

**FOR LEASE  
OFFICE SPACE**

**Liberty Business Park  
957 Liberty Drive**

VERONA, WI 53593

**Price: \$17.00 - \$18.00  
psf/modified gross**

**Gray box condition, ready  
for tenant improvements**



**KATIE WEST**  
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**BRYANT MEYER, CCIM**  
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# PROPERTY SUMMARY

957 LIBERTY DRIVE



## Property Summary

Lease Rate:	\$17.00 - \$18.00
Lease Term:	5 years
Available SF:	3,480
Year Built:	2015

## Property Overview

Gray box condition, ready for tenant improvements. TI allowance available. Tenant pays separately metered utilities and in-suite janitorial services. Tons of windows; high ceilings; exterior building signage opportunities. Ample parking onsite parking. Extra storage is also available. Nearby businesses include the Hyatt Place Hotel, Sugar River Pizza Company, Wisconsin Brewing Company, Kwik Trip, CrossFit Adept, North and South Seafood Smokehouse, El Charro Mexican Restaurant, the beautiful new Palestrina Event Center and the new Verona Costco.

## Location Overview

Located in a rapidly Growing Area – New multifamily/residential/senior housing developments are planned in the surrounding areas. Hyatt Hotel offers luxury meeting spaces for park tenants.

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2 Science Court, Suite 200  
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# PROPERTY PHOTOS

957 LIBERTY DRIVE



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# AVAILABLE SPACES

957 LIBERTY DRIVE



## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
203	1,471	5 years	\$18.00 /sf/yr	Office	Gray Box	Now
204	1,042	5 years	\$18.00 /sf/yr	Office	Gray Box	Now
205	967	5 years	\$18.00 /sf/yr	Office	Gray Box	Now

