HONEY CREEK
CORPORATE CENTER

HONEY CREEK I
125 S 84TH STREET
MILWAUKEE, WI

HONEY CREEK II
115 S 84TH STREET
MILWAUKEE, WI

HONEY CREEK IV
9000 W CHESTER STREET
MILWAUKEE, WI

HONEY CREEK
CORPORATE CENTER

FOUNDERS 3
REAL ESTATE SERVICES

PROPERTY OVERVIEW

HONEY CREEK CORPORATE CENTER

HONEY CREEK I

AVAILABLE SPACE

Suite 115: 5,005 RSF
Suite 175: 5,354 RSF
Suite 200: 31,694 RSF
Suite 300: 31,378 RSF

HONEY CREEK II

AVAILABLE SPACE

Suite 215: 1,104 RSF
Suite 214: 4,339 RSF
Suite 225: 2,025 RSF
Suite 230: 1,456 RSF
Suite 250: 3,978 RSF
Suite 280: 3,540 RSF
Suite 305: 4,095 RSF

HONEY CREEK IV

AVAILABLE SPACE

Suite 150: 1,881 RSF
Suite 275: 2,758 RSF

PROPERTY HIGHLIGHTS

- Prime location just minutes from Downtown Milwaukee and the Village of Wauwatosa, offering easy access to top dining, shopping, and entertainment
- High-traffic area with excellent visibility and signage opportunities
- Situated right off of I-94 for convenient freeway access
- Tenant amenities include a full-service café, indoor and outdoor lounge space, shared conference room, fitness facility, and scenic walking path
- Abundant surface parking and heated underground parking
- On-site professional management and maintenance team

LEASE RATE $15.00/SF NNN

OPEX (2026) $11.23/SF

CONTACT US

Matt Hock
262.337.0883
mhock@founders3.com

John Davis
414.254.5074
jdavis@founders3.com

Ned Purtell, CCIM, SIOR
414.801.3999
npurtell@founders3.com

FOUNDERS 3 REAL ESTATE SERVICES

HONEY CREEK CORPORATE CENTER

330 E Kilbourn Avenue, Milwaukee, WI 53202
414.271.1111 | www.founders3.com

PROPERTY PHOTOS

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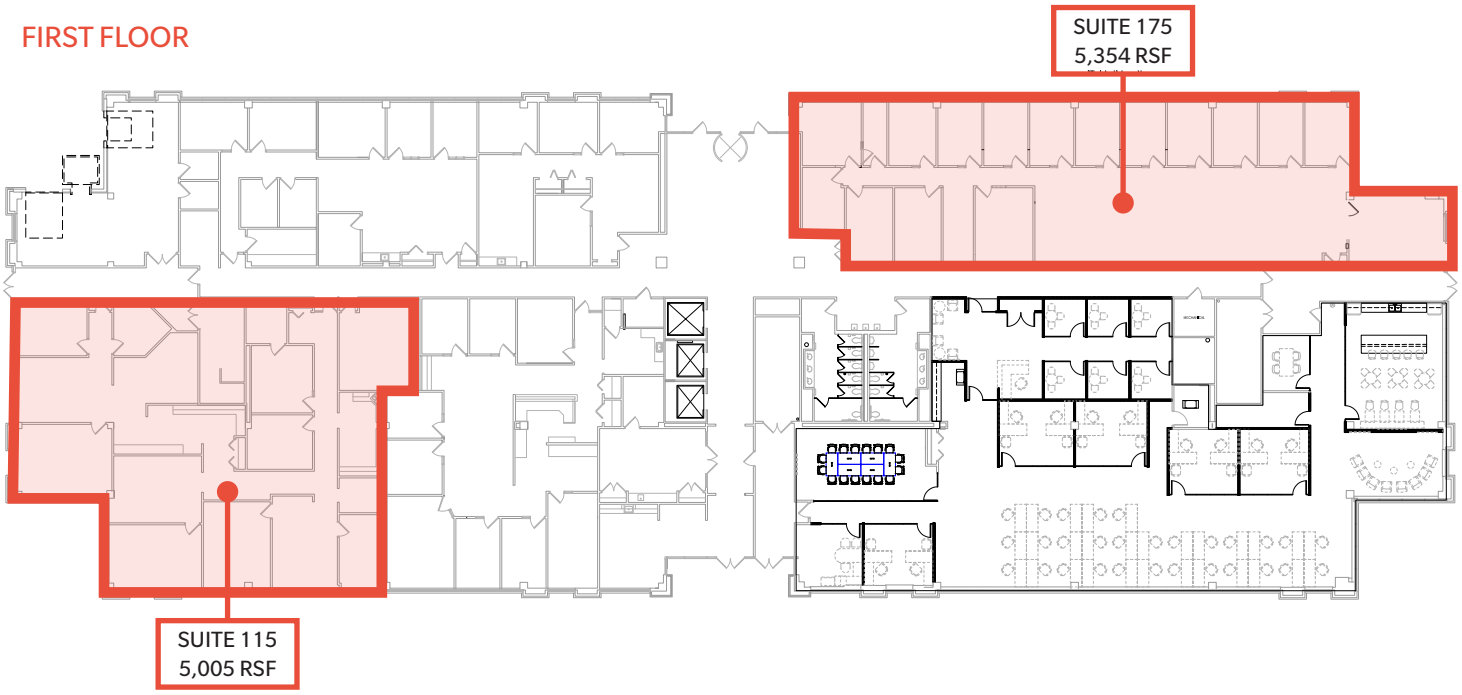
HONEY CREEK I

