Colliers

For Sale or Lease

N86W12500 Westbrook Crossing
Menomonee Falls, WI 53051

Building Details

Class A Office for Sale or Lease

Colliers | Wisconsin is pleased to present the opportunity to lease or purchase a 81,000 SF Class A corporate office headquarters in Menomonee Falls, WI. Built in 2011 for Actuant Corporation (currently Enerpac) for their corporate offices and training facility; the property features a vast array of amenities, including full cafeteria, large fitness center and yoga room, expandable training room, and a multitude of huddle and conferencing spaces. Existing furniture can be made available.

Property Profile

Address	**N86W12500 Westbrook Crossing Menomonee Falls, WI 53051**
Building Size	**81,503 RSF**
Stories	**2 + Lower Level**
Parcel Size	**6.35 Acres**
Year Built	**2011**
Parking	**325 surface stalls**
Zoning	**B-4, Office District**
Signage	**Monument and potential for On-Building**
No. of Tenants	**One (1)**
Lease Expiration	**3/31/2026 (Potential for a Q1 2025 exit)**
Lease Rate	**$12.00/SF NNN**
Sale Price	**Contact Broker**

- Close proximity and easy access to I-41
- Located at the front entrance of an established business park with class A buildings
- Property is engineered to support a third story and site is approved for a 30,000 SF building to be added
- Well amenitized building including full cafeteria, large fitness center, locker rooms, expandable training room and multiple conference rooms
- Existing furniture can be made available

Tenant Experience

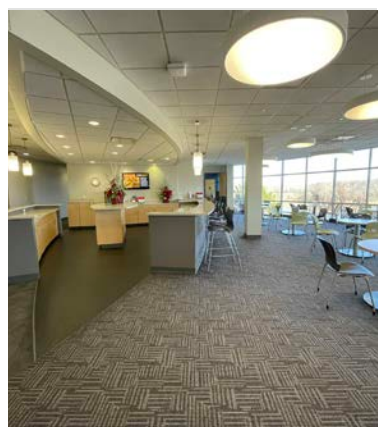
Campus Highlights

- Modern tenant amenities
- Large fitness center
- Effortless highway access
- Shared meeting spaces
- Ample natural light

