

# For Sale or Lease

## 10144 N Port Washington Rd
## Mequon, WI 53092

*Owner-User or Investment Opportunity*
*Mequon Office Condo for Sale or Lease*

| | |
|---|---|
| **Building Size** | 13,984 RSF |
| **Availability** | 236 - 2,454 RSF |
| **Year Built** | 1986 |
| **Stories** | 2 + Fully Finished Lower Level |
| **Parcel ID** | 15-175-00-101.44 |
| **Parking** | 6.94/1,000 SF |
| **Lot Size** | 1.04 Acres |
| **2025 Taxes** | $12,716 |
| **Sale Price** | **$1,250,000** |
| **Lease Rate** | **$14.00 - $16.00/SF Gross**<br>***Lower Level suites starting at $236/mo!*** |

**Tenant Incentive:**
1 month of GROSS free rent (outside of the term) per lease year on any lease signed before September 17, 2026.

**Contact us:**

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# Property Highlights

- Strategically located along N Port Washington Road, servicing both Mequon and the North Shore neighborhoods with many nearby retail and dining amenities
- Easy access to I-43 with the new full interchange at the Port Washington Road Exit
- Attractive brick construction with strong curb appeal and ample surface parking
- Ideal Owner-User or Investment opportunity with existing tenant base across three (3) floors
- Lock and leave opportunity with HOA overseeing landscaping, snow removal, and other exterior management needs
- Prominent Monument sign along North Port Washington Road with potential for on-building I-43 signage with freeway visibility (pending municipal and condo association approval)
- Building features a common conference room and tenant lounge