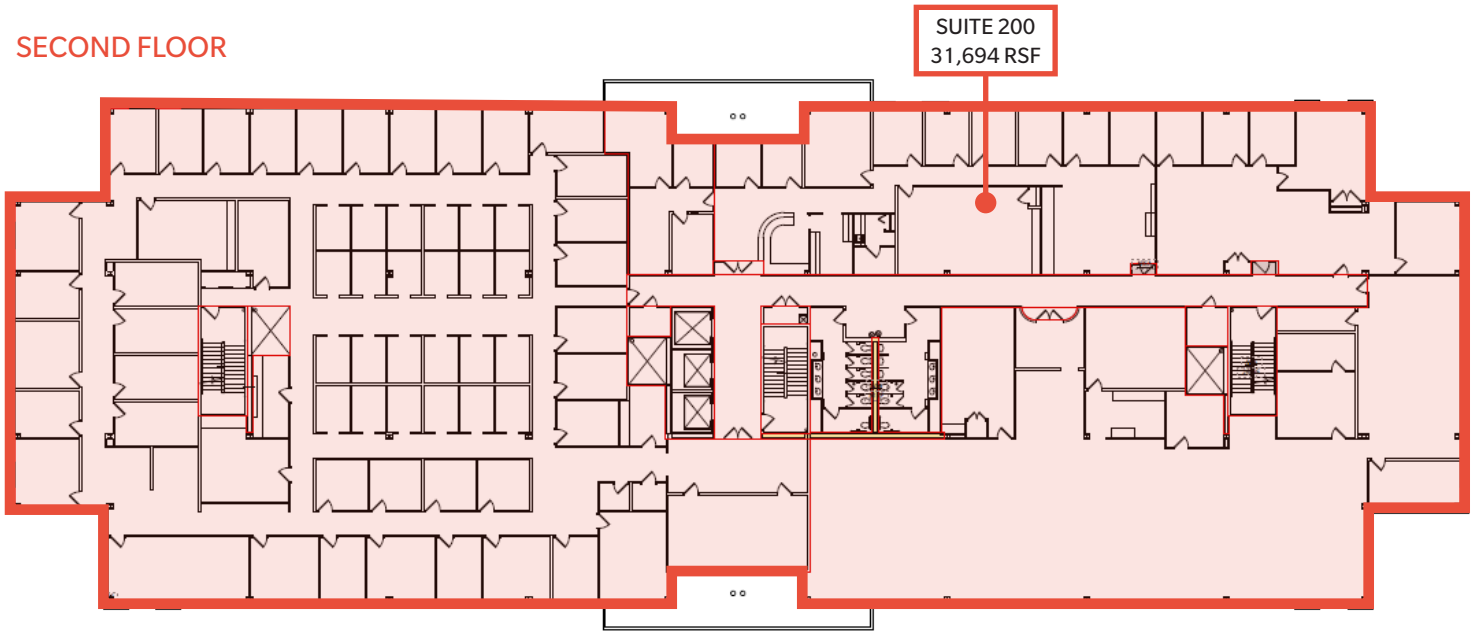
125 S 84TH STREET, MILWAUKEE, WI 53202

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR

