



Building Innovation on Tradition
HOME • OFFICE • COMMERCIAL

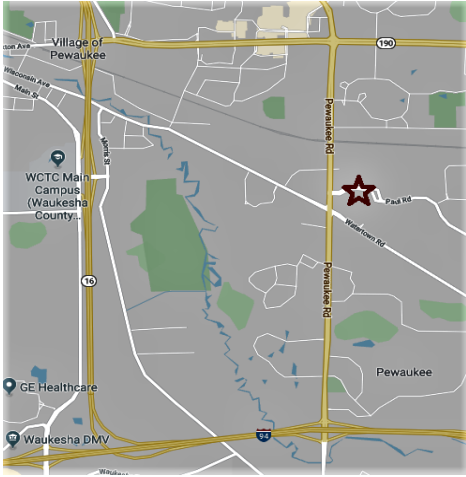
PEWAUKEE OFFICE SPACE **AVAILABLE**

West Wind Office Complex

N27 W23953-60 Paul Rd

Pewaukee WI

Immediate Occupancy Available



**For Available Suites and
Floor Plans: Visit**

www.mikkelsonbuilders.com

**For Further Information:
Bill Mikkelson**

262-241-8740

Bill@mikkelsonbuilders.com



Space Profile

Rate: \$14-\$17 Sq/ft/yr Modified Gross

Premises: 3 Buildings, 45,000 sq/ft

Availability: Immediate

Features

Parking: Free

Utilities: Included

Leases: Only 2 pages, no deposits

West Wind Office Complex

Ownership

West Wind Office Center is owned and operated by Mikkelson Builders and a partner occupant. Combining ownership and management, you are assured of a hands on approach to satisfy all of your needs.

Description

Located on the corner of Hwy 164 and Paul Rd. in the Pewaukee Woods Commerce Center, West Wind offers easy access to I-94 or Capitol Drive. More than 60,000 sq. ft. of Class A office space is available in suites from 637 to 2,500 sq. ft. The full masonry prairie style buildings feature finished suites with carpet, cherry trim, and expansive windows.

Leasing

Mikkelson Builders leases are a two page document from Wisconsin Legal Blank. Our terms are simple and direct. We include:

- All triple net charges. Mikkelson Builders pays for utilities, insurance, taxes, cleaning, refuse, snow removal, landscaping, etc.
- Suites are based on useable sq. ft., not rentable sq. ft. You pay only for the space you occupy, not the halls, restrooms, lobbies, etc.
- Mikkelson Builders designs, owns, manages and leases their own buildings. This in-house approach allows them to build-out and lease space at a much lower cost than competitors.