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# 2ND FLOOR PLAN

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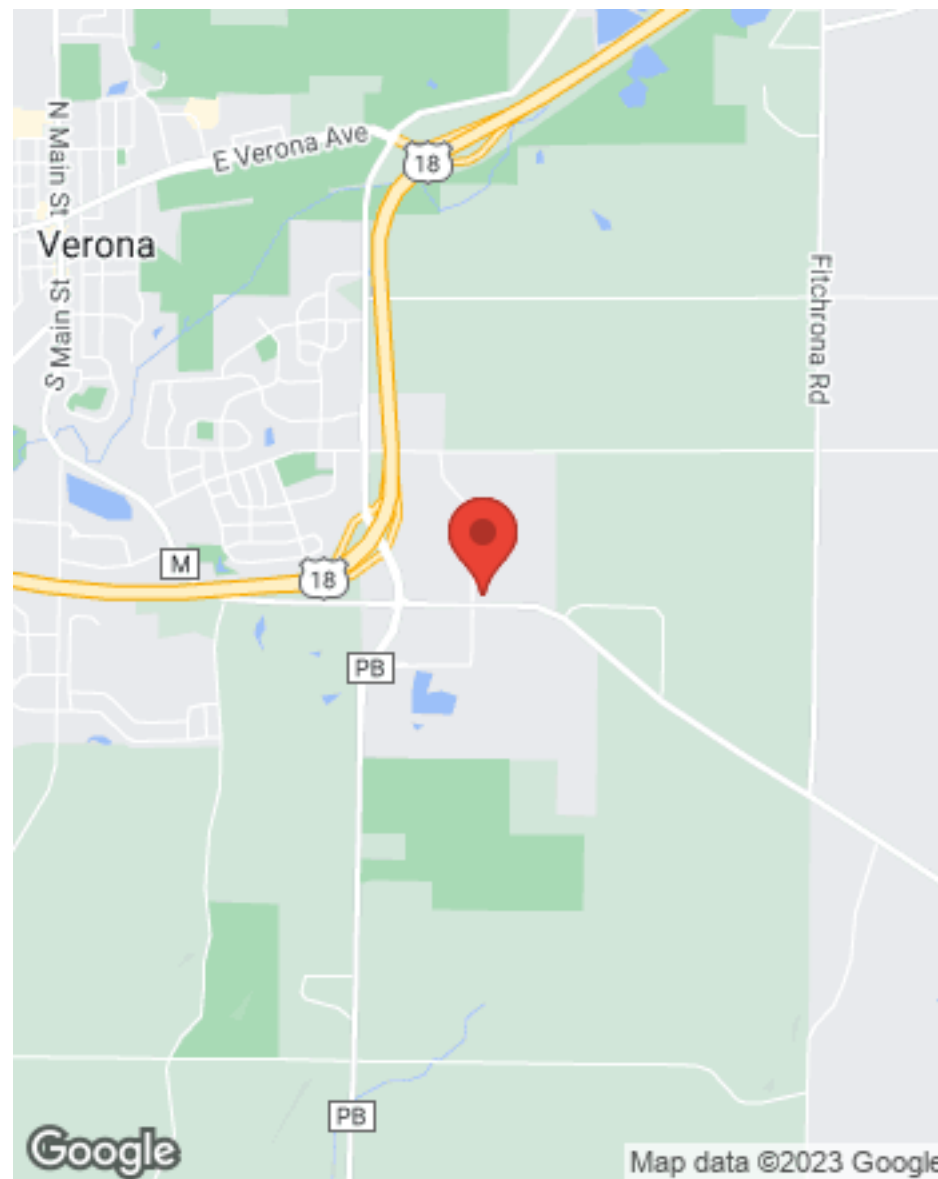
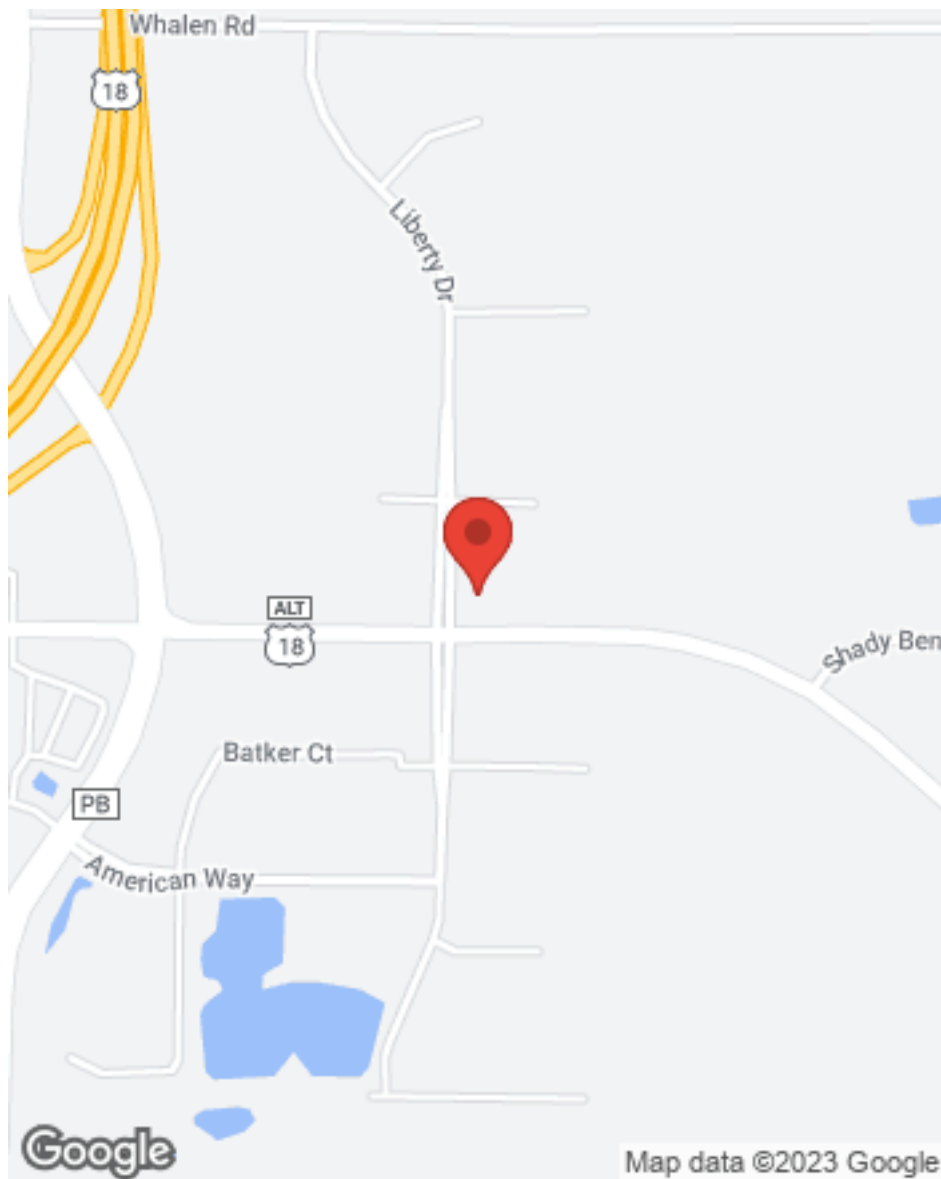
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# LOCATION MAPS