Multiple conference rooms of various sizes


Fitness center with yoga room and locker rooms with showers

Monument and on-building signage


Break room with large kitchenette


Break area with outdoor patio

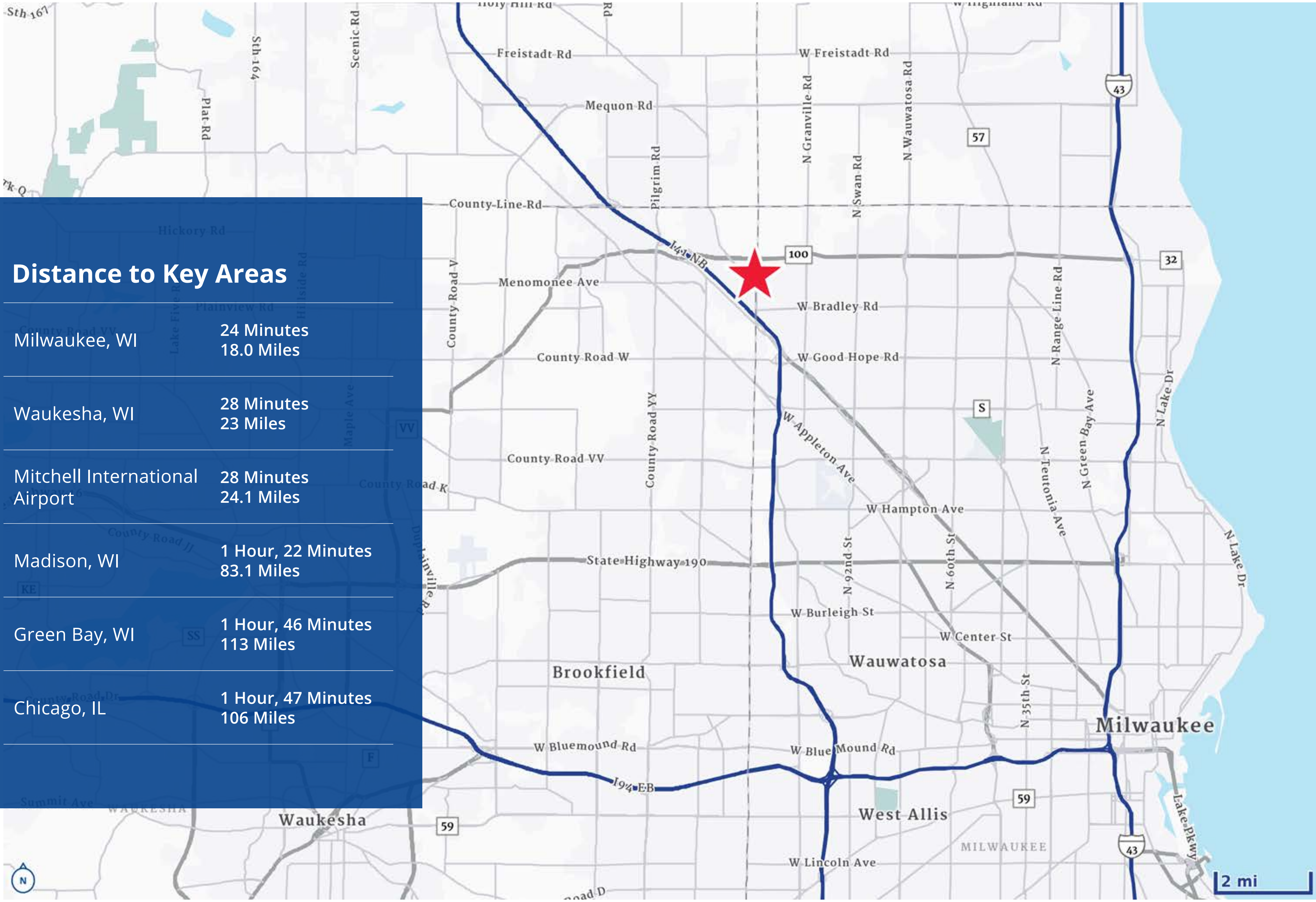
Location & Visibility

Vehicles per Day

11,900 VPD
on Boundary Road

104,000 VPD