Amenities

Upscale finishes, 9' ceiling heights, large ribbon windows

Close to shopping, banks, theaters and restaurants

Custom designed office suites with free space planning

Elegant entry lobby with waiting area

Convenient and abundant surface parking

Pond with fountain views, outdoor patio

Contact Information

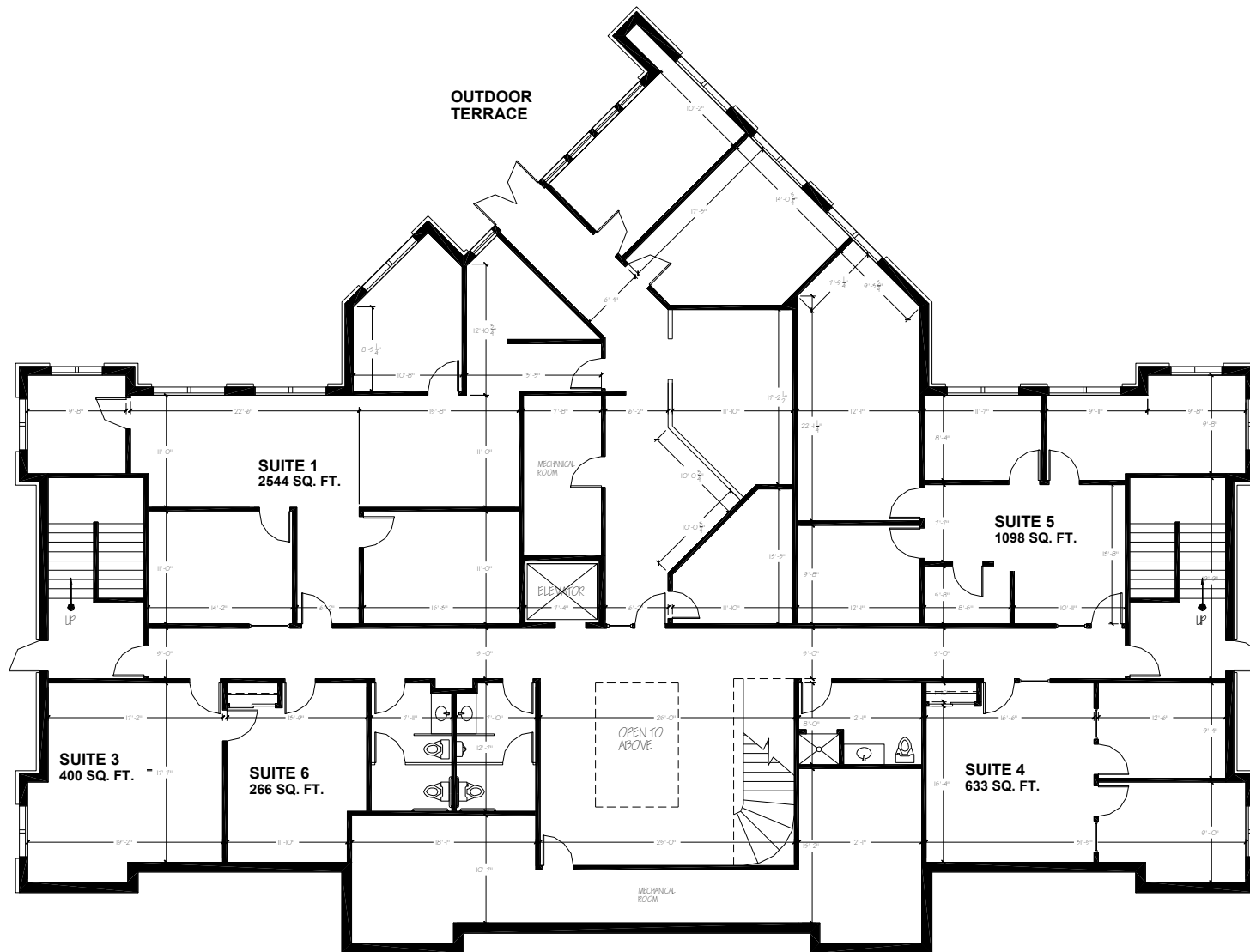
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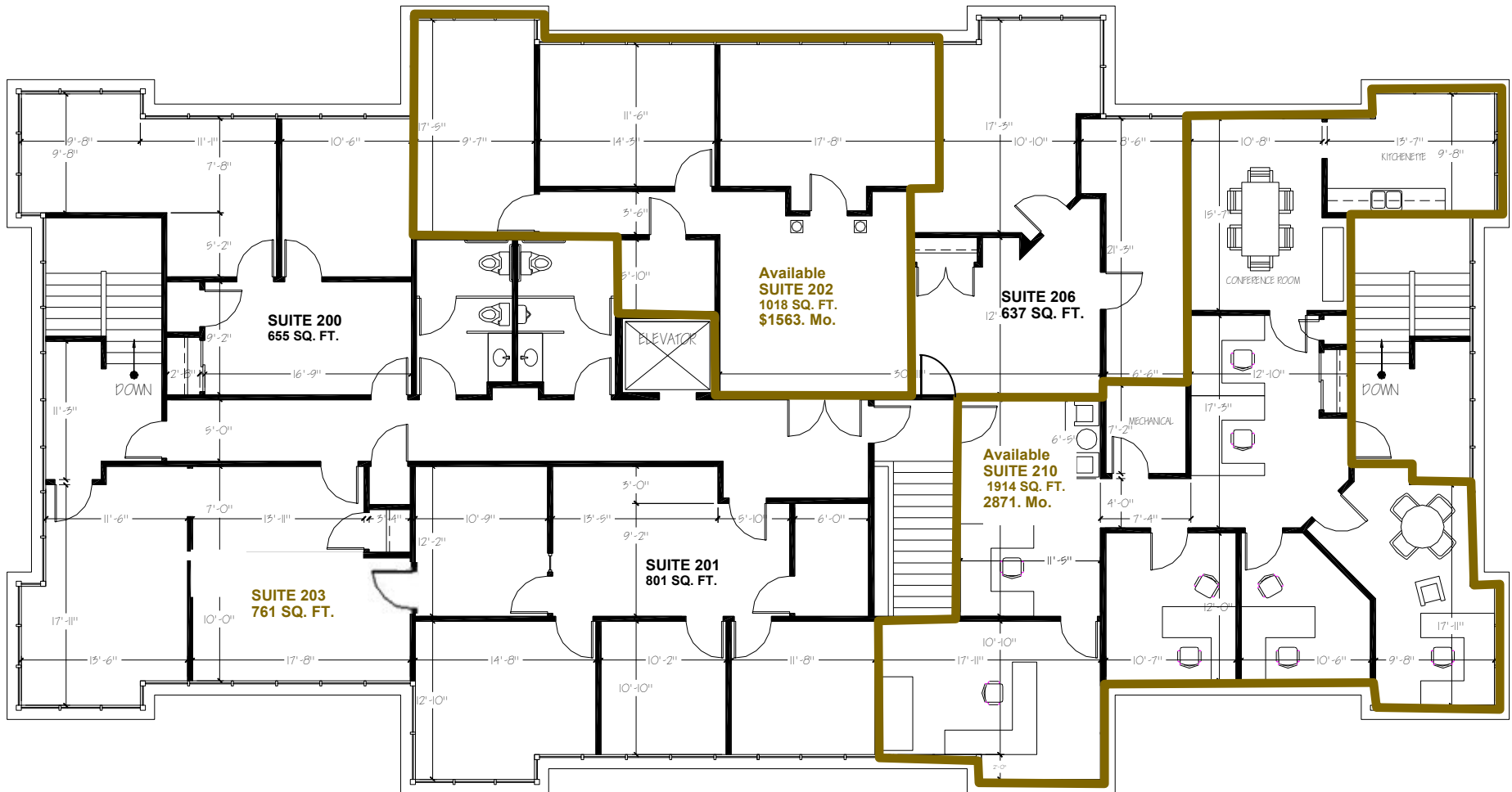
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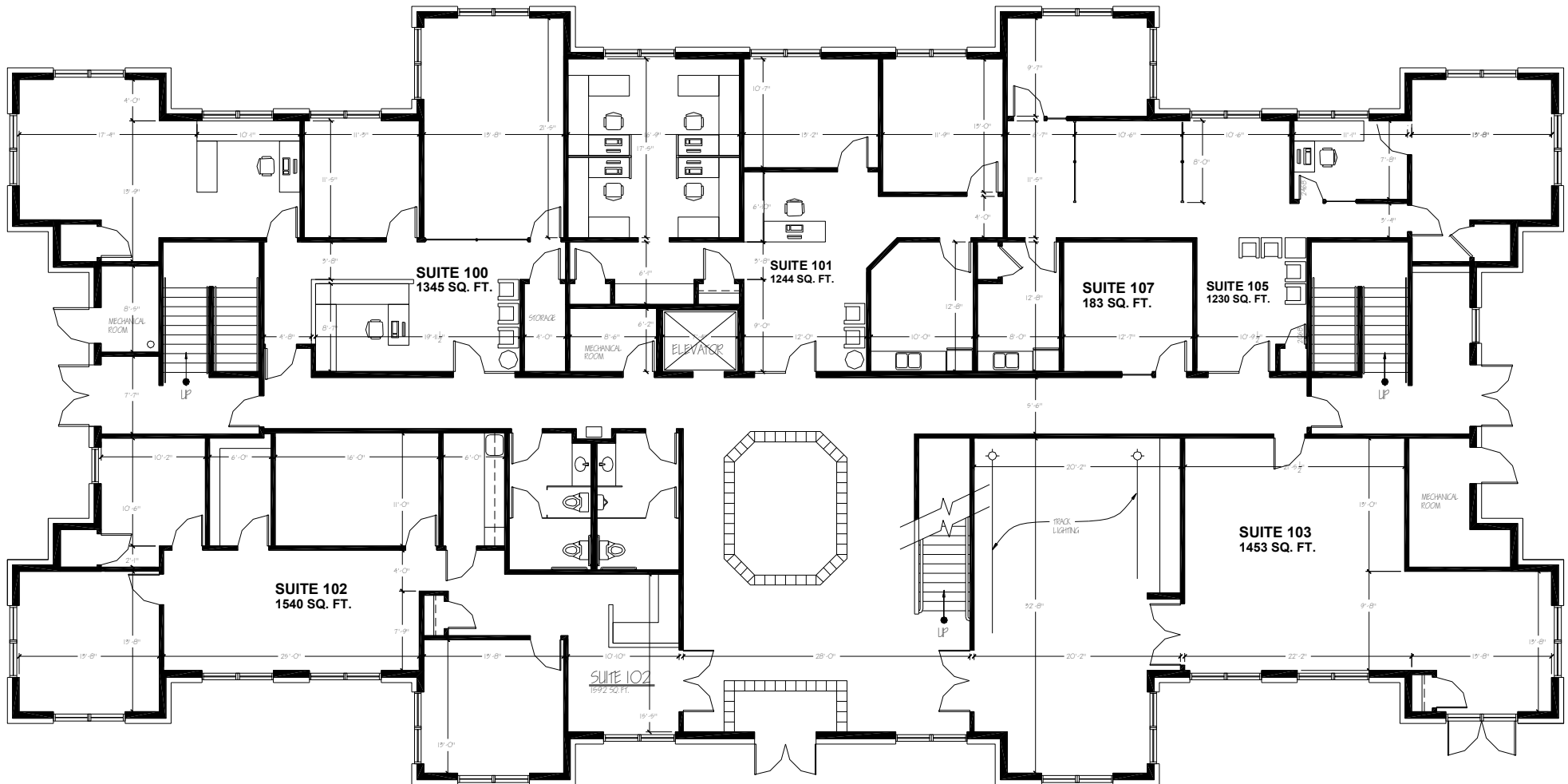




