



Building Innovation on Tradition  
HOME • OFFICE • COMMERCIAL

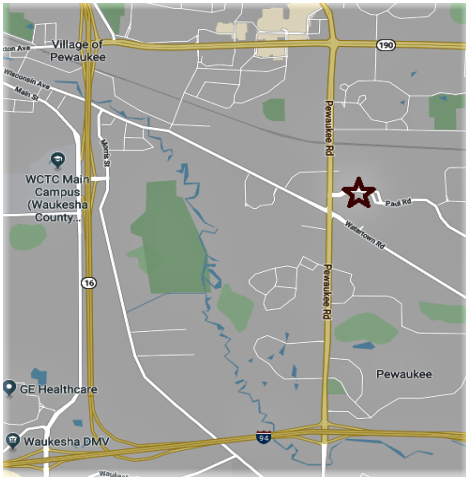
## PEWAUKEE OFFICE SPACE **AVAILABLE**

### West Wind Office Complex

N27 W23953-60 Paul Rd

Pewaukee WI

**Immediate Occupancy Available**



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

[www.mikkelsonbuilders.com](http://www.mikkelsonbuilders.com)

**For Further Information:  
Bill Mikkelson**

262-241-8740

[Bill@mikkelsonbuilders.com](mailto: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

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## *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*

