

**FOR LEASE
OFFICE SPACE**

Liberty Business Park
957 Liberty Drive
VERONA, WI 53593

**Price: \$18.00 - \$20.00
psf/modified gross**

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



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PROPERTY SUMMARY

957 LIBERTY DRIVE | VERONA, WI 53593



Property Summary

Lease Rate:	\$18.00 - \$20.00
Lease Term:	5 years
Available SF:	967
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.

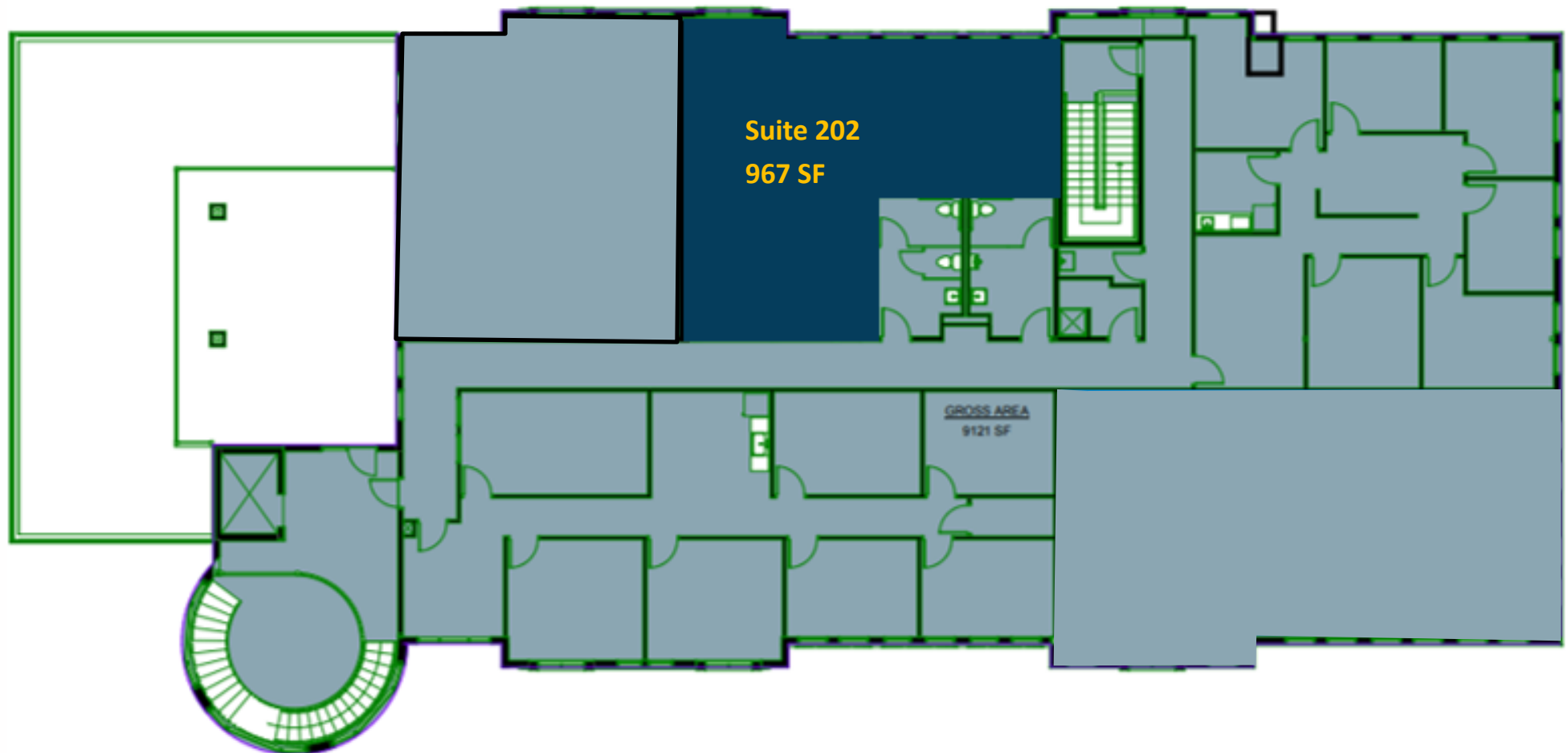
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FLOOR PLAN - 2ND FLOOR