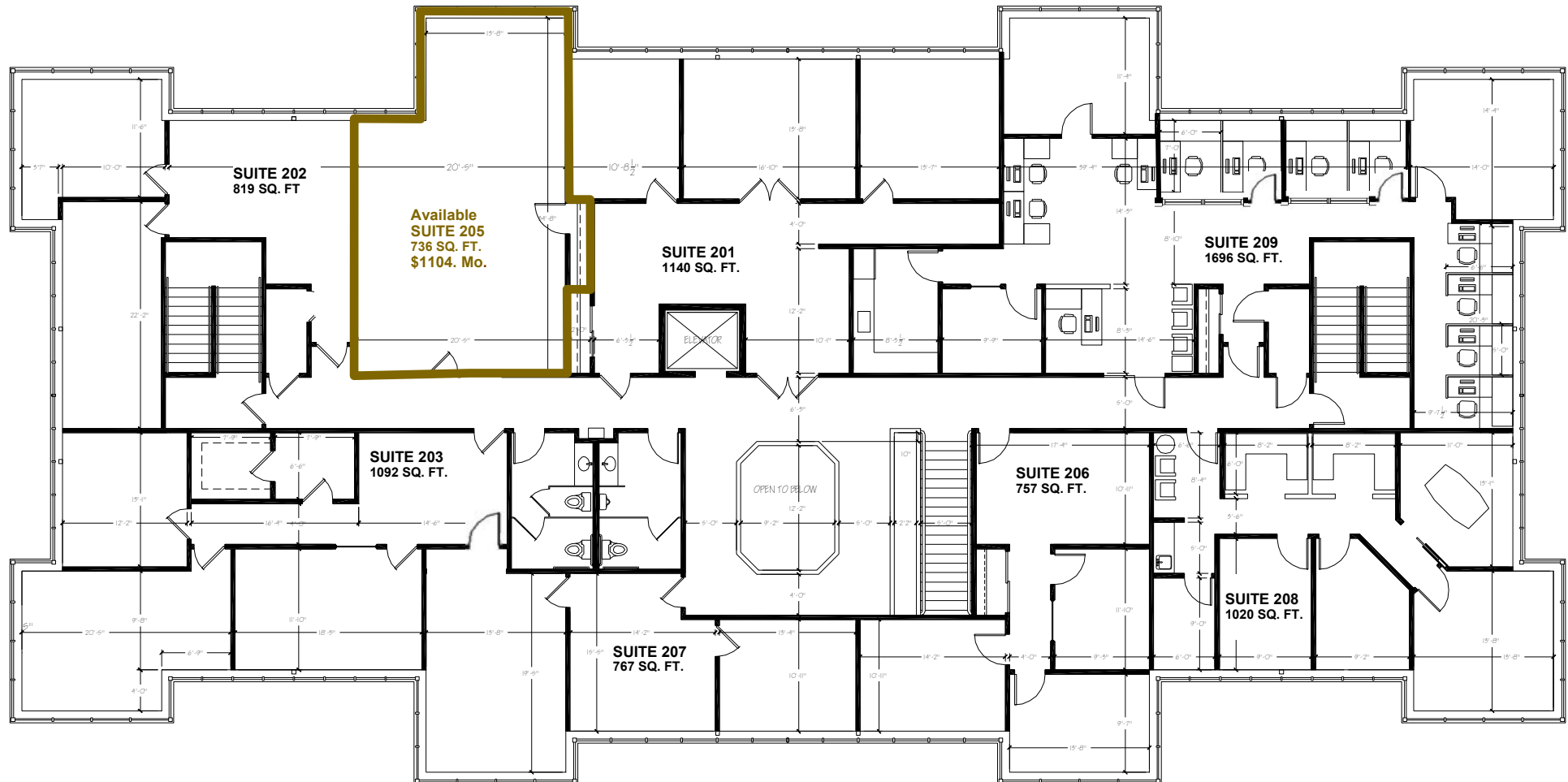
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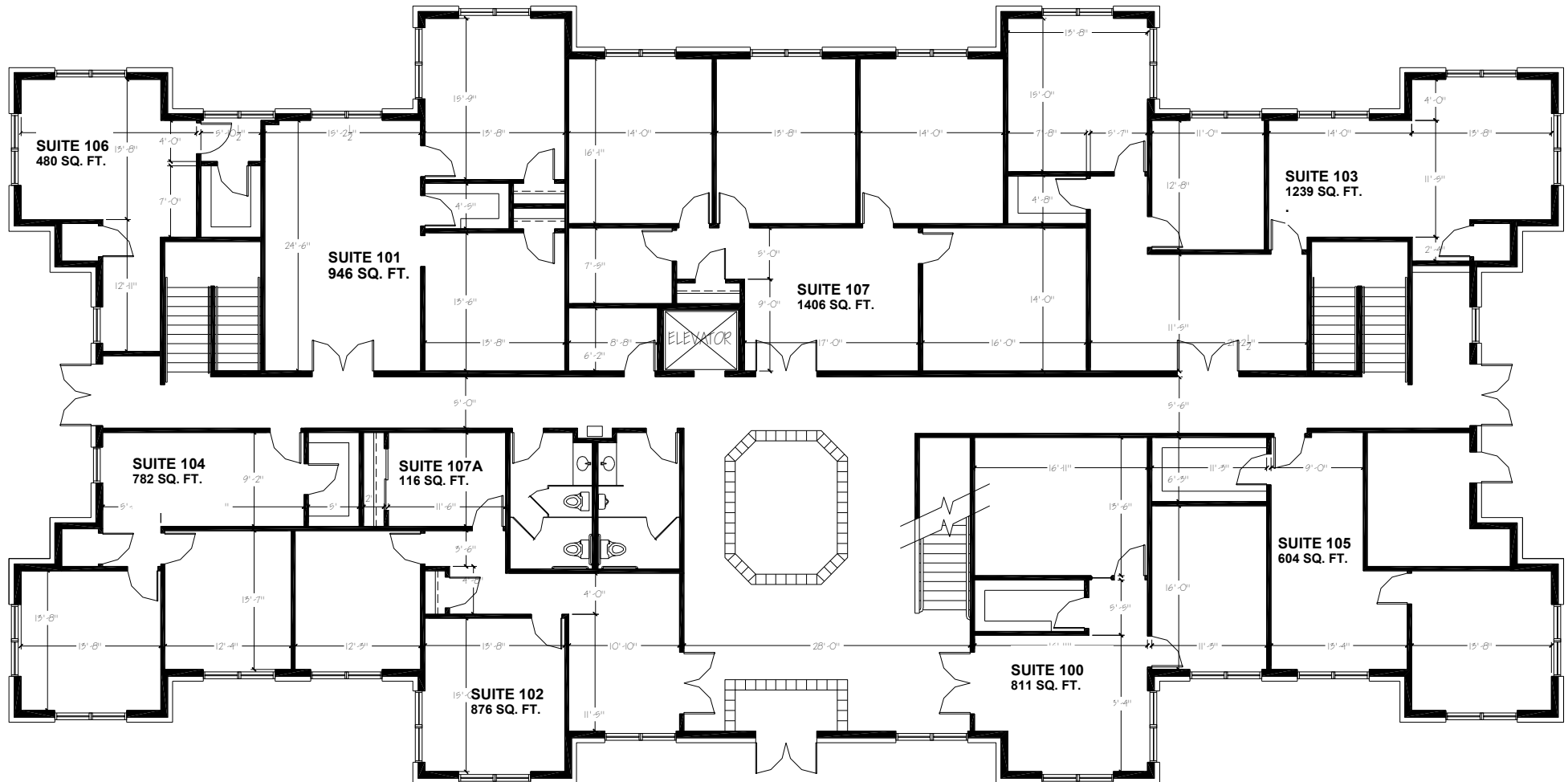