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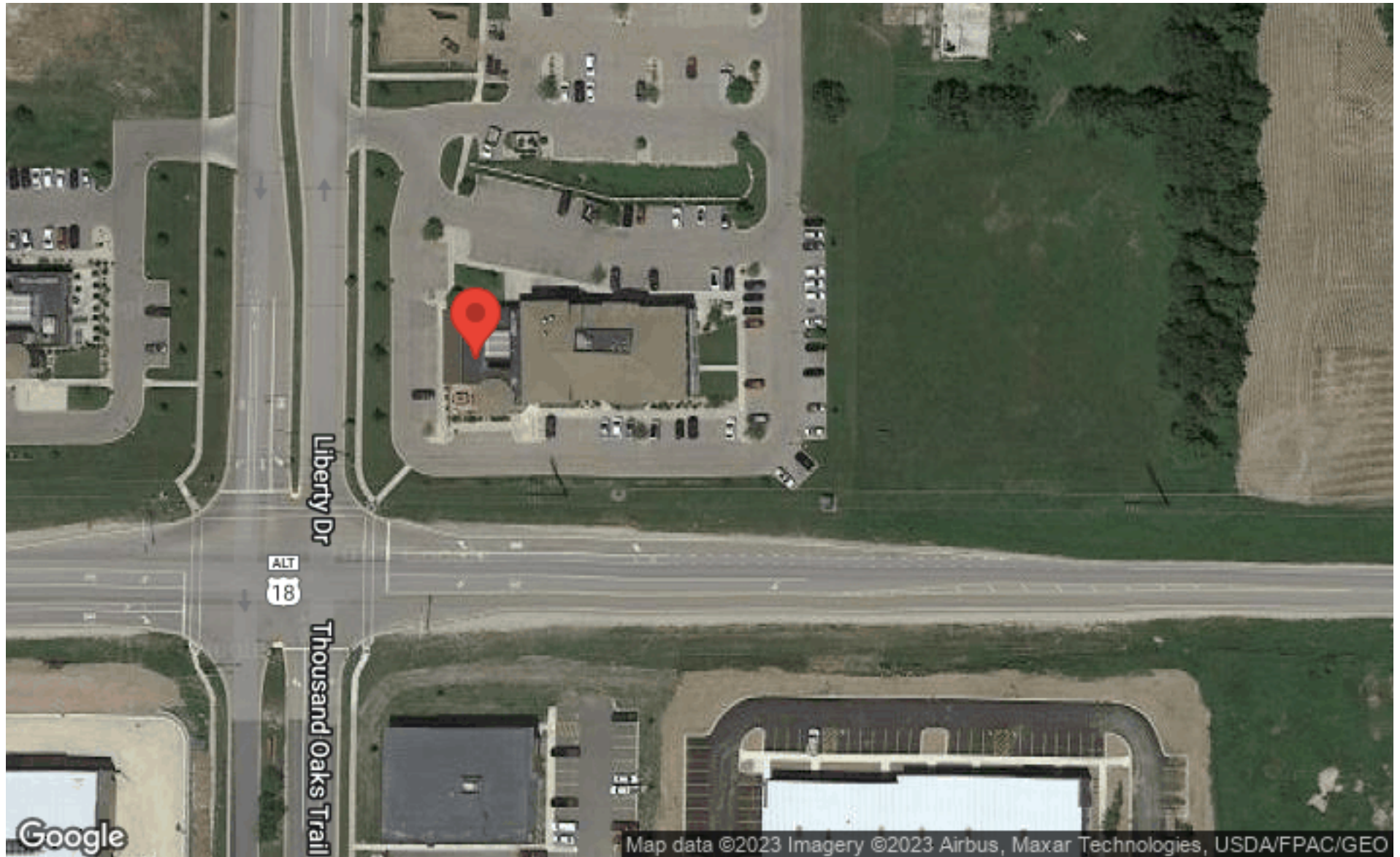
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# AERIAL MAP