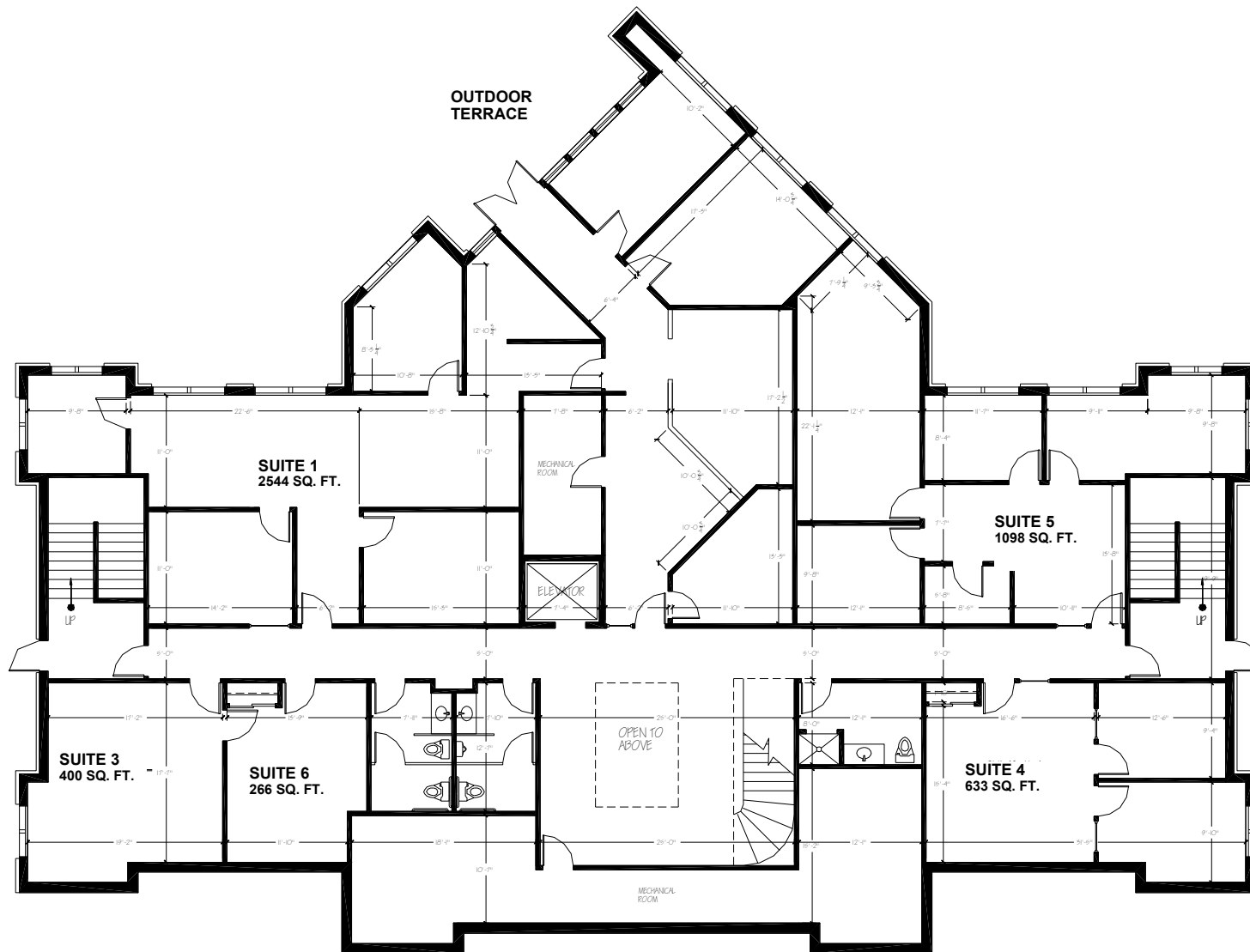
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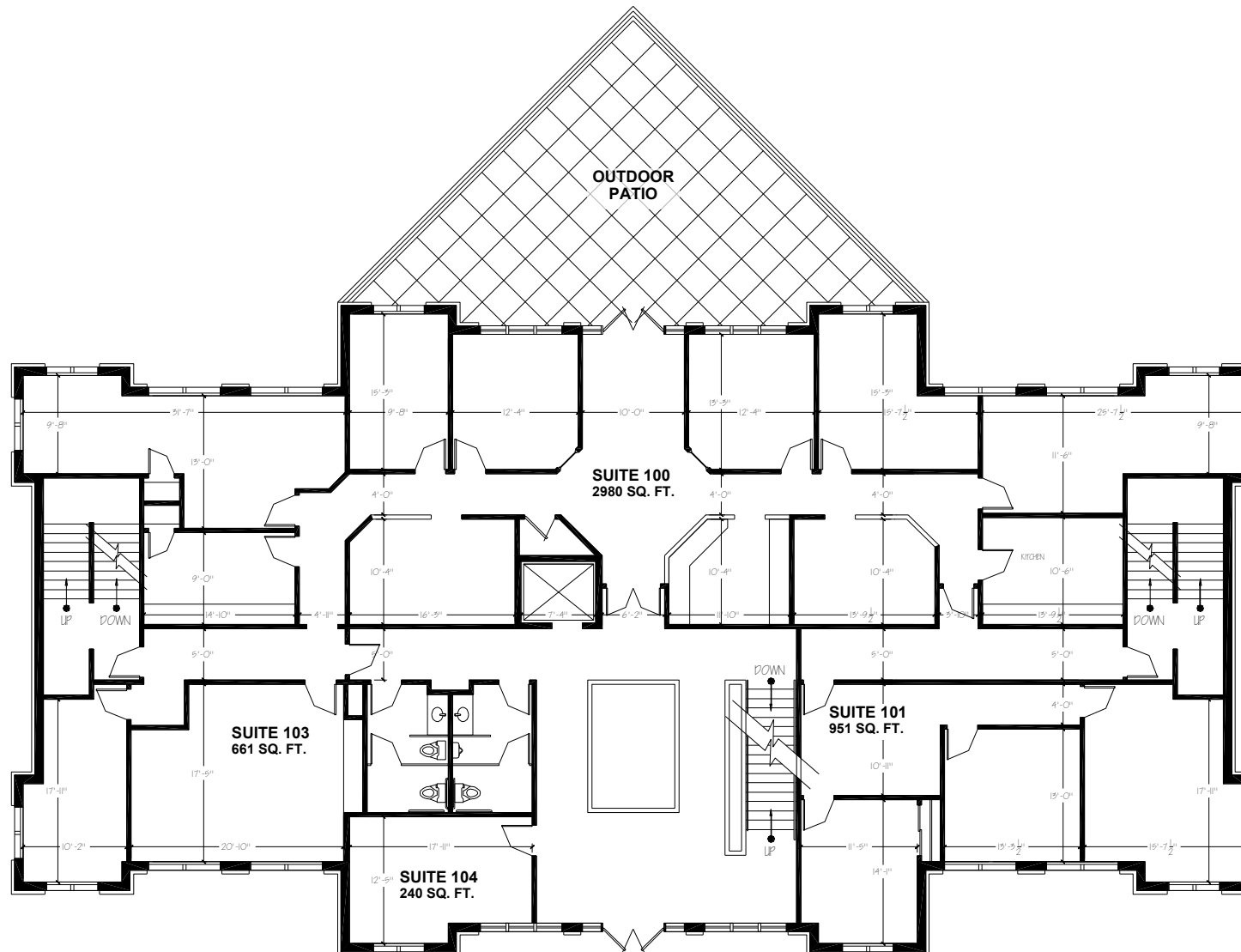