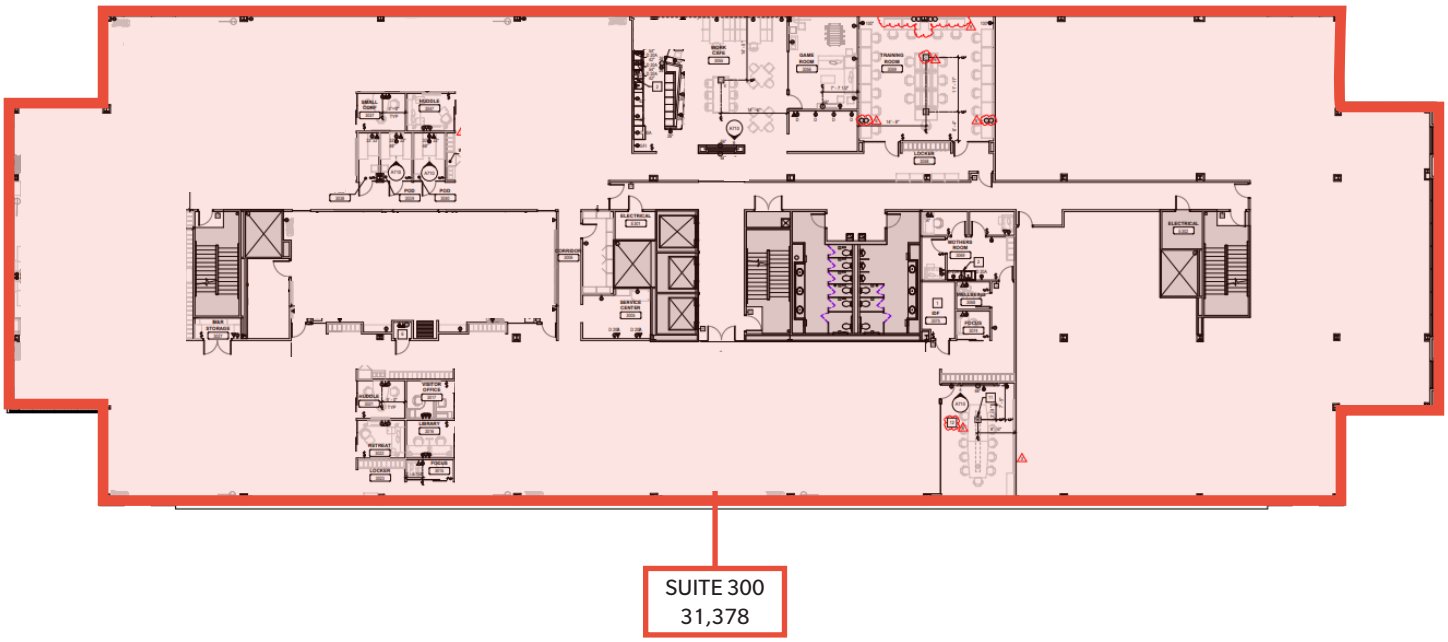


HONEY CREEK I

125 S 84TH STREET, MILWAUKEE, WI 53202

FLOOR PLANS

THIRD FLOOR



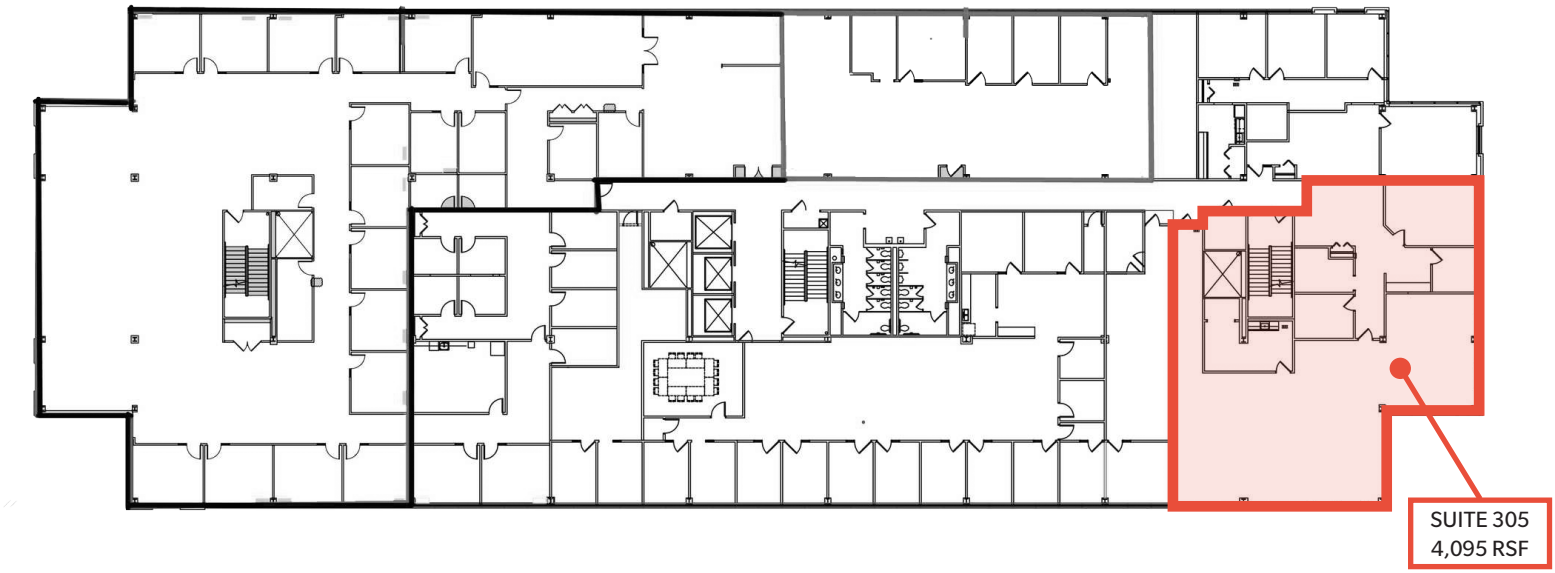