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# BUSINESS MAP

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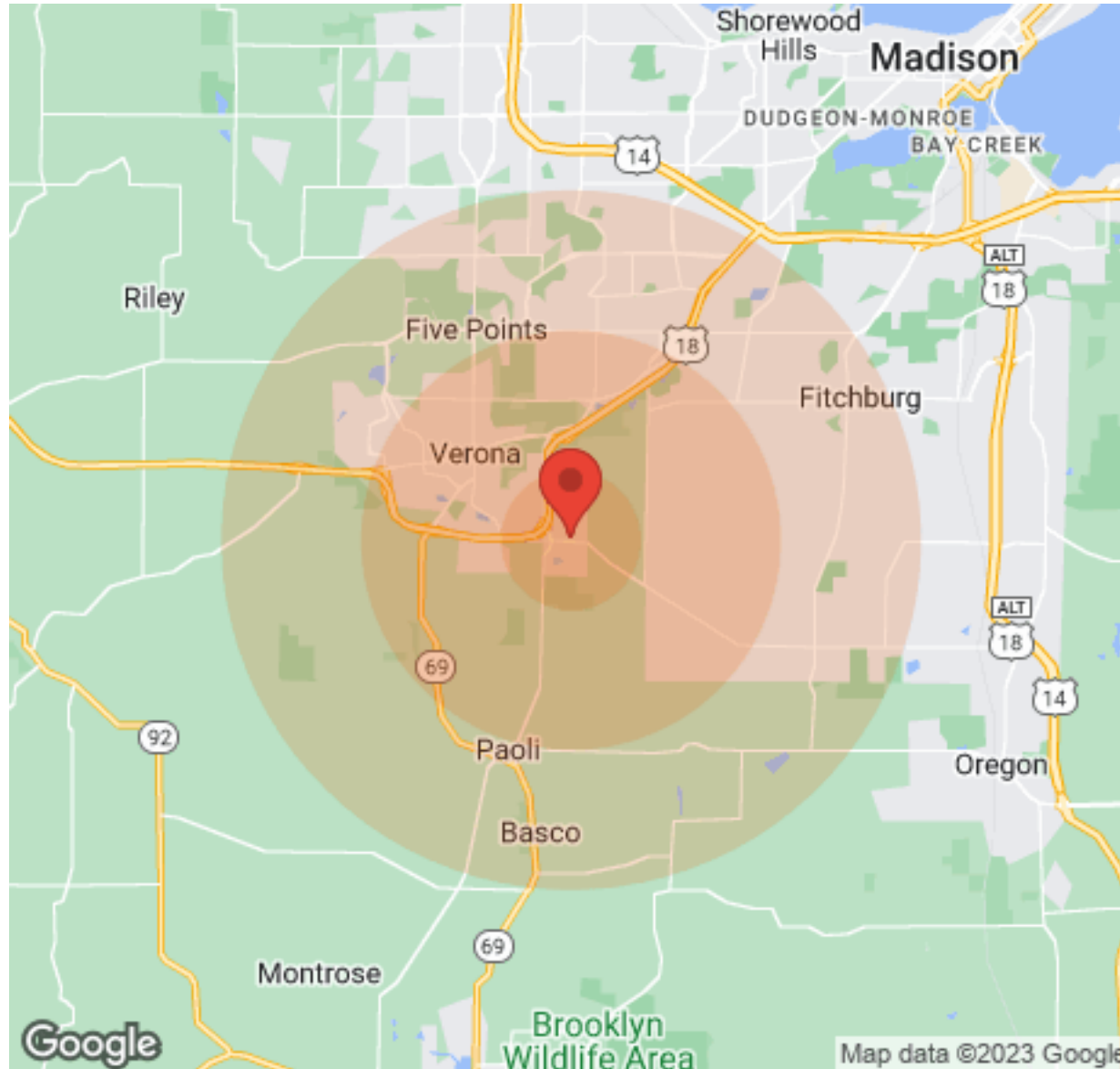
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,610	10,558	36,586
Female	3,947	10,956	38,026
Total Population	7,557	21,514	74,612

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,632	4,228	14,661
Ages 15-24	1,011	3,046	10,437
Ages 25-54	2,795	7,893	28,769
Ages 55-64	853	2,749	9,698
Ages 65+	1,266	3,598	11,047

Income	1 Mile	3 Miles	5 Miles
Median	\$80,835	\$82,483	\$74,641
< \$15,000	111	341	1,525
\$15,000-\$24,999	152	487	1,937
\$25,000-\$34,999	118	500	2,390
\$35,000-\$49,999	321	817	3,614
\$50,000-\$74,999	603	1,653	6,438
\$75,000-\$99,999	511	1,575	4,731
\$100,000-\$149,999	843	2,225	5,804
\$150,000-\$199,999	168	632	1,975
> \$200,000	131	398	1,795

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,153	8,941	32,024
Occupied	2,996	8,497	30,307
Owner Occupied	2,400	6,396	19,505
Renter Occupied	596	2,101	10,802
Vacant	157	444	1,717

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## PRESENTED BY:

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