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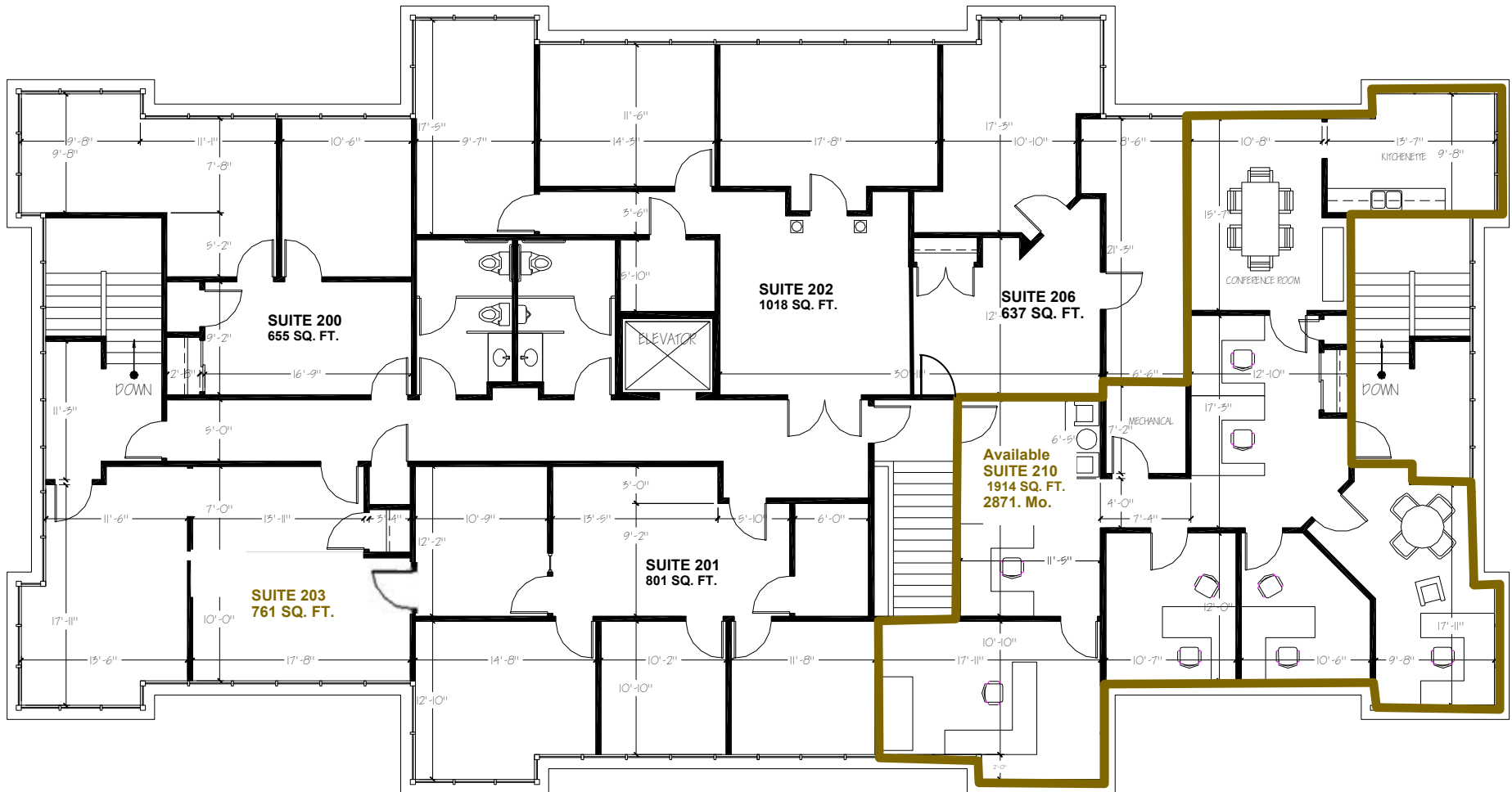