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PROPERTY PHOTOS

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
202	967	5 years	\$20.00 /sf/yr	Office	Gray Box	Now

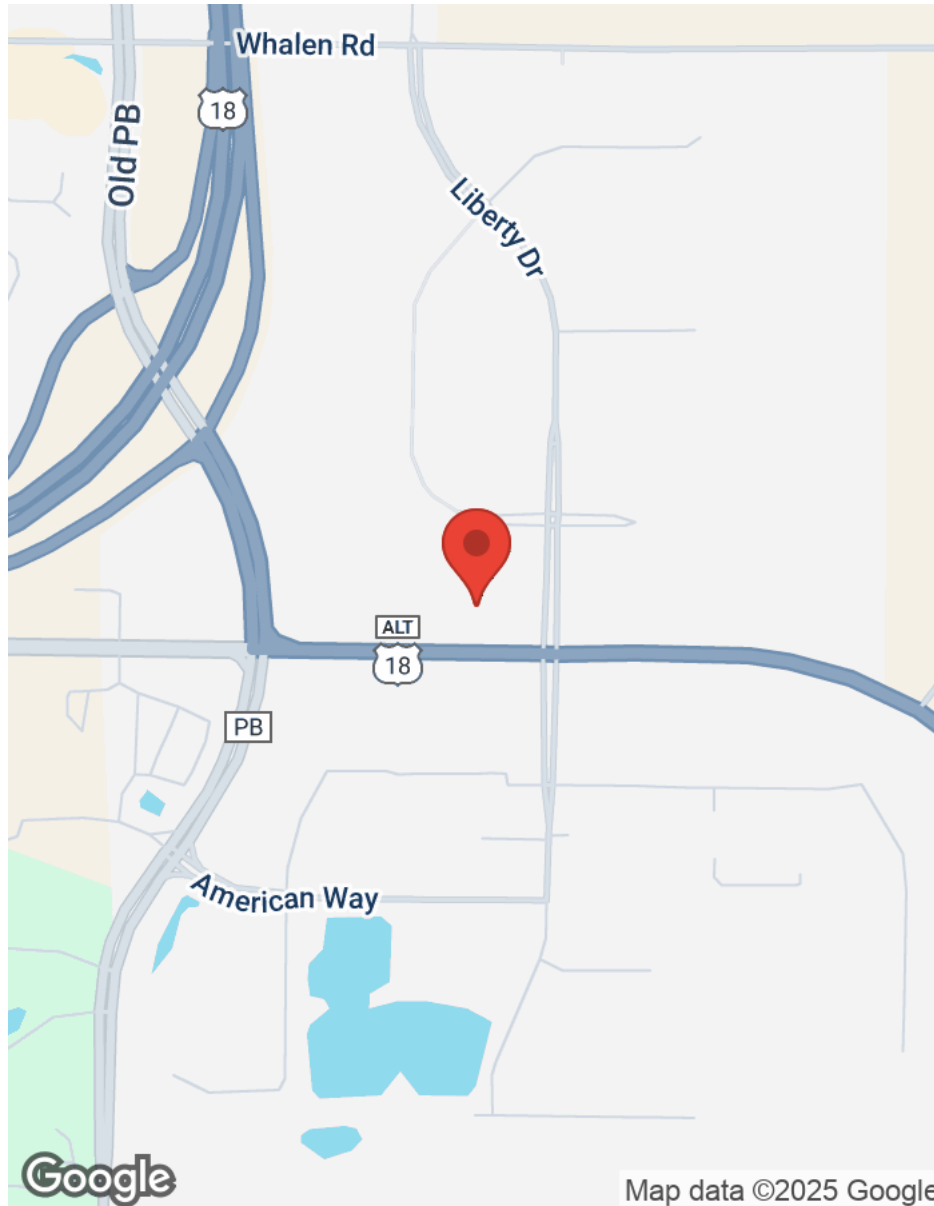
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LOCATION MAPS

