

ST. JOHN PROPERTIES

Rawson Avenue Business Center II

E Rawson Avenue at S Millers Way

Oak Creek, WI 53154

About the Property

Rawson Avenue Business Center II consists of more than 152,800 square feet of office/retail and flex/R&D space. The business center is located just east of E Rawson Avenue and S Howell Avenue, just 2 miles east of Interstate 94. The project offers great visibility to the busy Howell Avenue corridor.





For more information on Rawson Avenue Business Center II, visit: **sjpi.com/rawson2**

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410.788.0100 | SJPI.COM/WISCONSIN

Rawson Avenue Business Center II

7198 S. Millers Way | Oak Creek, WI 53154

Suites 201–204

WHAT IS FLEX?









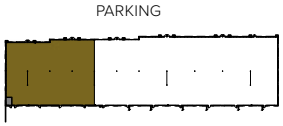
Total SF Available:
2,944 up to 12,032 SF

New flex/R&D with 18 ft. clear height and drive-in loading

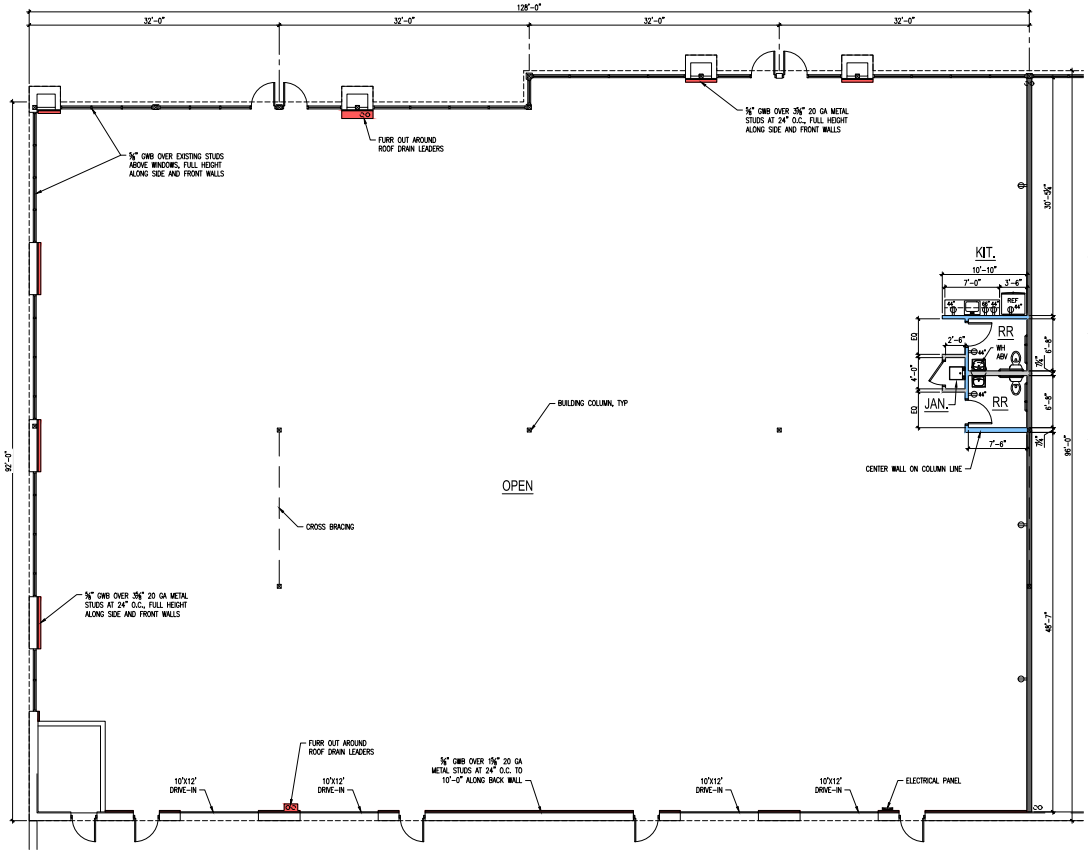
CLICK TO VIEW VIRTUAL TOUR

Note: *This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*

KEY PLAN
NOT TO SCALE



PARKING



LOADING

Specifications

Office/Retail Buildings	
7126 S Millers Way	38,280 SF
Building Specifications	
Ceiling Height	16 ft. clear minimum
Parking	4 per 1,000 SF
Loading	Dock or drive-in
Zoning	LM-1 PUD
Flex/R&D Buildings	
7198 S Millers Way	38,176 SF
7236 S Millers Way	38,176 SF
7308 S Millers Way	38,176 SF
Building Specifications	
Ceiling Height	18 ft. clear minimum
Parking	4 per 1,000 SF
Loading	Dock or drive-in
Zoning	LM-1 PUD

Availabilities

Flex/Office Space at Rawson Avenue Business Center II

2,880–20,520 sq. ft.	7126 S. Millers Way	Ste. 104-110	New office/retail with 16 ft. clear heights, dock and drive-in loading; good visibility off of E. Rawson Avenue
6,000 sq. ft.	7126 S. Millers Way	Ste. 101-102	Turn-key dog day care facility
Up to 12,032 sq. ft.	7198 S. Millers Way	Ste. 201-204	New flex/R&D with 18 ft. clear height and drive-in loading
Up to 20,000 sq. ft.	7198 S. Millers Way	Ste. 207-211	New flex/R&D with 18 ft. clear height and dock/drive-in loading
Up to 38,176 sq. ft.	7236 S. Millers Way	Ste. 301-311	Coming soon! New flex/R&D with 18 ft. clear height and dock/drive-in loading
Up to 38,176 sq. ft.	7308 S. Millers Way	Ste. 401-412	Coming soon! New flex/R&D with 18 ft. clear height and dock/drive-in loading

Contact Us

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