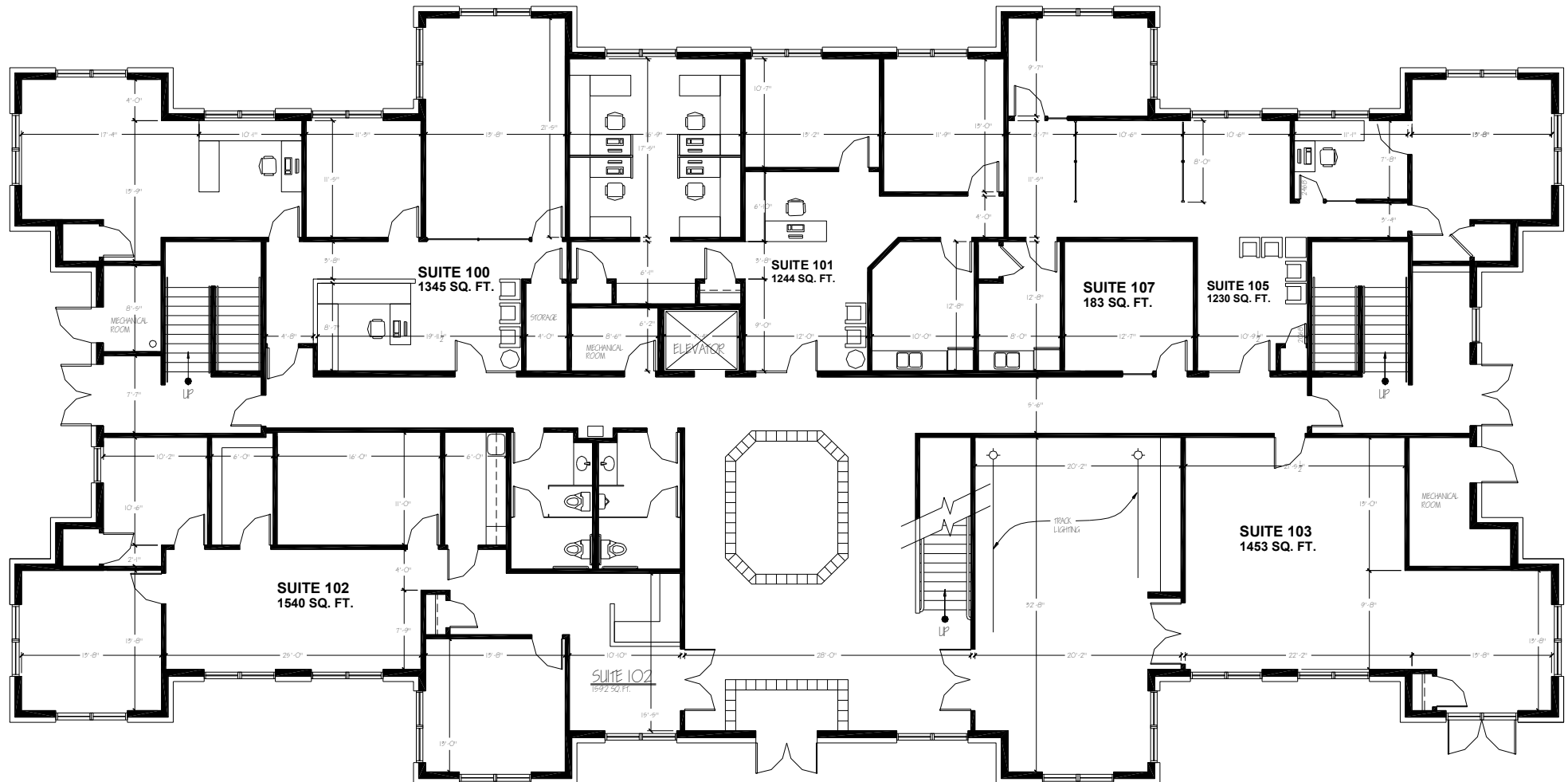
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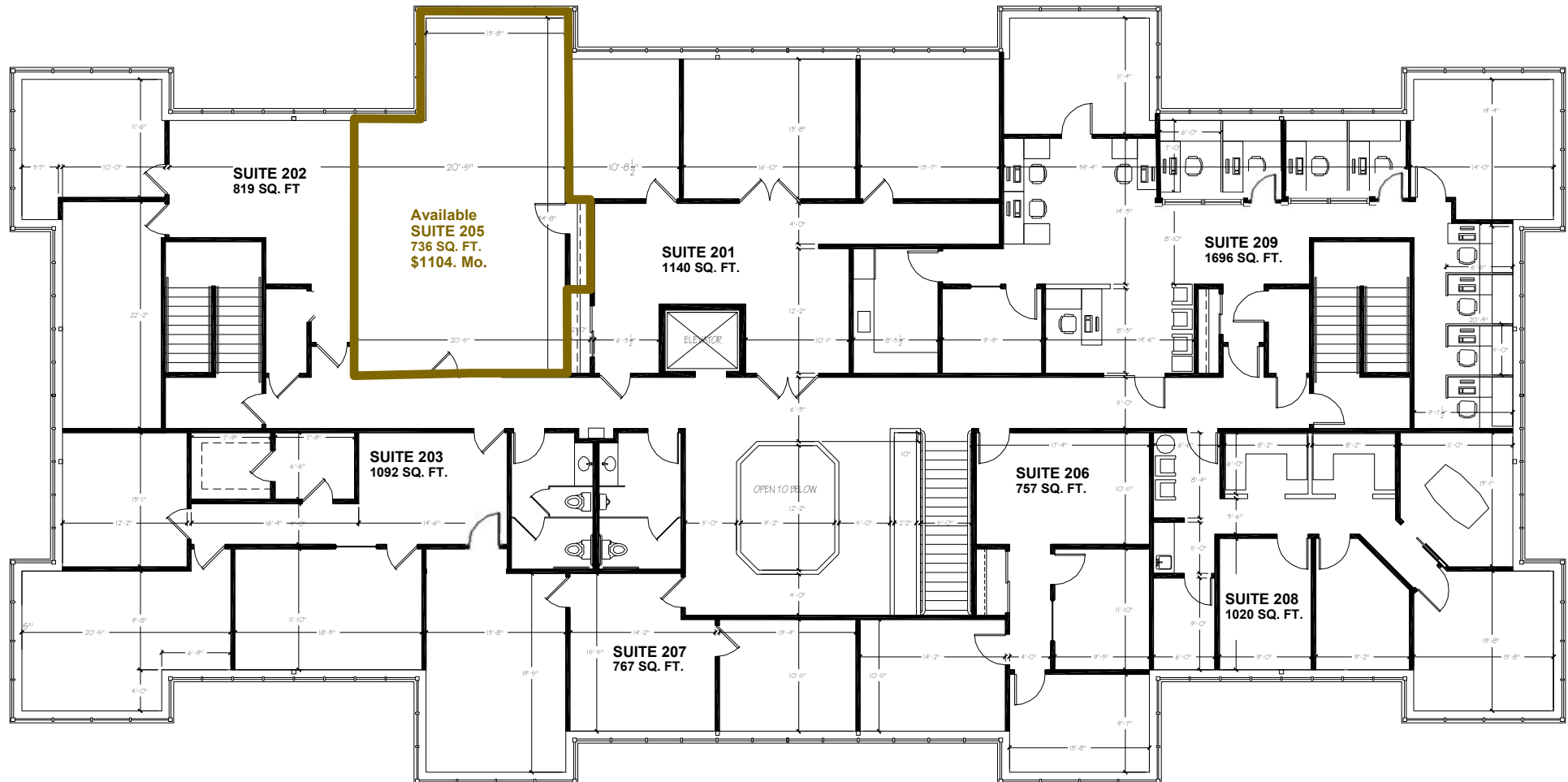
