



## Office + Industrial Space **AVAILABLE**

Connecting Milwaukee to Chicago, The Hoan Office Park in South Milwaukee offers three office buildings available for sale or lease totaling 182,863 square feet. The office buildings are in terrific condition and offer large contiguous blocks of available space. The campus provides ample employee parking and available warehouse space.

1100 Milwaukee Ave.  
South Milwaukee, WI 53172

### Office Buildings

A. Rawson Center:	93,464 SF
B. Grant Center:	58,920 SF
C. Forest Hill Corporate Building:	30,479 SF

#### For office availability, contact:

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#### For industrial availability, contact:

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# THE HOAN OFFICE PARK

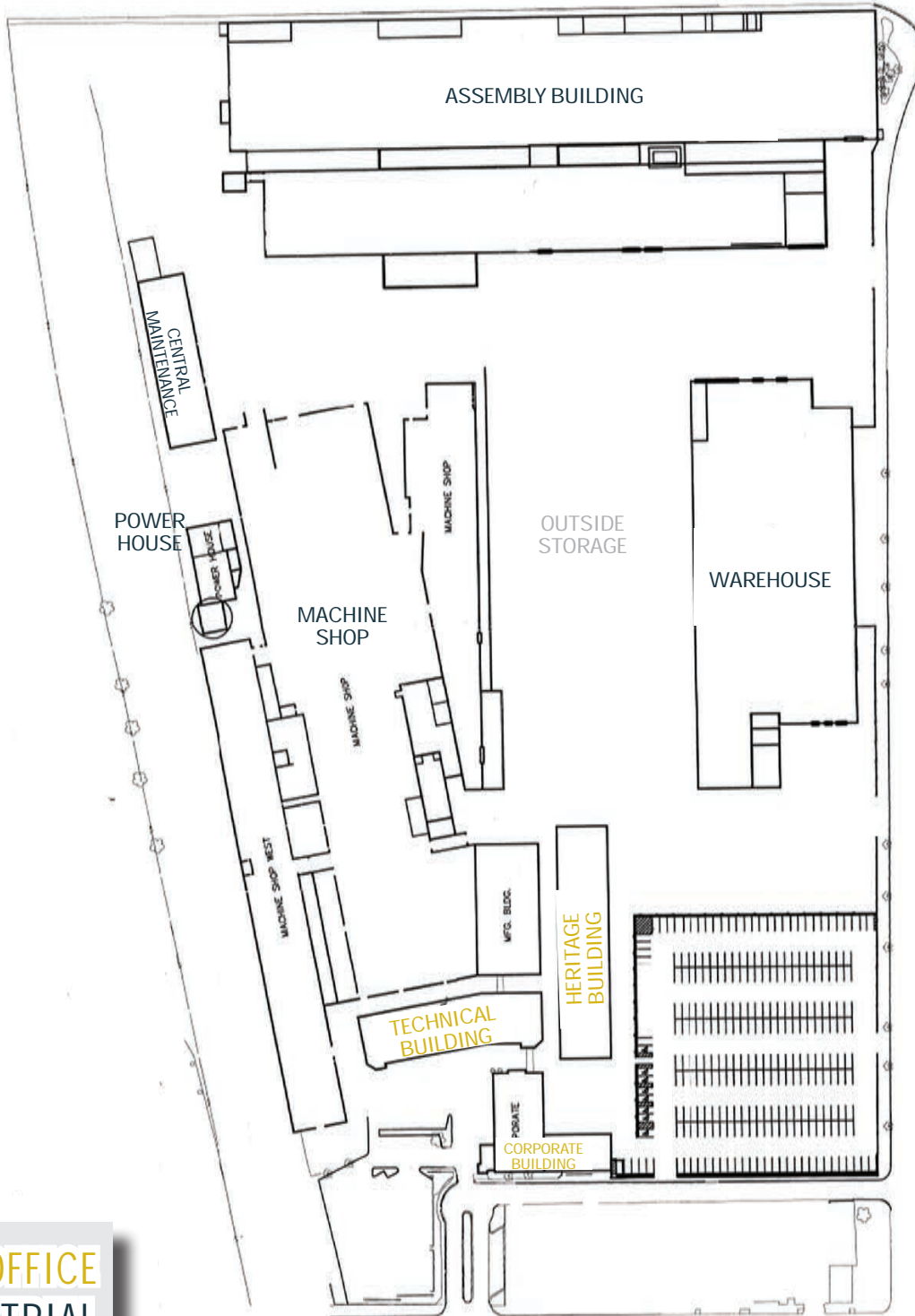


OFFICE  
INDUSTRIAL

With a mix of industrial and office buildings, The Hoan Office Park consists of 519,712 SF of industrial space and 230,588 SF of office space. The buildings were constructed over the last century at various points, with the Union Pacific rail lines entering the two largest manufacturing buildings. The campus features a secure fenced yard and heavy power throughout. The office buildings of the campus feature secure executive suites, a large auditorium, full-service cafeteria with seating for 162, and secured entrances throughout. The industrial/manufacturing buildings feature bridge cranes throughout with up to 100 ton capacities, and high bay clear heights up to 40 feet.