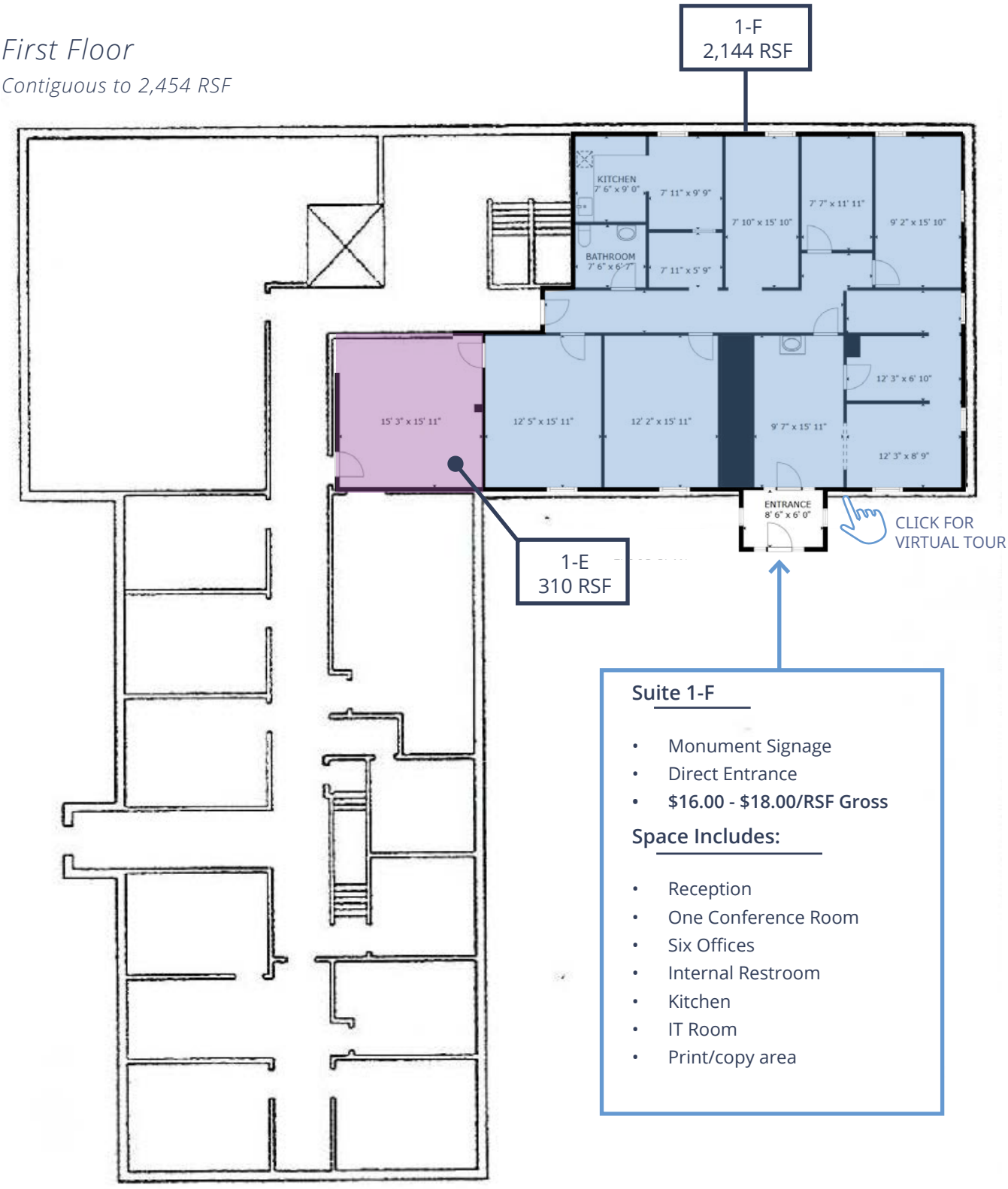
# Site Map



# Floor Plans

*First Floor*

*Contiguous to 2,454 RSF*




**Suite 1-F**

- Monument Signage
- Direct Entrance
- **$16.00 - $18.00/RSF Gross**

**Space Includes:**

- Reception
- One Conference Room
- Six Offices
- Internal Restroom
- Kitchen
- IT Room
- Print/copy area