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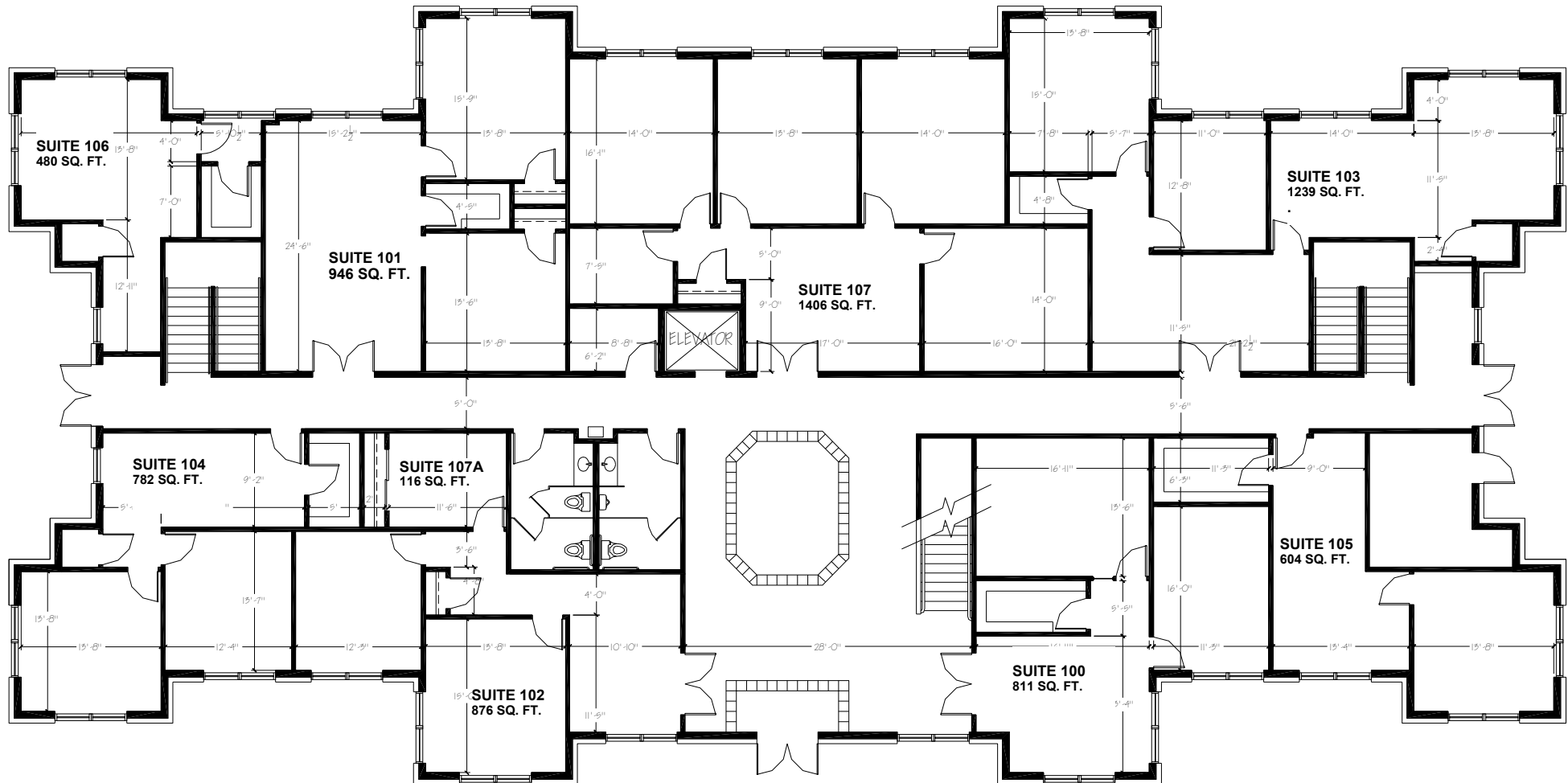
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