

An aerial photograph of a large commercial building complex. The main building is a long, two-story structure with a grey roof and numerous windows. It has a curved section on the right side. To the left, there's another building with "NOVUM" written on its side. The complex is surrounded by parking lots, some with cars, and landscaped areas with trees and grass. In the background, other industrial buildings and a distant city skyline are visible under a blue sky with some clouds.

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 + finished partial lower level
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
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

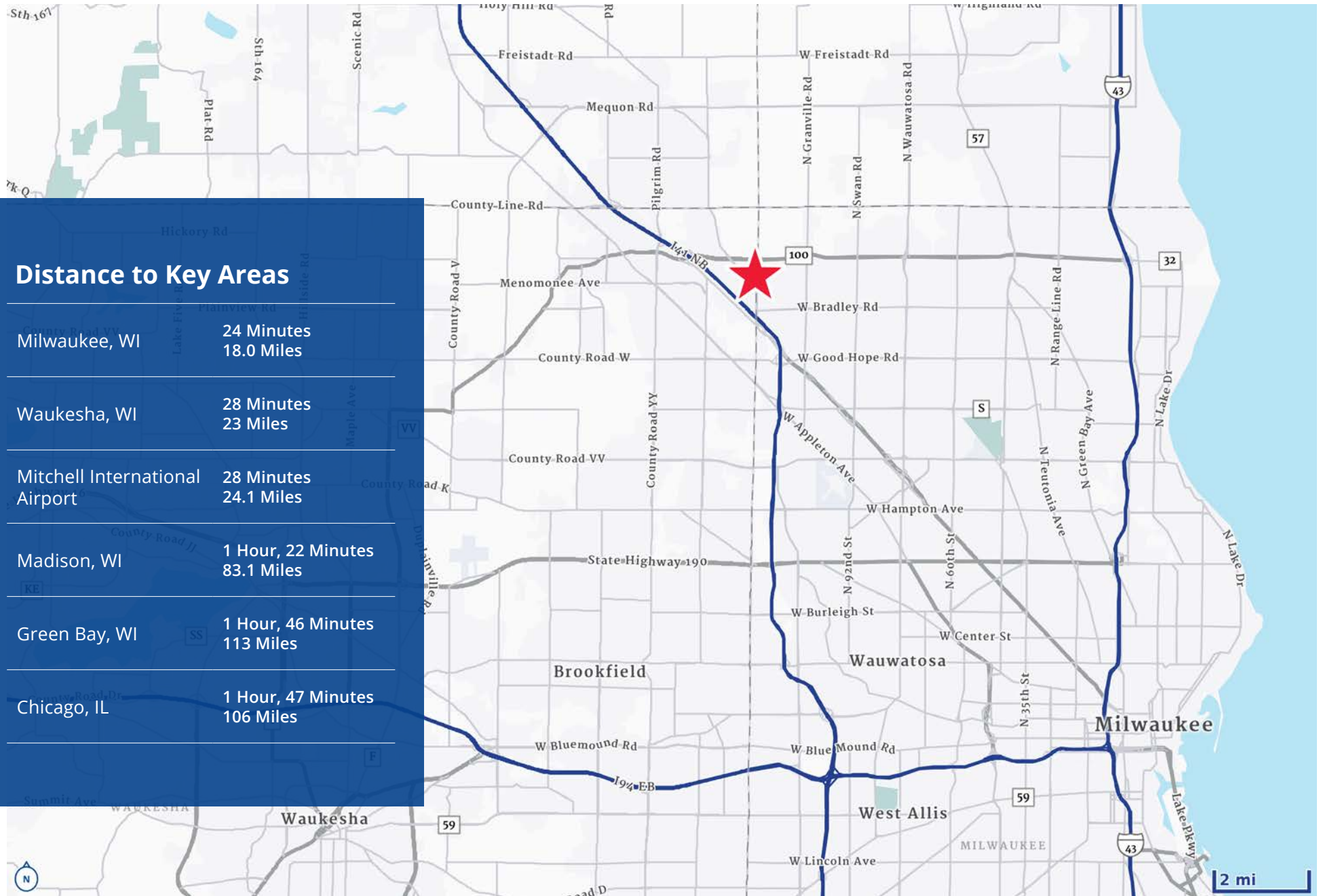
11,900 VPD
on Boundary Road

104,000 VPD
on I-41

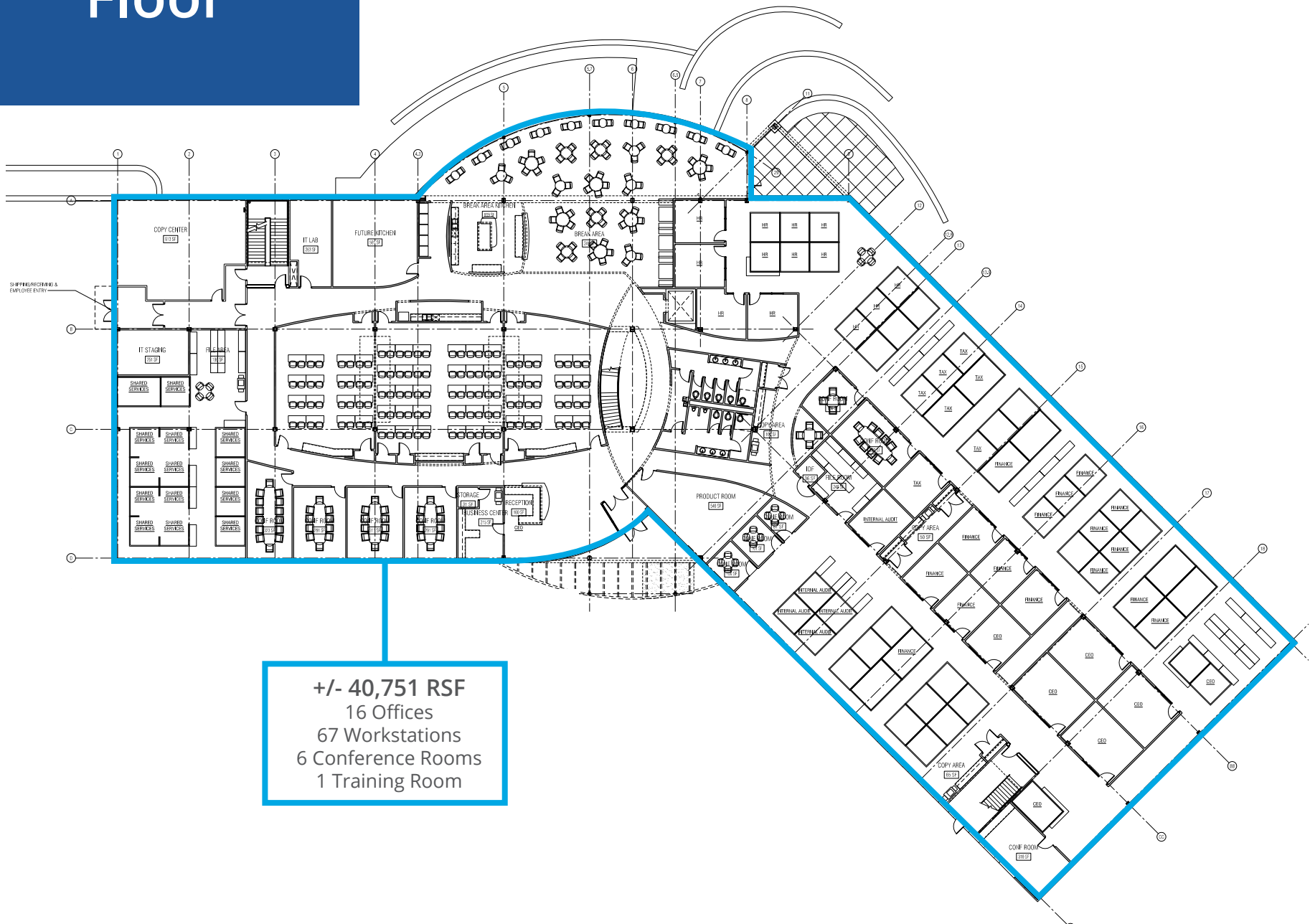
Location

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

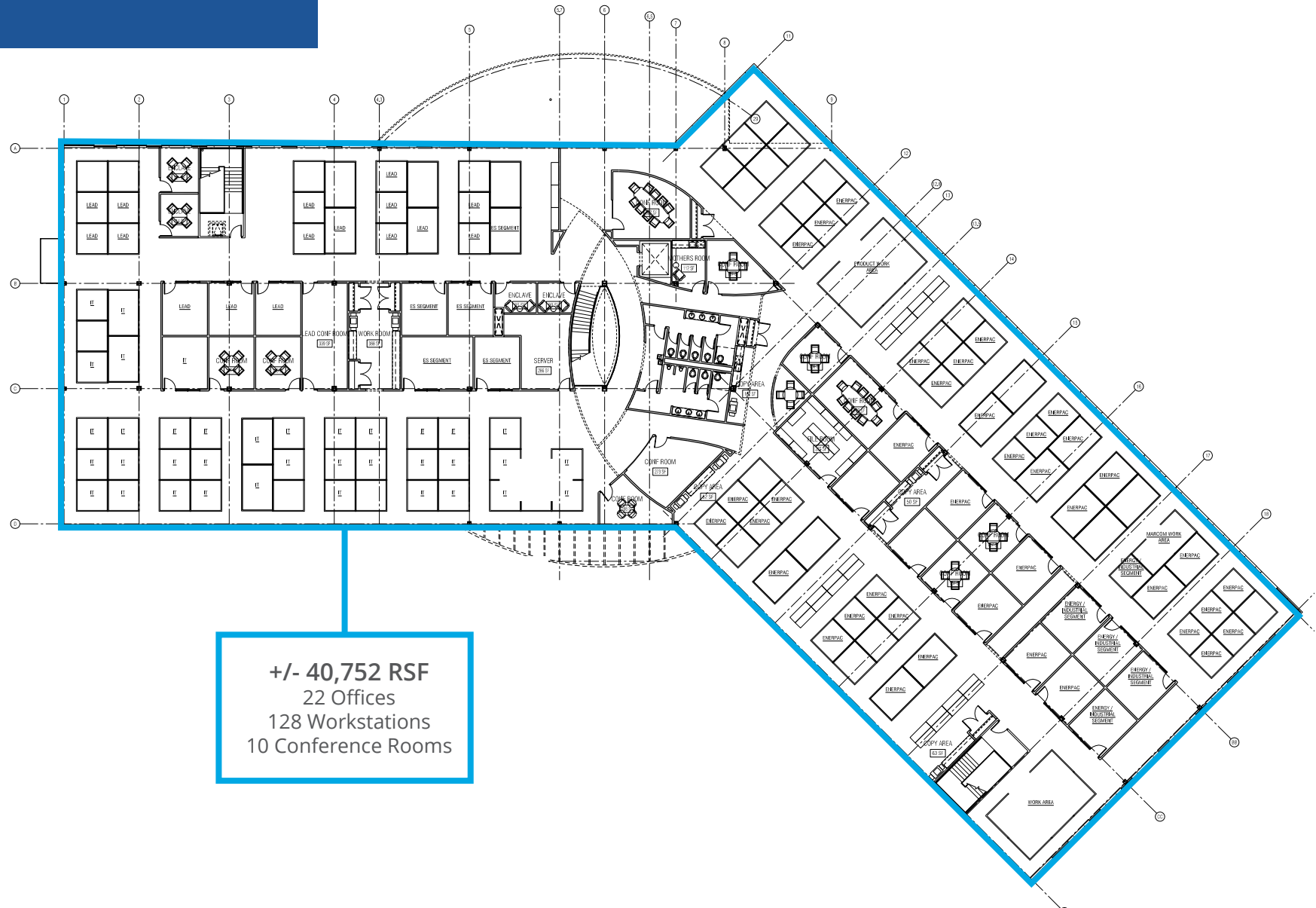


First Floor