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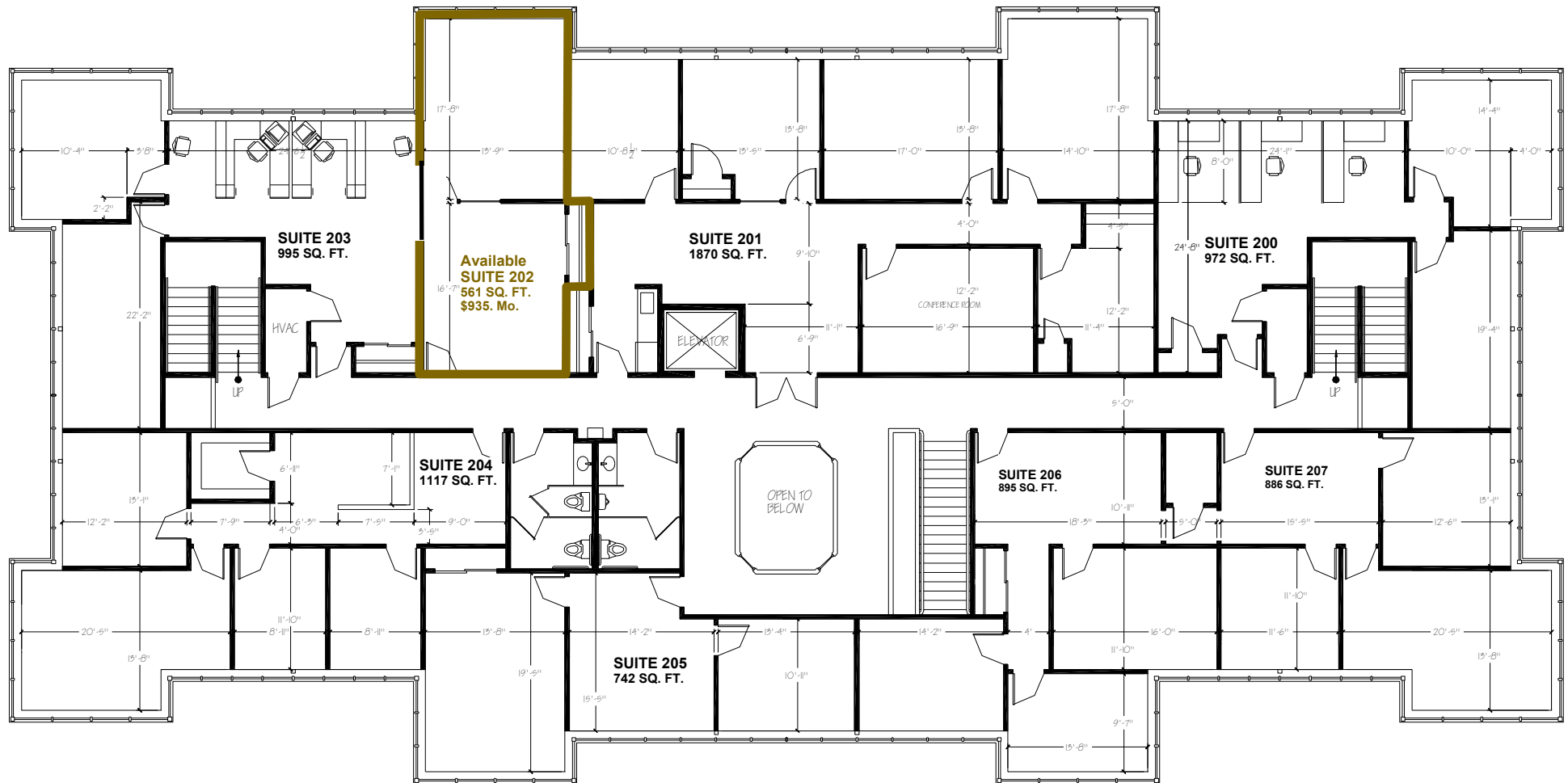
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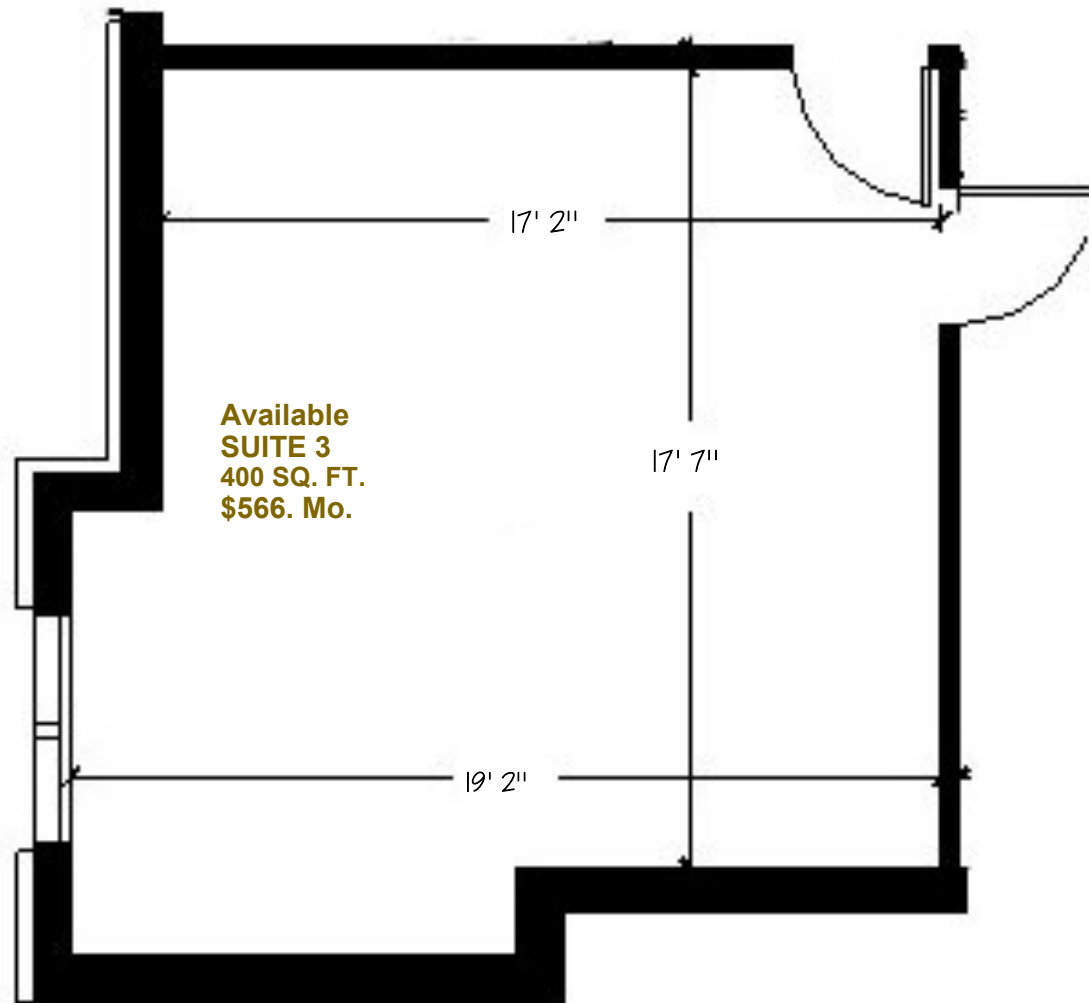