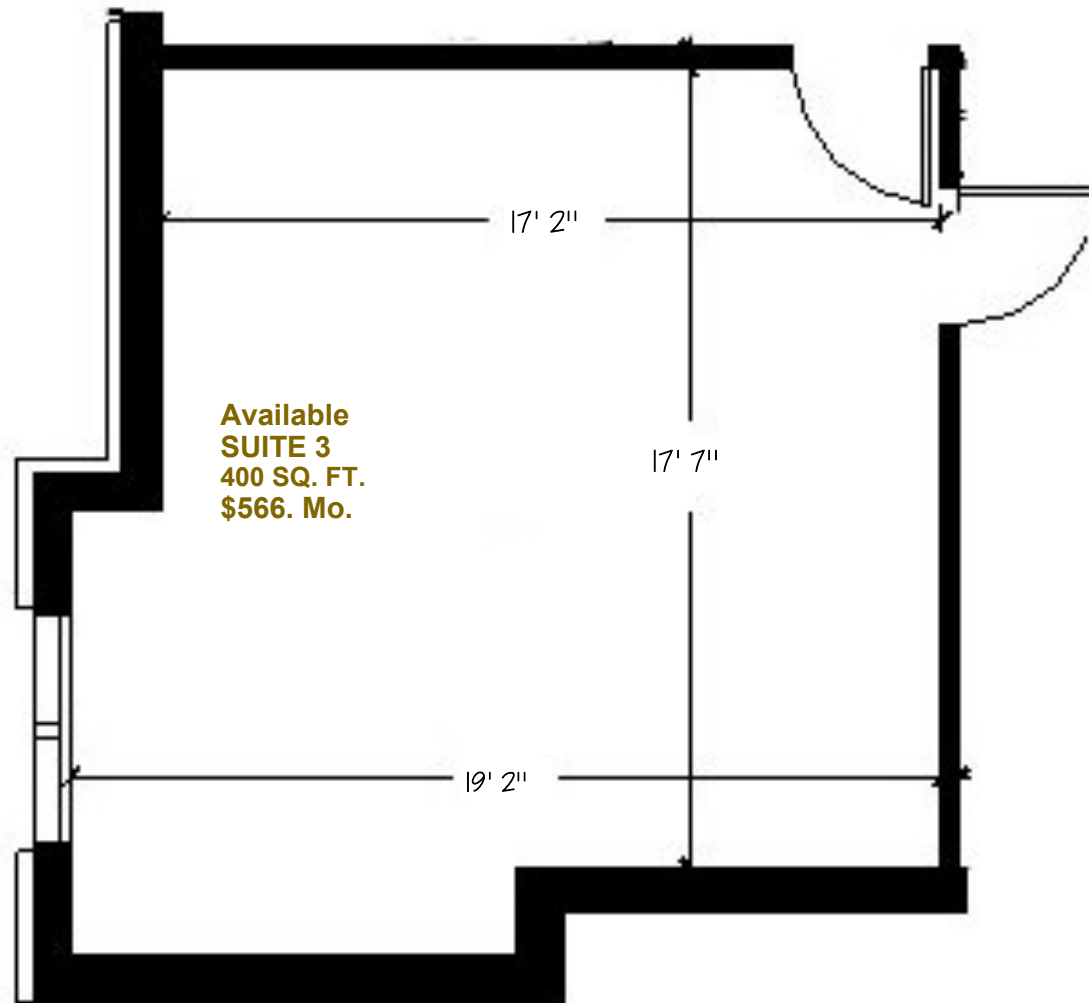
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