on I-41

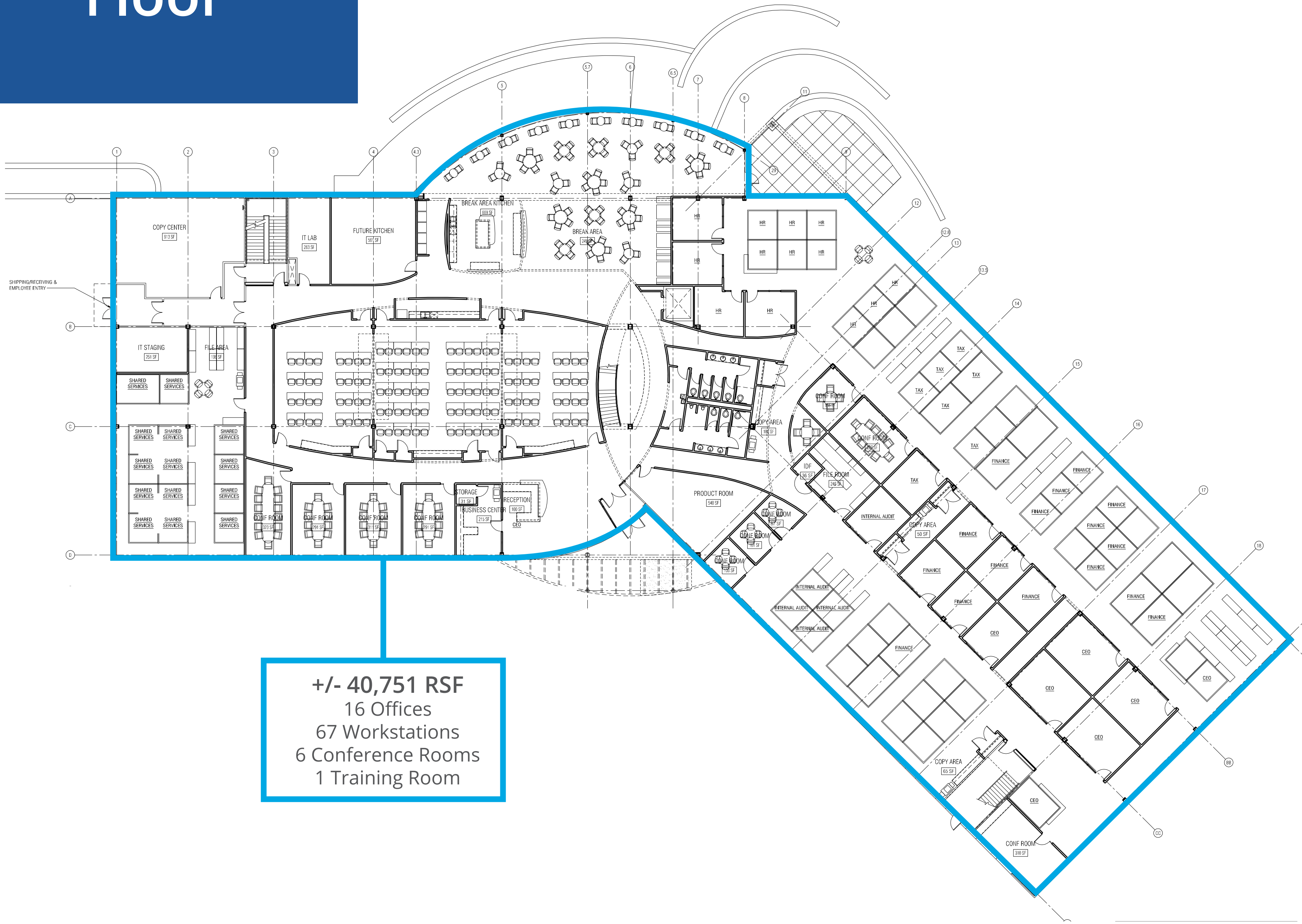
Location



Distance to Key Areas

Milwaukee, WI	24 Minutes 18.0 Miles
Waukesha, WI	28 Minutes 23 Miles
Mitchell International Airport	28 Minutes 24.1 Miles
Madison, WI	1 Hour, 22 Minutes 83.1 Miles
Green Bay, WI	1 Hour, 46 Minutes 113 Miles
Chicago, IL	1 Hour, 47 Minutes 106 Miles

