

# AVAILABLE COMMERCIAL SPACE LISTING – 5/2/12

## CITY OF CEDARBURG – CEDARBURG, WISCONSIN

*Winner of the 2008 Wonder's of Wisconsin - Best Shopping Award*

*(All Information subject to change without notice)*

ADDRESS	TYPE	SALE OR LEASE	CONTACT	PHONE	SQ. FT	UTILITIES	MONTHLY RENT OR PER SQ. FT.	LISTING PRICE	COMMENTS
W61N497 Washington Ave	Restaurant, Retail or Office	Sale/ Lease	Buffy Godfrey	414.640.9704	2,300	Not included	\$4,200	\$499,000	Beautiful Washington Ave property at entry to Historic Cedarburg
W62 N580A Washington Ave.	Retail	Lease	Kay Walters	414-313-8765	2,500	Not Included	\$3,000	N/A	Prominent location in historic district. Parking in rear.
N70 W6340 Bridge Rd.	Retail / Artist Studio	Lease	Jim Pape	262.375.9390	410	Not Included	\$300 common area \$85	N/A	3 <sup>rd</sup> floor of historic Cedar Creek Settlement
N58 W6194 Columbia Rd.	Retail/Office	Lease	Mal Hepburn	262.377.6650	2,000 1,600 (2 spaces)		\$15.00 / SF \$20.00 / SF	N/A	Ozaukee Center Building- Archival restoration of 165 year old building. Excellent retail location!
N70 W6340 Bridge Rd.	Retail	Lease	Ruth McCutcheon Jeff	262.377.1555 262.573.6468	Booth				Lease a booth for antiques, art, or collectables. Settlement-2 <sup>nd</sup> floor
W61 N520 Washington Ave.	Bed and Breakfast Inn	Sale	Brook and Liz Brown	262.375.0208	3,800 SF Inn, 800 SF Inn	N/A	N/A	\$995,000	Charming Inn on main street features 12 rooms;9 in the main stone bldg (circa 1853)and 3 in the 1847 frame Weber Haus across the street.
W62 N590 Washington Ave	Retail or Office	Lease	Norbert Kultgen	262.284.0036	Several spaces available SF varies 700-934	Included (ex. phone)	\$525-\$775	N/A	Heart of downtown; Washington Avenue Shoppes; parking in rear. Can be combined.

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W61 N517 Washington Ave.	Retail/Office	Lease	Gus "Sandy" Wirth	262.375.1000	5,000 (will divide)	Not Included	\$5,000 (\$15.00/SF)	N/A	Unique space facing Washington Avenue with parking .
W61 N479 Washington Avenue	Office/Retail	Sale or Lease	Brian Collins	262.375.4425	2,400 SF (entire bldg) 1,200 SF (1 <sup>st</sup> floor)	Not included	\$1,500 (1 <sup>st</sup> floor office rental)	\$329,900	Great location for an office or retail! Beautiful building.
W62 N563 Washington Ave	Dental/Medical office	Lease	Lisa Vogt	262-291-3829	1,236 SF 600 SF	Not included	\$1,500 \$500		Prime Washington Ave. location. Great for dental practice. Also small office
W61 N512B Washington Ave	Office	Lease	Sid Prom	262.377.1822	200 SF	Included (exc. phone)	\$425	N/A	Rear space in historic building; parking spaces outside door.
W63 N671 Washington Avenue.	Retail or Office	Sale or Lease?	Buffy Godfrey	414.640.9704	2,200	N/A	N/A	\$379,900	Popular community – tourist town; live above business potential with retail or office; wood floors inside; parking/patio/porch. Great location (2 <sup>nd</sup> floor apt. potential)
W61 N491 Washington Ave.	Office	Lease	Mike Jackson	262.377.8833 or 262.347.6625	2,100 SF	Not Included (exc. water)	\$10 SF	N/A	Historic 1885 building with office space on 2 <sup>nd</sup> floor; dedicated parking in rear.

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W63 N143 Washington Ave.	Retail / Office	Lease	Bill Sekas	262.377.1380	585 SF	Not Included	\$650	N/A	Good retail on south end. Ample parking / large windows
W61 N306 Washington Ave.	Retail /Office	Lease	Andrew Petzold	262.241.9910, ext. 104	Ste. 201 – 1,023 SF  Ste. 203 – 2,725 SF	Not Included	\$14.00 SF with \$6 SF NNN	N/A	Mixed use retail and office building in the heart of Cedarburg. Anchored by Starbucks, this excellent location offers high visibility and abundant parking, private entrance, elevator and LL storage.
W62 N580 Washington	Studio/Office	Lease	Kay Walters	414.313.8765		Not included		N/A	2 <sup>nd</sup> floor loft space
W62 N228 Washington Ave	Retail or Office	Lease	Brian Collins	262.375.4425	6,000 will divide		\$2,500	N/A	Large warehouse space with offices located on Washington Ave.

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W63 N134 Washington Ave.	Retail/Office	Lease	Gus "Sandy" Wirth	262.375.1000	6,000			N/A	Large space in Echo Plaza behind CVS Pharmacy.
W62 N208 Washington Ave.	Retail or Office	Lease	Mike Mehta	262.242.9393 x101	1,920 2,592	Not Included	\$12.00 - \$14.00 NNN	N/A	Highly visible retail center located on Cedarburg's busiest street..
W62 N281 Washington Ave.	Retail or Office	Lease	Lisa Vogt	262.391.3829	1,200 SF	Not Included	\$14.00 SF	N/A	Newly renovated interior on the main street leading into downtown Cedarburg; excellent parking; space can be divided to suit.
Cedarburg Square Office Complex W62 N244 & N248 Washington Avenue	Executive Office Space	Lease	Ed Straszewski	262.377.4170	330-2,220 SF	Heat Included	Starting at \$9.00 SF	N/A	Two building campus with easy parking, conference room and zoned H.V.A.C; on-site banking; close to restaurants, grocery, auto repair and shopping area; 24 hour access. See more information @ <a href="http://www.cedarburg-square.com">www.cedarburg-square.com</a> .