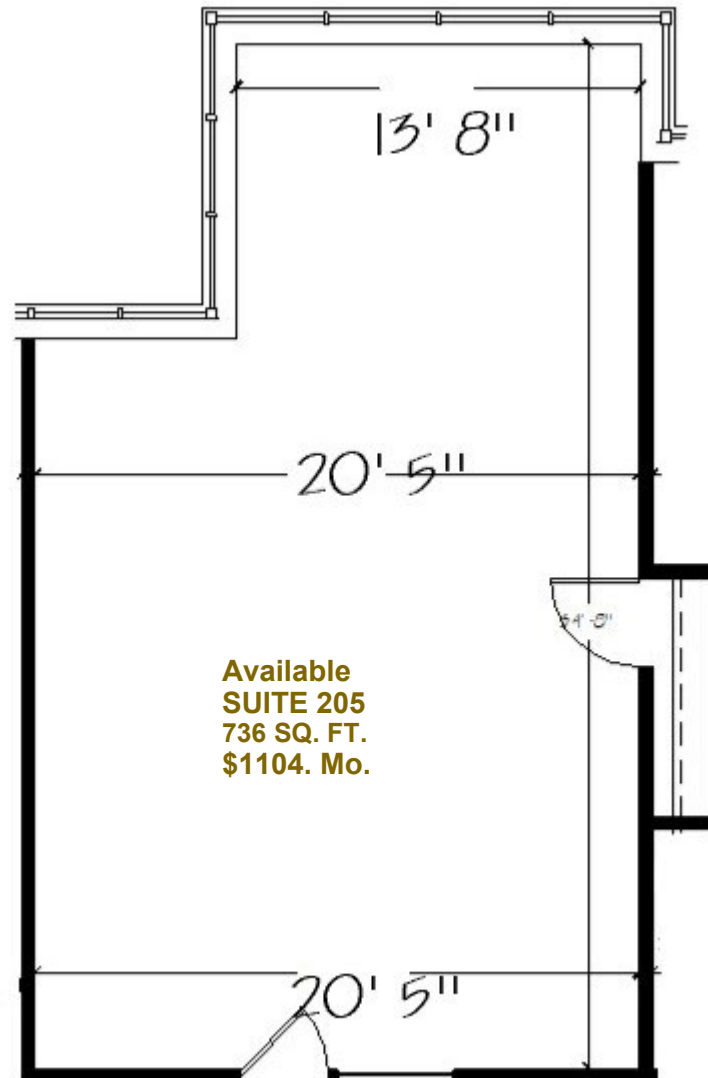
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**Available  
SUITE 205  
736 SQ. FT.  
\$1104. Mo.**