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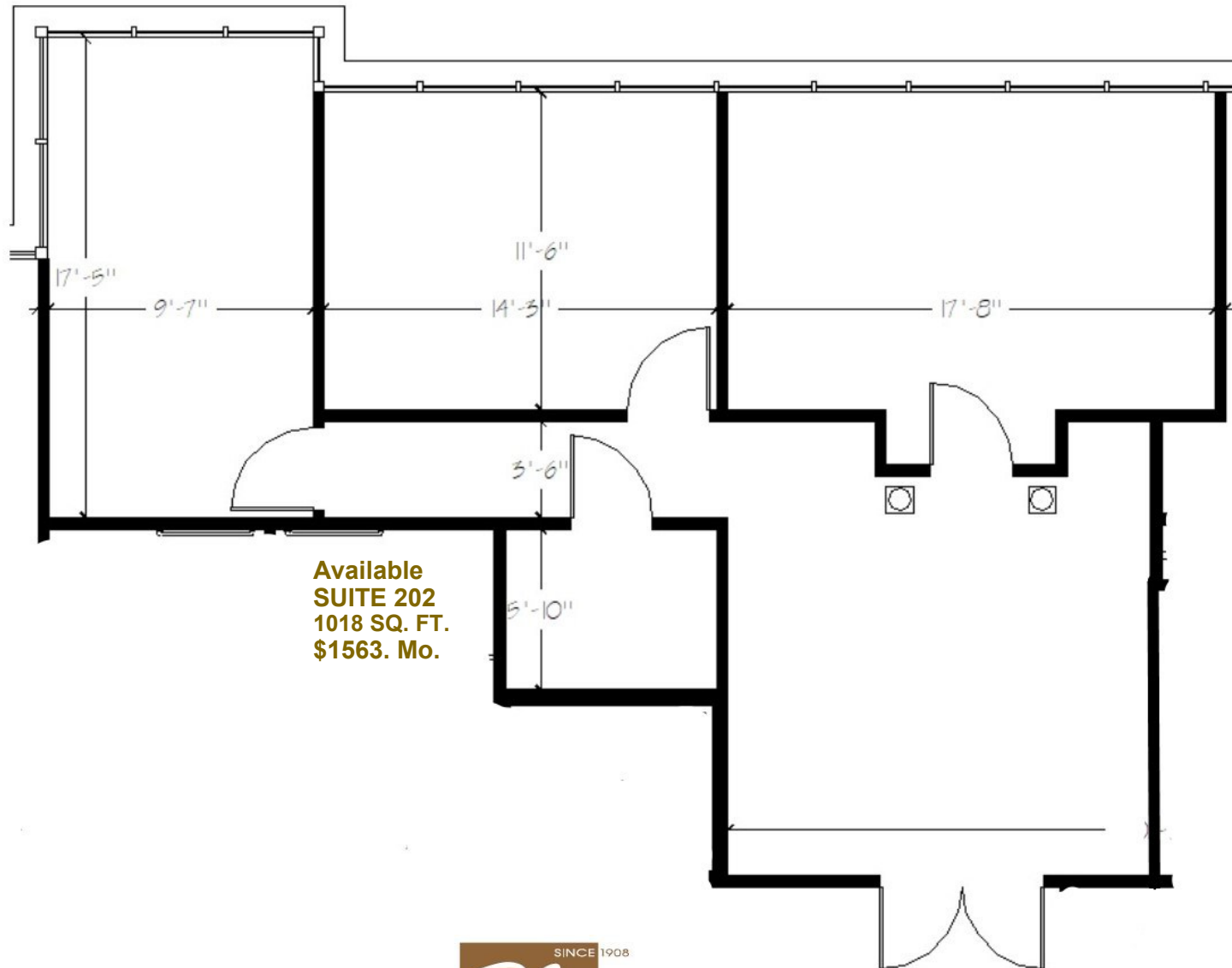
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