HONEY CREEK II

115 S 84TH STREET, MILWAUKEE, WI 53202

FLOOR PLANS

SECOND FLOOR

THIRD FLOOR



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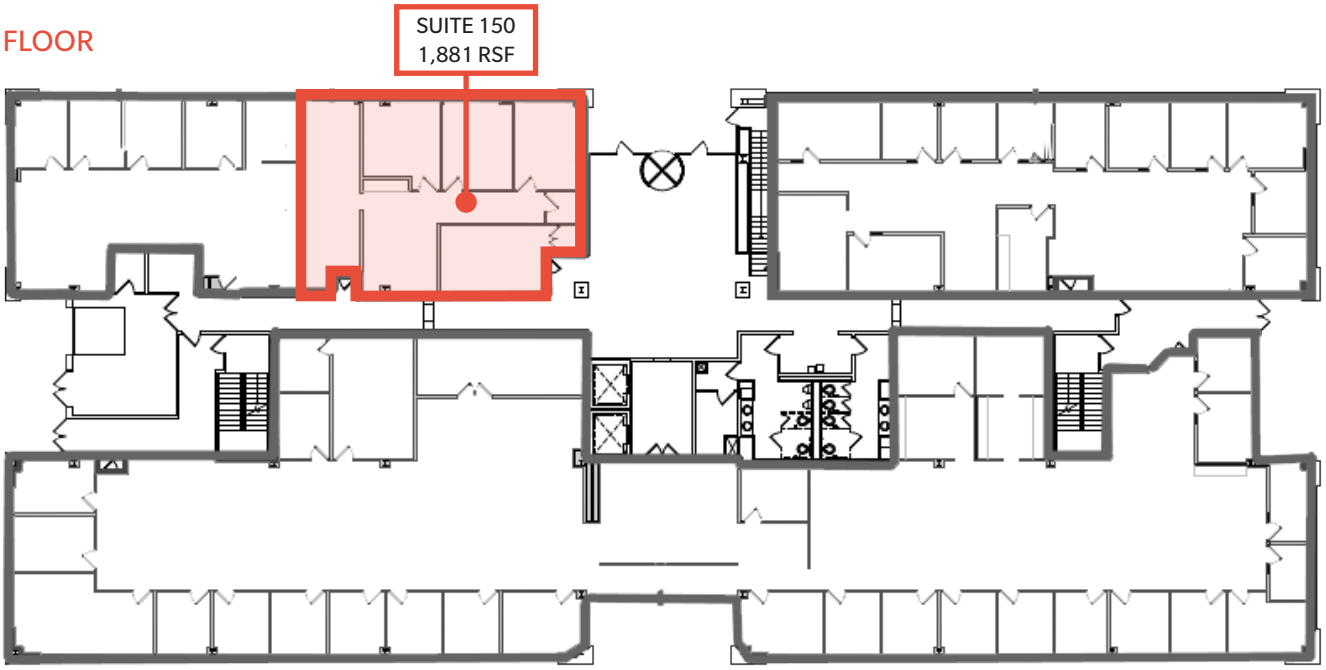
HONEY CREEK IV

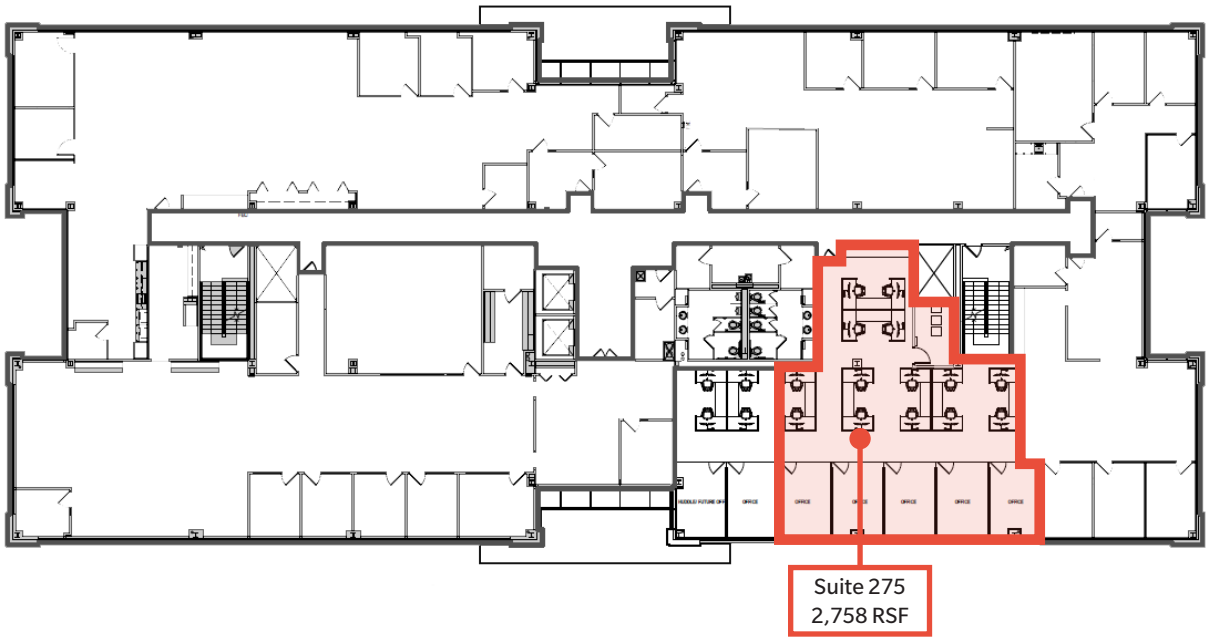
9000 W CHESTER STREET, MILWAUKEE, WI 53202