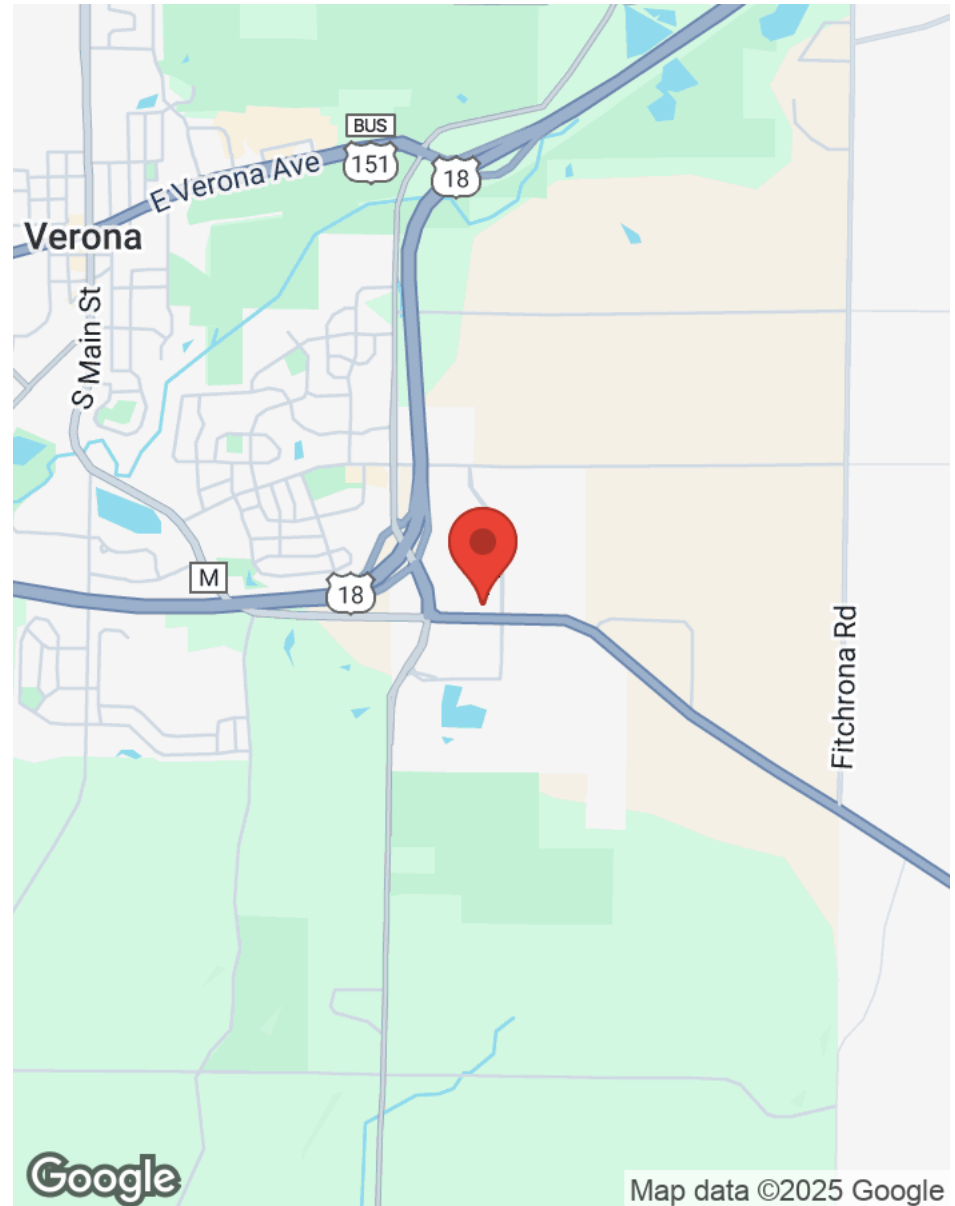
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AERIAL MAP