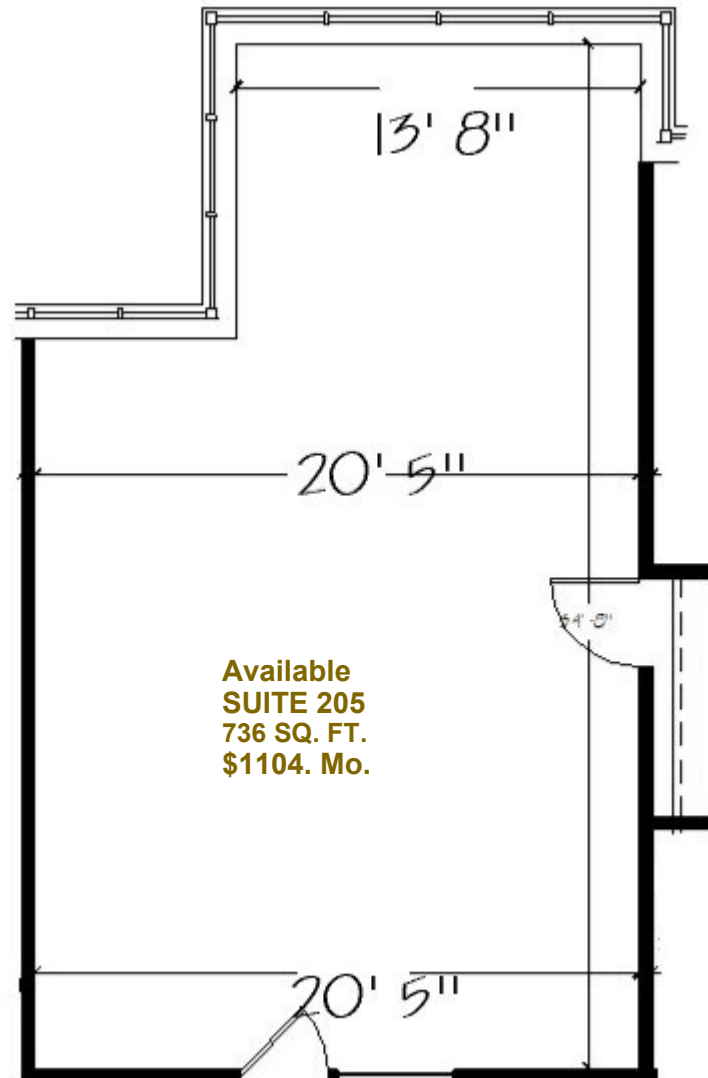
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Available
SUITE 202
1018 SQ. FT.
\$1563. Mo.