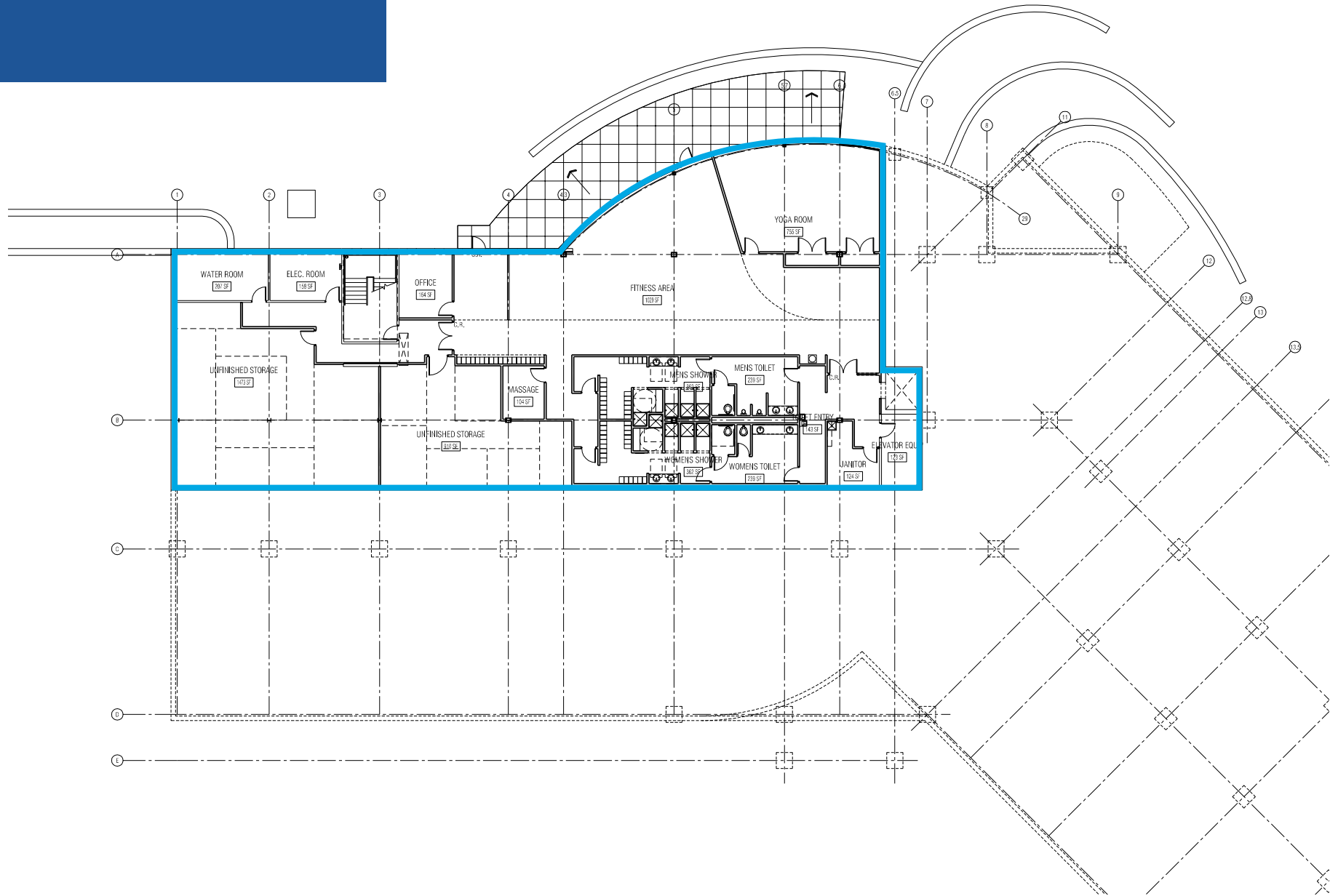


+/- 40,751 RSF
16 Offices
67 Workstations
6 Conference Rooms
1 Training Room

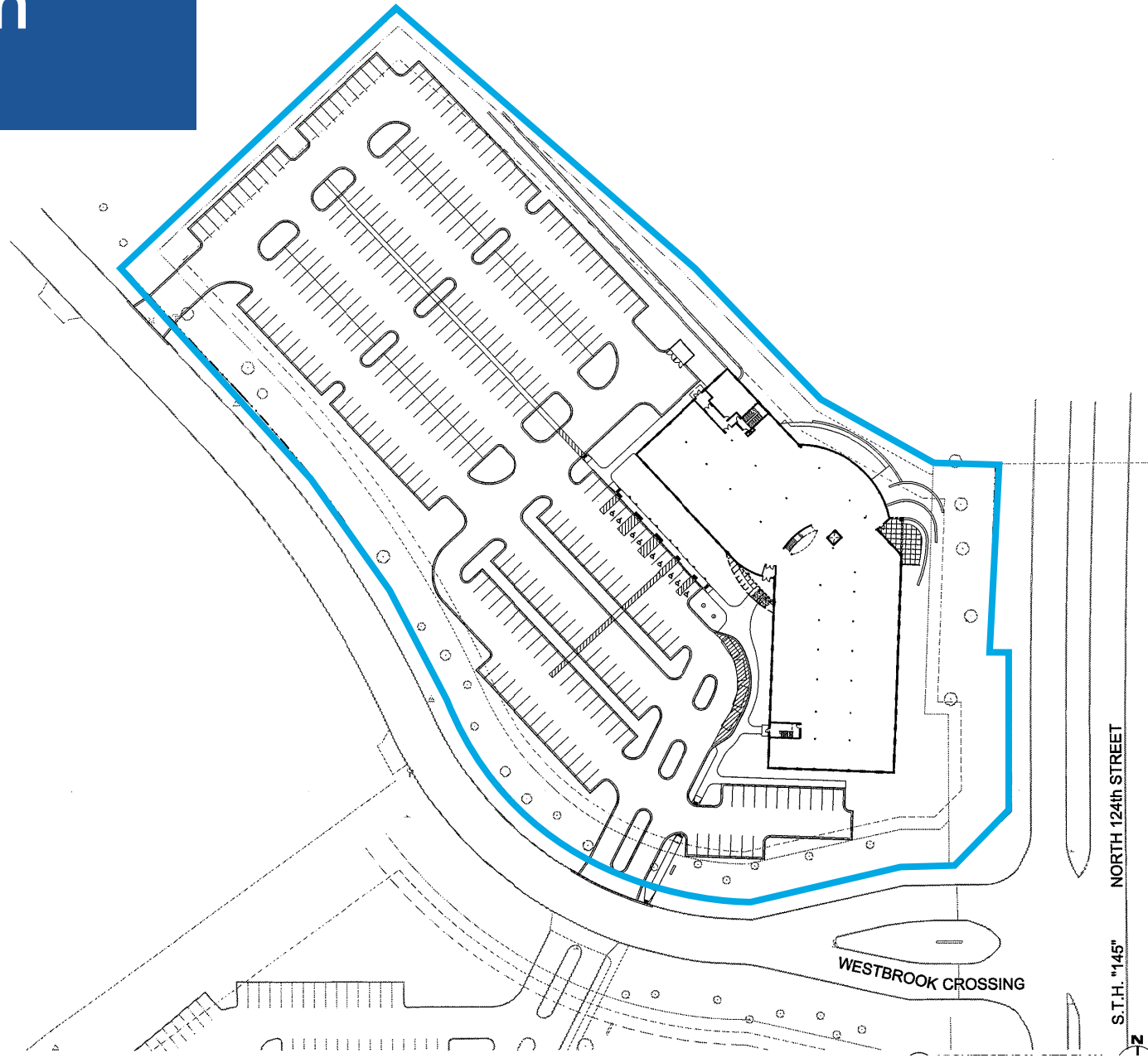
Second Floor



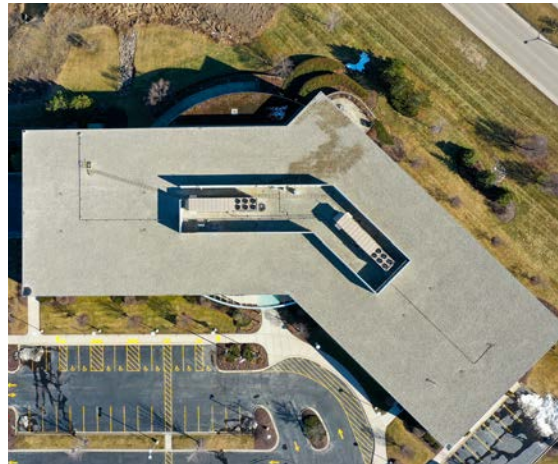
Lower Level



Site Plan



Site Photos



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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 brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 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.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

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

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/>