## CAMPUS FEATURES

- Eight (8) buildings
- Manufacturing, warehouse, and office
- Ample parking
- 28.16 Acres
- M2 Zoning



OFFICE  
INDUSTRIAL

# RAWSON CENTER

*office*



## PROPERTY INFORMATION

<b>Total Building Size:</b>	93,434 SF
<b>Floors:</b>	6 plus lower level
<b>Elevators:</b>	Two
<b>Parking:</b>	Ample
<b>Sprinkler System:</b>	Yes
<b>Sale Price:</b>	TBD
<b>Lease Rate:</b>	\$10.00 NNN

## FEATURES

- Two training centers
- Conference rooms
- Open floor plates
- Class A finishes
- Multiple kitchenettes throughout



# GRANT CENTER *office*



## PROPERTY INFORMATION

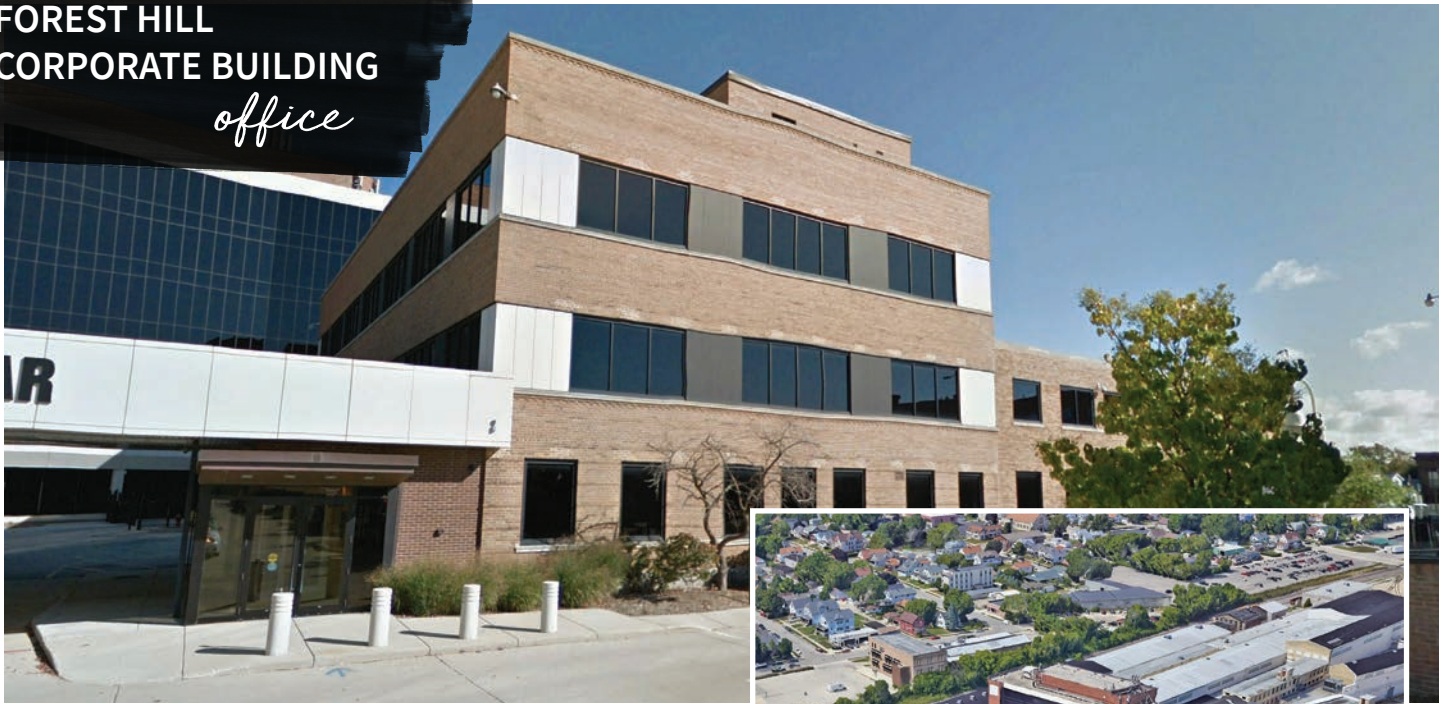
<b>Total Building Size:</b>	58,920 SF
<b>Floors:</b>	3-4
<b>Elevators:</b>	Two
<b>Parking:</b>	Ample
<b>Sprinkler System:</b>	Yes
<b>Sale Price:</b>	TBD
<b>Lease Rate:</b>	\$10.00 NNN

## FEATURES

- Brick & timber loft style office space
- Second floor museum
- Secured entrance
- Reception area
- Full commercial kitchen
- 162-person cafeteria/dining area
- Event space
- Media room
- Conference rooms



**FOREST HILL  
CORPORATE BUILDING**  
*office*



**PROPERTY INFORMATION**

<b>Total Building Size:</b>	30,479 SF
<b>Floors:</b>	2-3
<b>Elevators:</b>	One
<b>Parking:</b>	Ample
<b>Sprinkler System:</b>	Yes
<b>Sale Price:</b>	TBD
<b>Lease Rate:</b>	\$10.00 NNN

**FEATURES**

- Executive suite and offices
- Reception area
- Secure entrance
- Conference rooms
- Medical examination rooms





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