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Cedarburg Square Office Complex W62 N244 Washington Ave.	Incubator Office Suites	Short Term Lease	Ed Straszewski	262.377.4170	120-150 SF. common reception area	Yes	Starting at \$200 monthly	N/A	Two building campus with easy parking, conference room and zoned H.V.A.C; on-site banking; close to restaurants, grocery, auto repair and shopping area; 24 hour access. cedarburgsquare.com
Cedarburg Square Office Complex Suite B101	Medical Clinic	Lease	Ed Straszewski	262.377.4170	1,300 SF Common reception area	Taxes, Heat & Electric Included	\$1,874	N/A	Five (5) Exam Rooms with sink cabinets; Lab area; Office/Consultation Room; Private Entrance; Storage
N28 W5901 Lincoln Blvd.	Medical clinic	Sale	Buffy Godfrey	414.640.9704	2,570 SF			\$585,000	Prime location in the City of Cedarburg
W60 N171 Cardinal Ave.	Manufacturing with office and warehouse	Sale or Lease	Barry S. Chavin of MLG Commercial	262.938.4406	59,261 SF manufacturing; 3,500 SF office	N/A	Warehouse \$3.50/SF Office \$7.00/SF	Building: \$1,300,000 Building/lot: \$1,450,000	Bldg. on a 2.67 acre site; addl. 1.73-acre adjacent lot avail.; excellent facility for light assembly machining or storage.

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W60 N128 Cardinal Ave.	Industrial	Sale or Lease	Karl Weidenman at CBRE	414.274.1653	11,200 SF building on 3.62 acres	N/A	\$22.32 SF	\$250,000	Built in 1960; masonry construction; 18' clear height; two drive in doors; zoned M-2 – Industrial; fenced yard; electricity and power; off Pioneer Road and Cardinal Ave.
Corner of Jackson and Washington Ave.	Redevelopment Site B-2 Zoning	Sale	Jim Kaysen of Kaysen Realty Val	262.377.6200 414.350.3881	1.21 acre parcel	In place	N/A	\$725,000	High traffic corner; 227' of frontage on Washington and 265' on Jackson.
N19 W67121- W6733 Commerce	Office/Flex Building	Lease	Jennifer Green	414.403.3747	varies		\$9.50 office \$3.50 warehouse	N/A	Well constructed single story "flex" building. Ample parking. Beautiful landscaped grounds.
NE of Pioneer Rd. and Evergreen Blvd.	Land	Sale	Duey Stroebel	262.377.4050	5.52 acres	N/A	N/A	\$398,000	5.52 acre fully-improved parcel in the Cedarburg Business Park. Flexible zoning allows office, manuf. /dist.
N143 W6049 Pioneer Rd.	Industrial/ Manufacturing	Sale or Lease	Brian Schroeder/Bill Quinlivan (Siegel- Gallagher, Inc.)	414-225-9700	220,342+ SF on 8.42 acre parcel of land. Approx. 11,580 SF office	Not Included	N/A	\$3,200,000	Plant closed; owner would like to sell the asset; potential redevelopment site.

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Corner of Zeunert and Washington	Restaurant or Bank	Sale	Commercial Properties Assoc. Dave Hartig Tom Treder	414.271.1111	1.12 acre parcel	N/A	N/A	\$575,000	Outlot for sale; adjacent to new Walgreens store; high visibility; easy access.
N49 W6337 Western Rd.	Redevelopment site. Manufacturing.	Lease or Sale	William Bratt Dorem LLC	262.375.8095 414.659.9566	10,000 to 176,000 SF	Not Included; (except property taxes)	TBD	TBD	Space located in multi-tenant building, 1 block from main street Cedarburg. 11 acres! Prime development area.
W57 N14333 Doerr Way	Warehouse	Lease	William Bratt Dorem LLC	262.375.8095 414.659.9566	10-20,000 SF.	Not Included; (except property taxes)	TBD		10 loading docks, 20-foot ceilings; just off Pioneer Rd. at entrance to Cedarburg.
N143XX W57 Doerr Way	Land	Sale	William Bratt Dorem, LLC	262.375.8095 414.659.9566	14 acres	N/A		TBD	Industrial site. End of Doerr Way. Off of Pioneer Rd.
W59 N240 Cardinal Ave	Warehouse/ Manufacturing	Lease	NAI MLG Commercial Curt Pitzen Brett Garceau	262.983.4463 262.364.5546	2,550 SF		\$4.75/SF NNN		Great location just south of gymnastics facility.
. N144 W5620-5660 Pioneer Rd.	General Manufacturing	Sale	Bob Flood Brett Deter Joe Carollo RFP Commercial	414-224-1058 414-224-9113 414-224-9111	41,000 SF facility 2,200 SF office			\$1,350,000	Excellent location in Cedarburg. Approximately 2.75 miles west of I-43.

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S.E. Corner of HWY 60 & CTR-I	Land	Sale/Lease/Build-to-suit	Michael Wirth Wirth Investments, Ltd.	262.376.1033	17.07 Acres &/or 743,569 SF	Recently annexed parcel in TID No. 2 Sewer/Water will be extended once project is in motion	N/A	\$1,995,000	17 acres prime for development in the City of Cedarburg 12 acres in B-2 & 5 acres in RM-2 (multifamily) Traffic counts @ 20k/day. More info:www.wirthinvestments.com.