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Available
SUITE 205
736 SQ. FT.
\$1104. Mo.



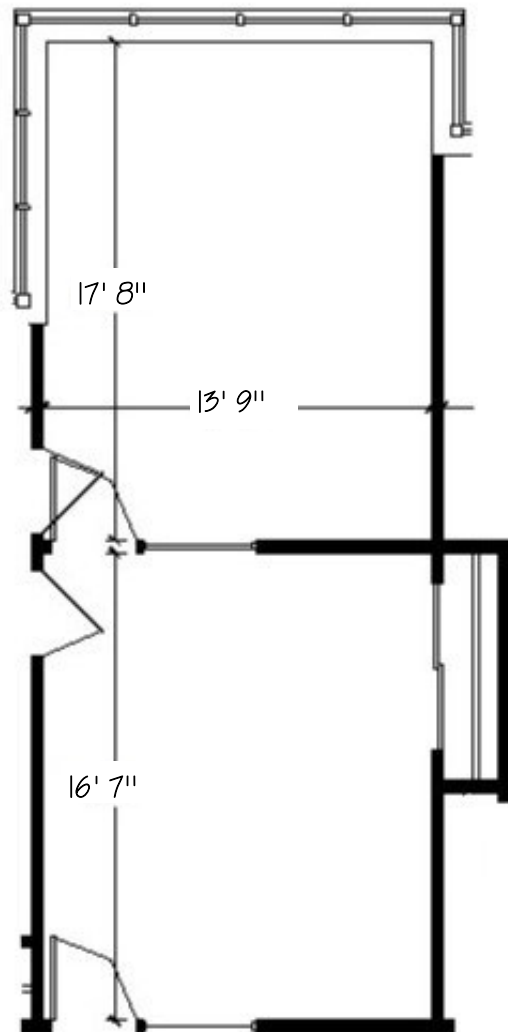
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**Available
SUITE 210
1914 SQ. FT.
\$2871. Mo.**



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**Available
SUITE 202
561 SQ. FT.
\$935. Mo.**



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