

Office | For Sublease

CBRE



705 N Genesee St  
Delafield, WI 53018

**Full Third Floor Available**



# 705 N Genesee St

## Class A Office Space for Sublease

Suite 300 at The Grain building offers up to 8,260 square feet of office space on the third floor in downtown Delafield.

The space features an open floor plan with a combination of private offices and multiple conference rooms, along with a focus rooms, reception area, a kitchenette/breakroom, and wellness room. The existing furniture can be made available.

<b>Property Address</b>	705 N Genesee St Delafield, WI 53018
<b>Available Space</b>	Full Third Floor - Suite 300
<b>Available SF</b>	8,260 SF
<b>Lease Term</b>	Through April 30, 2034
<b>Lease Rate</b>	Negotiable

# The Grain | Suite 300

705 N Genesee Street | Delafield, WI 53018

# For Sublease



## The Grain

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Completed in 2024, The Grain is mixed-use development in the heart of downtown Delafield that introduces Class A office space within a modern, walkable environment. Developed by Hendricks Commercial Properties, the project consists of two four-story mass timber buildings totaling approximately 60,000 square feet of office space and 18,000 square feet of retail and restaurant space, along with on-site and underground parking.

Designed to support a “work-play” setting, the building features exposed timber construction, open floor plates, and contemporary finishes.



# Floor Plans

## 8,260 SF

Total Available Space



### Full Floor

The entire third floor is available, up to 8,260 SF



### Natural Light

Large windows and open sightlines bring in consistent natural light



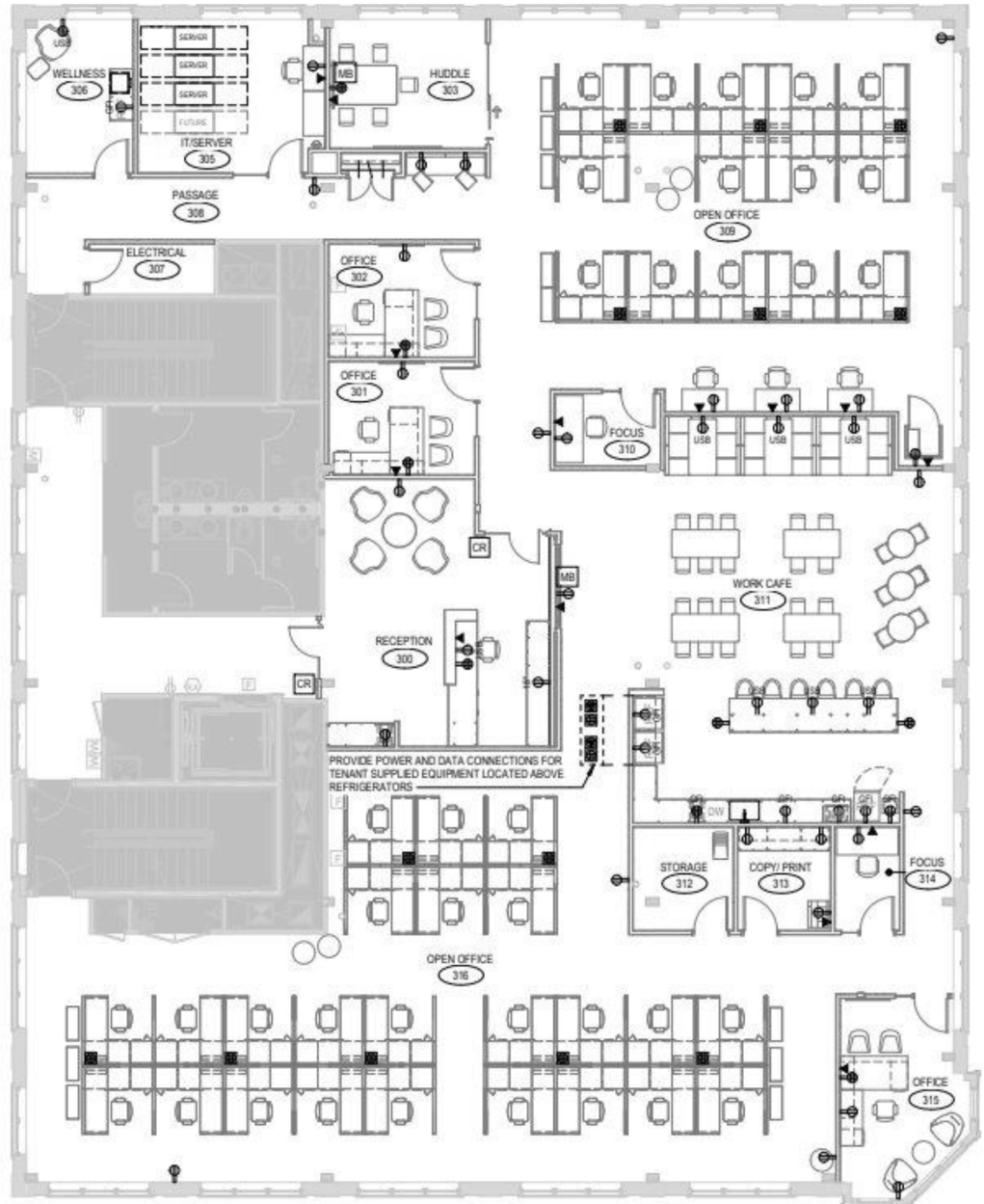
### Modern Build-Out

Contemporary finishes with exposed structural features



### Furniture Available

Existing furniture can be made available, offering a plug-and-play solution



# Community Overview

Delafield, Wisconsin offers a welcoming, small-town atmosphere with an elevated level of amenities that appeals to both businesses and employees.

Set among the lakes and rolling hills of the Kettle Moraine region, the community blends natural beauty with a vibrant, walkable downtown. Local boutiques, specialty shops, and well-regarded restaurants create an active streetscape, while year-round events and recreational opportunities—from nearby trails to lake access—support a high quality of life. The combination of historic charm, outdoor access, and everyday convenience gives Delafield a distinctive character that can help companies attract and retain talent.





## Contact Us

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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.

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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 prove 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(l) 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. <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.*

### 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.*