# Floor Plans

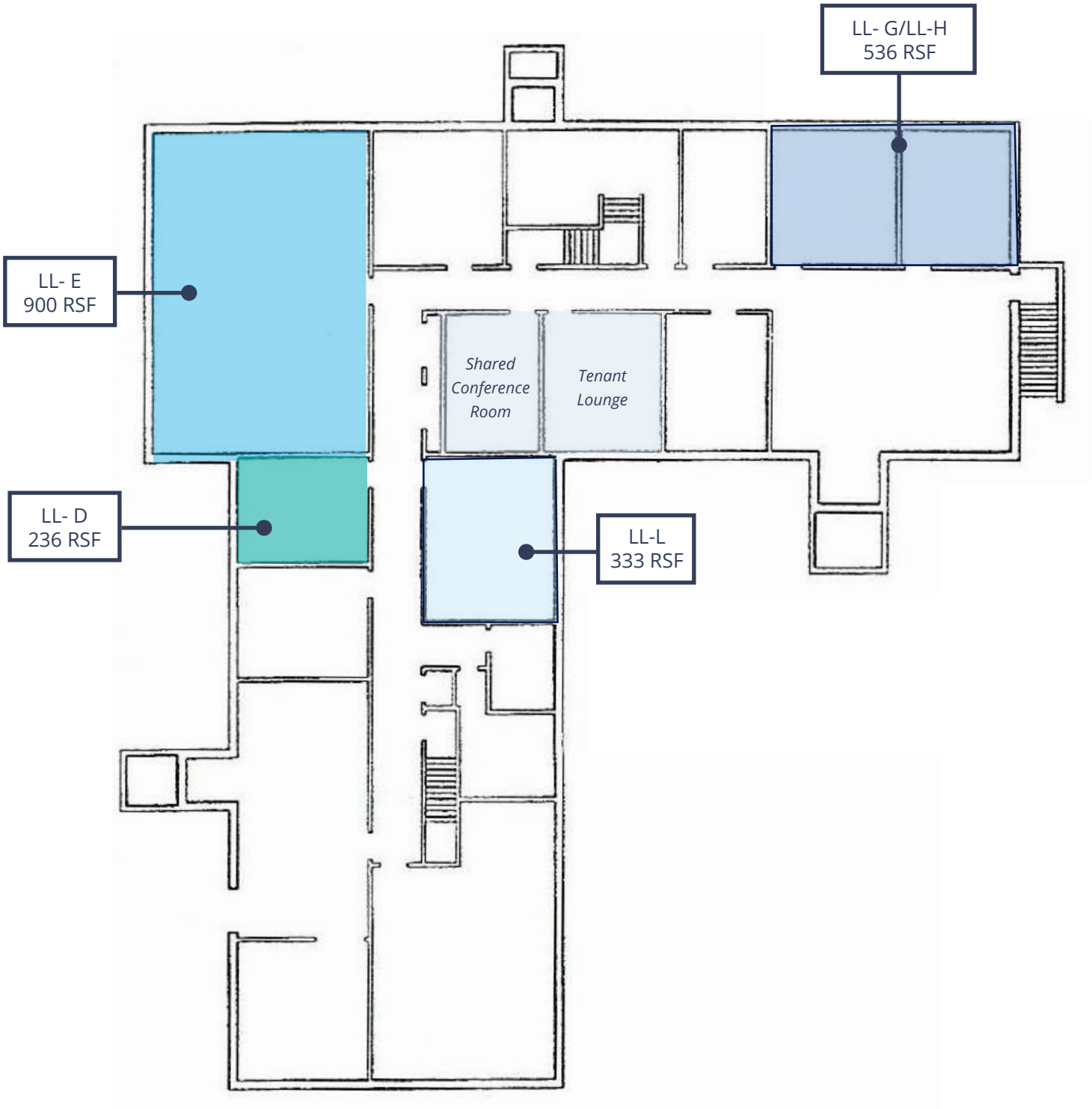
*Second Floor*



# Floor Plans

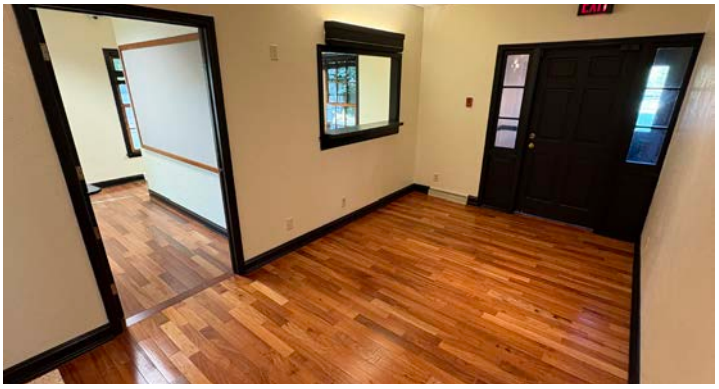
Lower Level suites starting at $236/month!