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BUSINESS MAP

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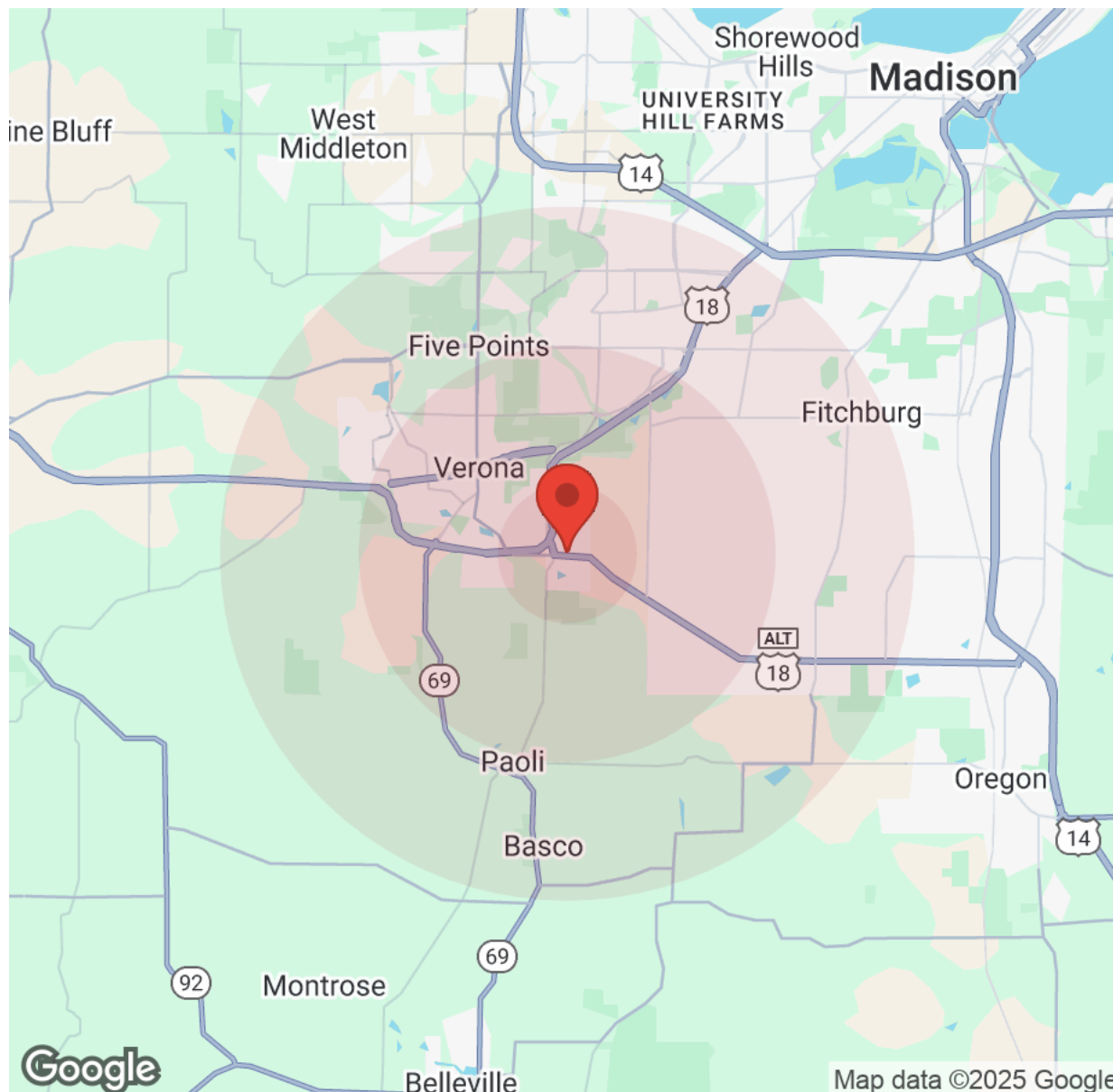
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,272	12,860	36,517
Female	1,247	12,673	36,449
Total Population	2,519	25,533	72,965

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	554	4,704	13,381
Ages 15-24	289	3,223	9,430
Ages 25-54	1,081	11,233	32,377
Ages 55-64	262	2,781	7,554
Ages 65+	332	3,591	10,225

Income	1 Mile	3 Miles	5 Miles
Median	\$120,835	\$125,113	\$107,527
< \$15,000	14	403	1,020
\$15,000-\$24,999	24	377	1,156
\$25,000-\$34,999	90	426	1,238
\$35,000-\$49,999	93	794	2,341
\$50,000-\$74,999	63	994	4,403
\$75,000-\$99,999	100	1,135	3,938
\$100,000-\$149,999	227	2,443	6,499
\$150,000-\$199,999	159	1,713	3,945
> \$200,000	198	2,329	5,766

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,028	11,331	32,335
Occupied	967	10,617	30,308
Owner Occupied	733	7,012	18,395
Renter Occupied	234	3,605	11,913
Vacant	61	715	2,028

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957 LIBERTY DRIVE

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PRESENTED BY:

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