employees and visitors.



Suite 200

12,355 SF








Suite 200 is positioned on an endcap and features an efficient, adaptable floor plan suited for office, light assembly, or hybrid operations. Multiple entry points allow for functional space planning, and the suite can incorporate a drive-in door if required. The layout supports a range of user types seeking a versatile and accessible environment.

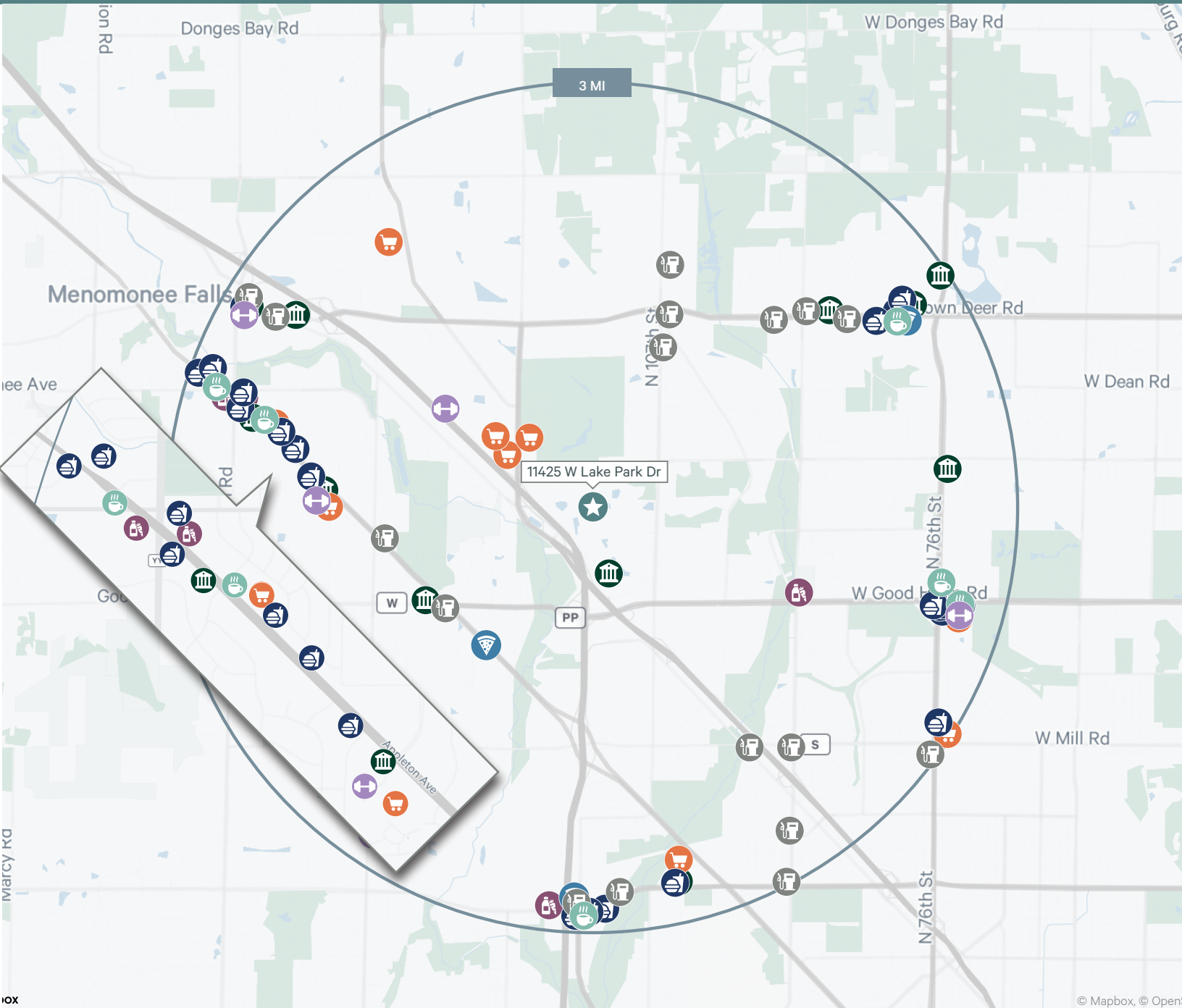
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Amenity Map

-  Cafe
-  Restaurant
-  Grocery
-  Pharmacy
-  Fitness
-  Bank
-  Gas Stations



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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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