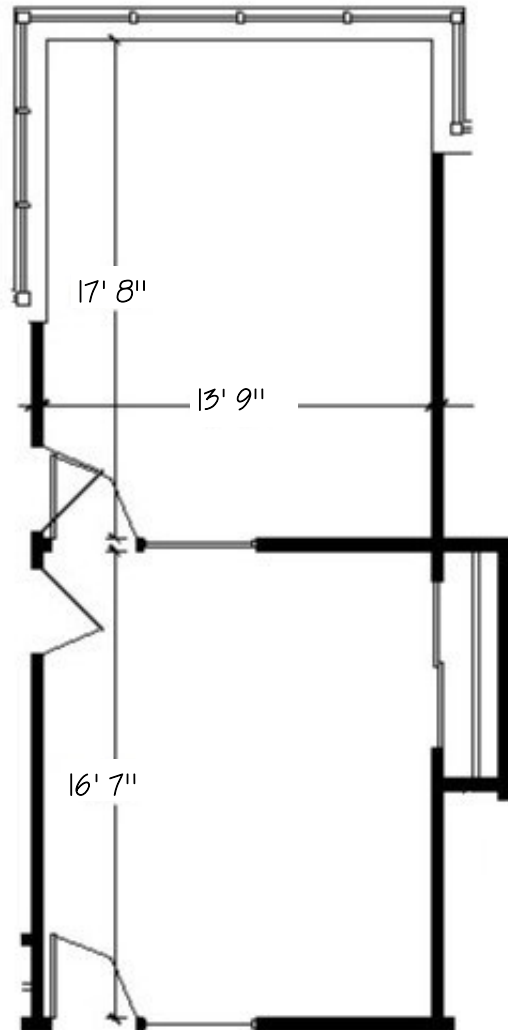
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**Available  
SUITE 210  
1914 SQ. FT.  
\$2871. Mo.**



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



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