First Floor

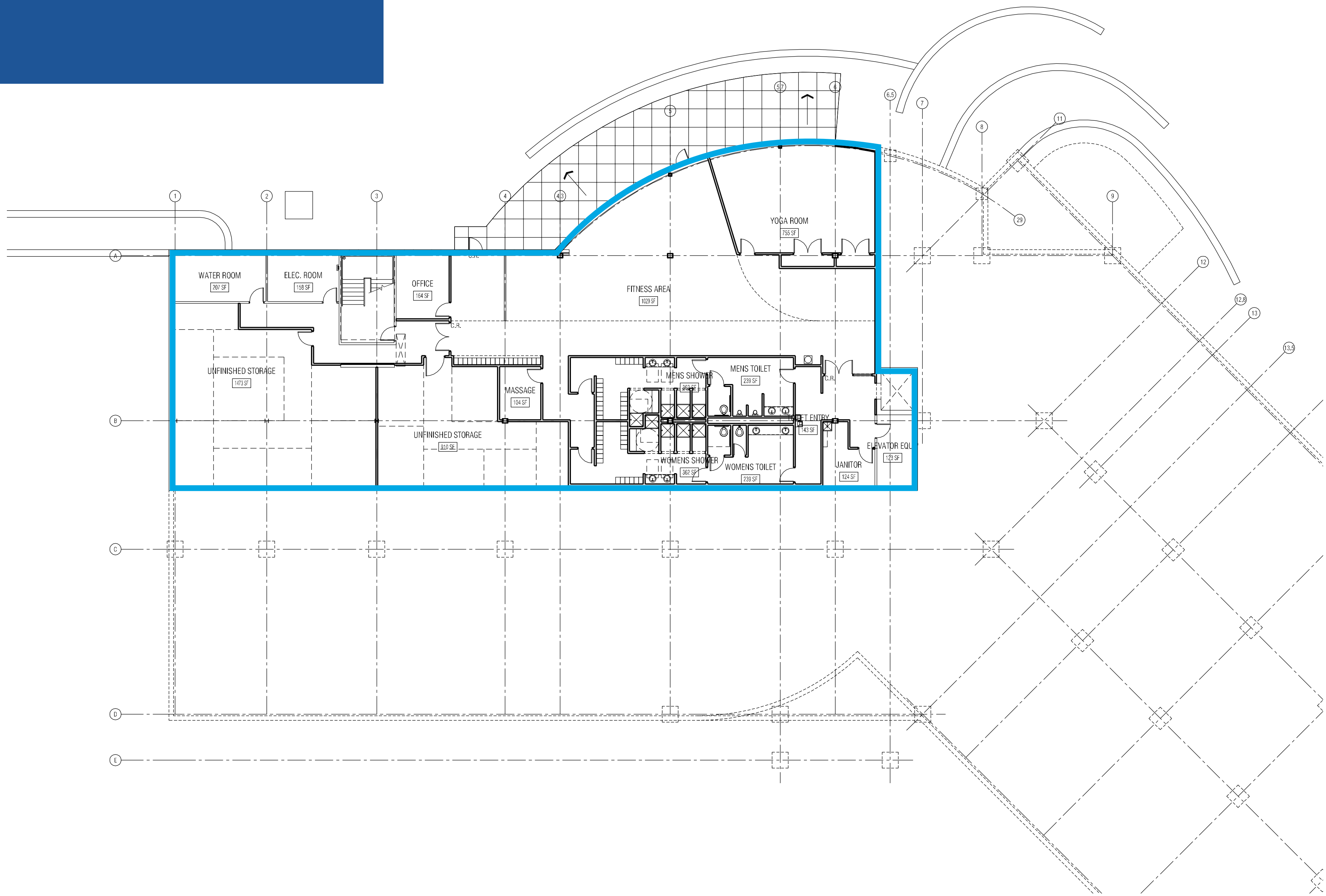


+/- 40,751 RSF
16 Offices
67 Workstations
6 Conference Rooms
1 Training Room

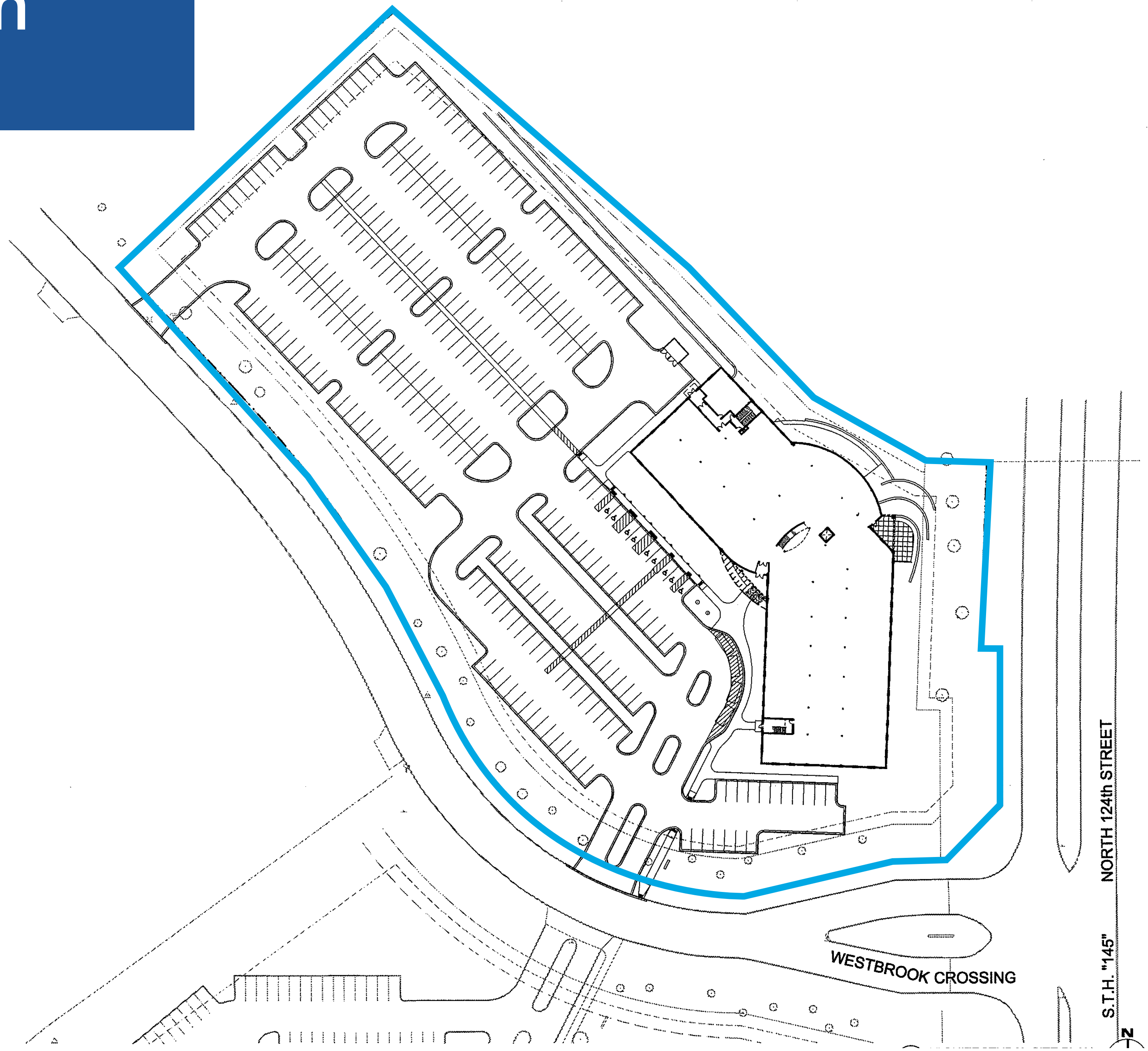
Second Floor

+/- 40,752 RSF
22 Offices
128 Workstations
10 Conference Rooms

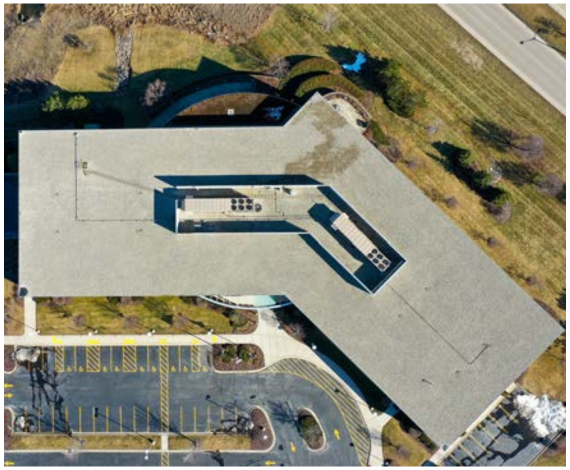
Lower Level


WATER ROOM
207 SF
ELEC. ROOM
158 SF
OFFICE
164 SF
FITNESS AREA
1029 SF
YOGA ROOM
755 SF
C.R.
UNFINISHED STORAGE
1473 SF
MASSAGE
104 SF
UNFINISHED STORAGE
910 SF
MENS SHOWER
362 SF
MENS TOILET
239 SF
C.R.
143 SF
WOMENS SHOWER
362 SF
WOMENS TOILET
239 SF
JANITOR
124 SF
123 SF

Site Plan



Site Photos



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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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a 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 behalf of the broker, may provide 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to 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 and 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 statues and is for information only. It is a plan-language summary of a broker's duties to a customer under section 452.133 (1) 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. Unless the information must be disclosed by law or you 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.
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 you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.
Confidential information: ______________________________
Non-Confidential information: (The following information may be disclosed by Broker): ______________________________
(Insert information you authorize the 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/

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 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 and 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 intent to meet his or her obligations under a contract or agreement made concerning the transaction.