*Lower Level*



# Property Photos









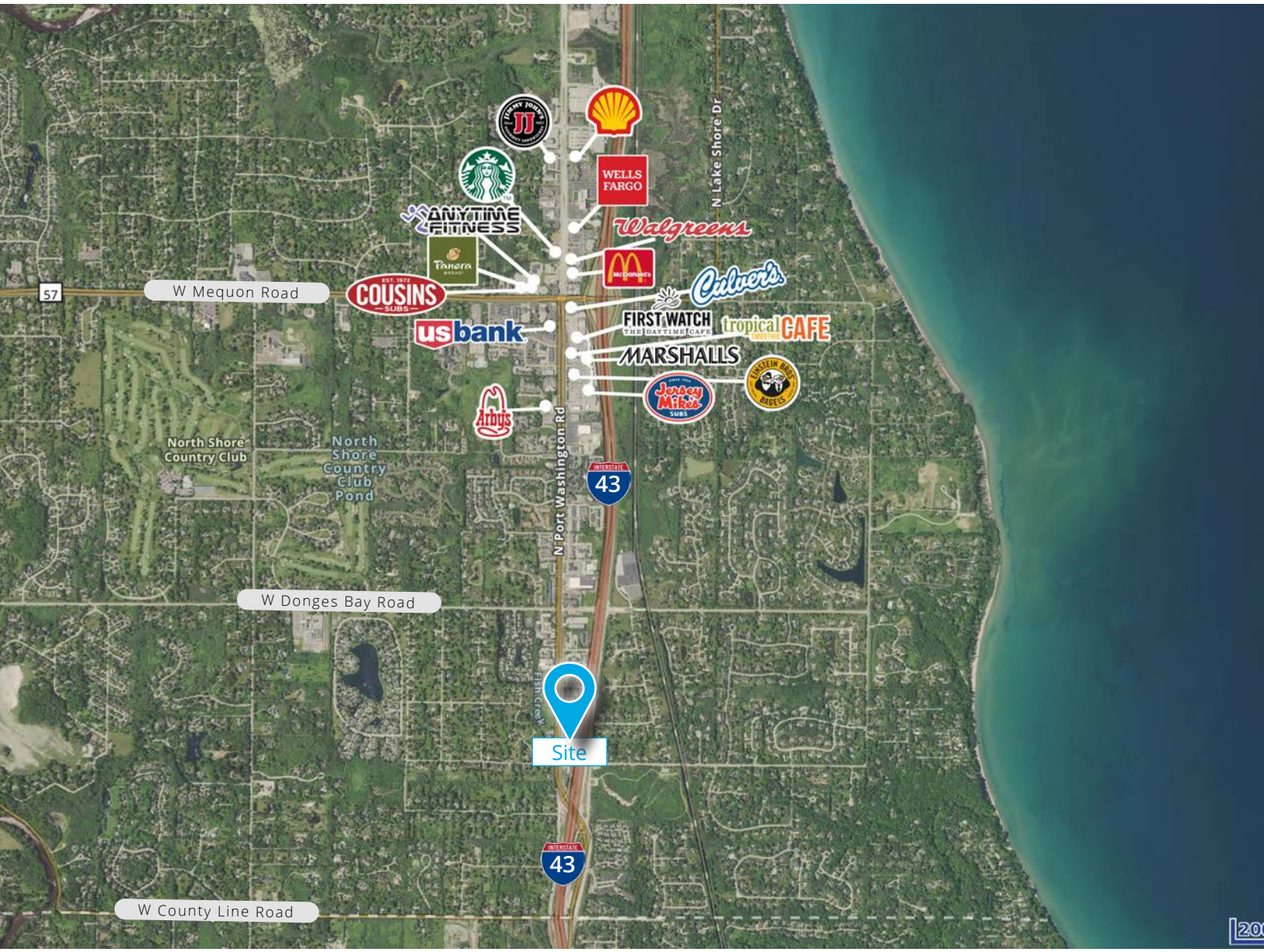








# Location & Demographics




**Demographics -** *1,3,5 mile radius*

### Population
1 mi: 3,478
3 mi: 25,893
5 mi: 75,227

### Daily Population
1 mi: 4,247
3 mi: 32,307
5 mi: 88,695

### Households
1 mi: 1,506
3 mi: 10,704
5 mi: 31,527

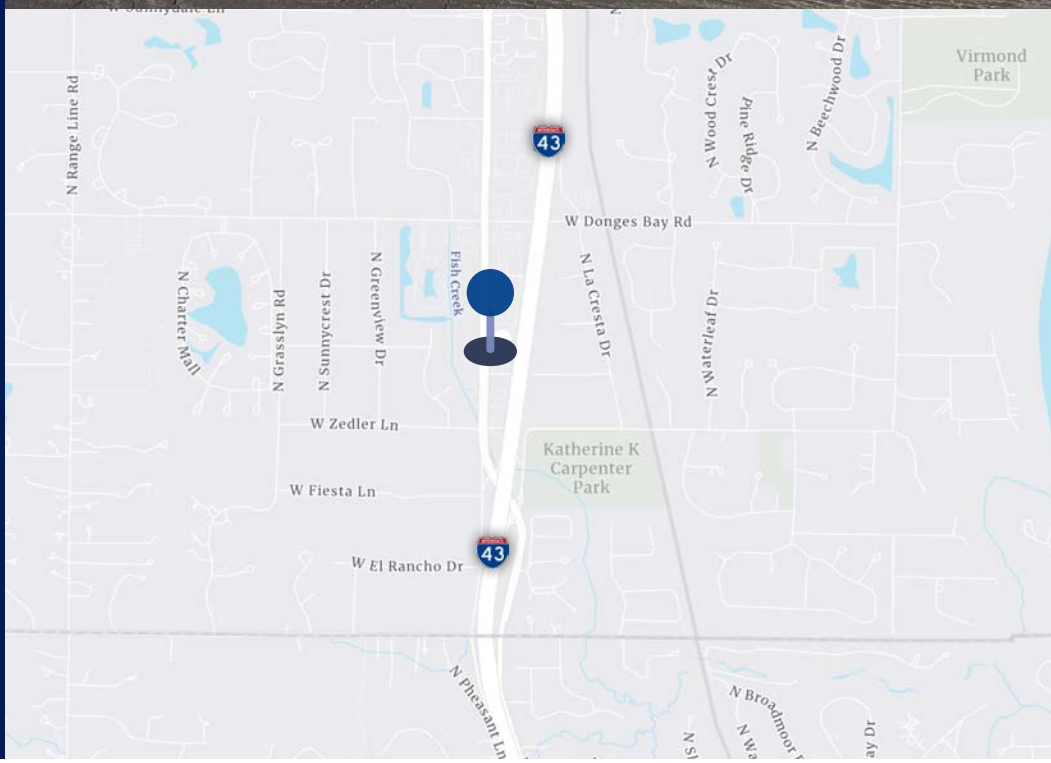
### Household Income
1 mi: $123,048
3 mi: $115,412
5 mi: $84,687



# Contact Us

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- 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 disclosyre 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.
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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.

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_____

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.)

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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 intent 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/

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