FLOOR PLANS

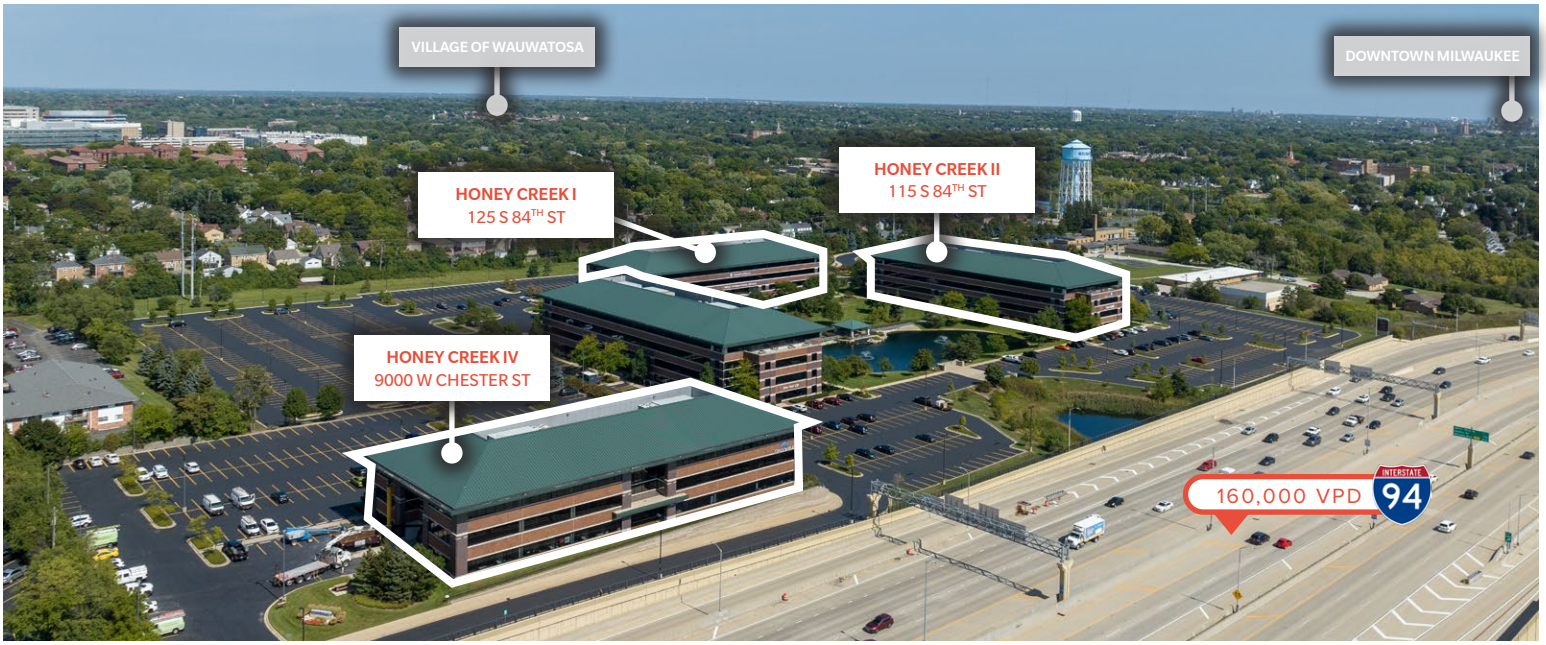
FIRST FLOOR

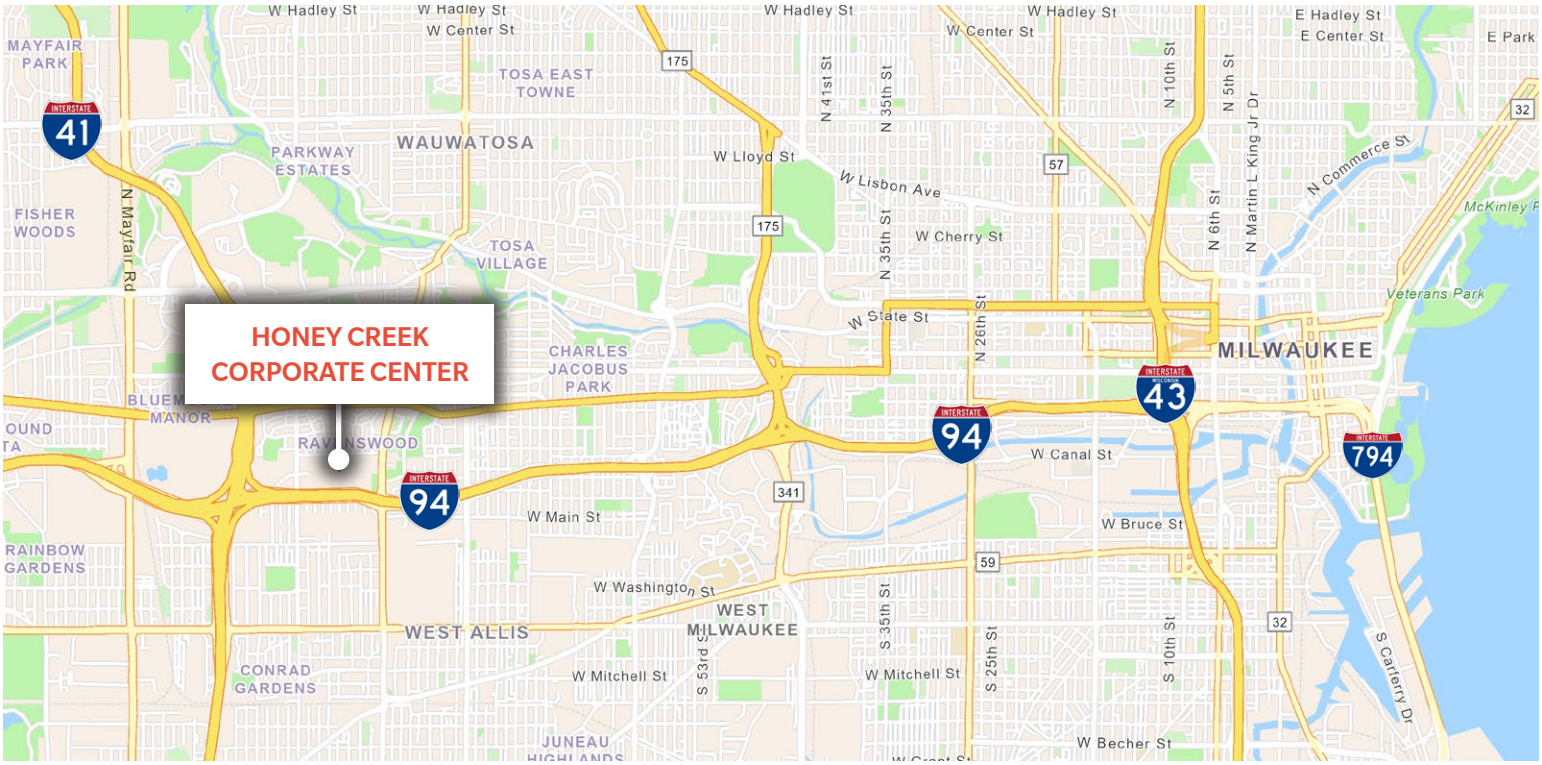


SECOND FLOOR



LOCATION & DEMOGRAPHICS





Demographics	1 MILE	3 MILE	5 MILE
Population	12,857	132,124	400,369
Avg HH Income	$102,745	$100,094	$86,402

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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

FOUNDERS 3
REAL ESTATE SERVICES

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.

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. A 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 within 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 of 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 or 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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 (see "Definition of Adverse Facts" below).
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 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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION
(the following information may be disclosed to 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov or by telephone at 608-240-5830.