



ENCORE

REAL ESTATE BROKERAGE

Investment & Rental Property Specialists

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**\$1,200 /
 month**

**Leasing Opportunity -
 1,250 ft² Class A Office**

- City/County: West Bend / Washington
- Bldg Size: +/- 7,200 ft² total
- Unit Size: 1,250 ft²
- Floor: Second
- Approximate Age: 2005
- EXTERIOR: Brick & Block
- Roof: Steel
- Basement: None
- Zoning: M-3 Planned Business Park
- Heat System: Natural Gas / Forced Air Included
- Water/Sewer: Included
- Electric: Included

1530 Corporate Center | West Bend | Wisconsin | 53095

This well built property, located in West Bend's premier office / industrial park can be your new office headquarters. This office suite is 1200 ft² of Class A space. Utilities included. Fantastic Corner office with excellent views. Ample parking. High Ceilings. Class walnut finish. Ideal for a tenant with low on site customer traffic.

| TENANT | SQ. FEET | \$\$\$ / FT ² (PROJECTED) |
|--------|----------|---|
| 1 | RENTED | |
| 2 | RENTED | |
| 3 | RENTED | |
| 4 | RENTED | |
| 5 | 1,500 | \$ 8.00 |
| TOTAL | | |

Directions: Hwy 45
 to Paradise Rd; West
 to Continental
 Drive: South to
 property.