



Building Innovation on Tradition  
HOME • OFFICE • COMMERCIAL



**For Available Suites and  
Floor Plans: Visit**

[www.mikkelsonbuilders.com](http://www.mikkelsonbuilders.com)

**For Further Information:**

**Bill Mikkelson**

262-241-8740

[bill@mikkelsonbuilders.com](mailto:bill@mikkelsonbuilders.com)

# MEQUON OFFICE SPACE **AVAILABLE**

## **The Galleria**

11431-11433 N. Port Rd

Mequon WI 53092

**Immediate Occupancy Available**



### **Space Profile**

**Rate:** Starting at \$16 Sq/ft/yr Modified Gross

**Premises:** 2 Buildings, 15,000 sq/ft

**Availability:** Immediate

**Vacancies:** 157' - 208'



### **Features**

**Parking:** Free

**Utilities:** Included

**Leases:** Only 2 pages, no deposits

**Common Conference Room:** Free

# The Galleria

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## *Ownership*

The Galleria is owned and operated by Mikkelson Builders. By combining ownership and management, you are assured of a hands on approach to satisfy all of your needs

## *Description*

Located just north of the intersection of Port Washington and Mequon Road and just west of I-43, Galleria Office Center offers easy access to the Ozaukee community and is only 15 minutes from downtown Milwaukee. Galleria is a traditional brick and cedar colonial styled office building with suites that favor single offices and smaller sized tenants. Mequon's best restaurants and shopping is just down the street!

## *Leasing*

Mikkelson Builders leases are a two page document from Wisconsin Legal Blank. Our terms are simple and direct. We include:

- All triple net charges. Mikkelson Builders pays for utilities, insurance, taxes, cleaning, refuse, snow removal, landscaping, etc.
- Suites are based on useable sq. ft., not rentable sq. ft. You pay only for the space you occupy, not the halls, restrooms, lobbies, etc.
- Mikkelson Builders designs, owns, manages and leases their own buildings. This in-house approach allows them to build-out and lease space at a much lower cost than competitors.

## *Amenities*

Quaint colonial architecture and detailing  
Close to shopping, banks, theaters, golf courses and restaurants  
Custom designed office suites with free space planning  
Private entry suites are available  
Convenient and abundant surface parking

## *Contact Information*

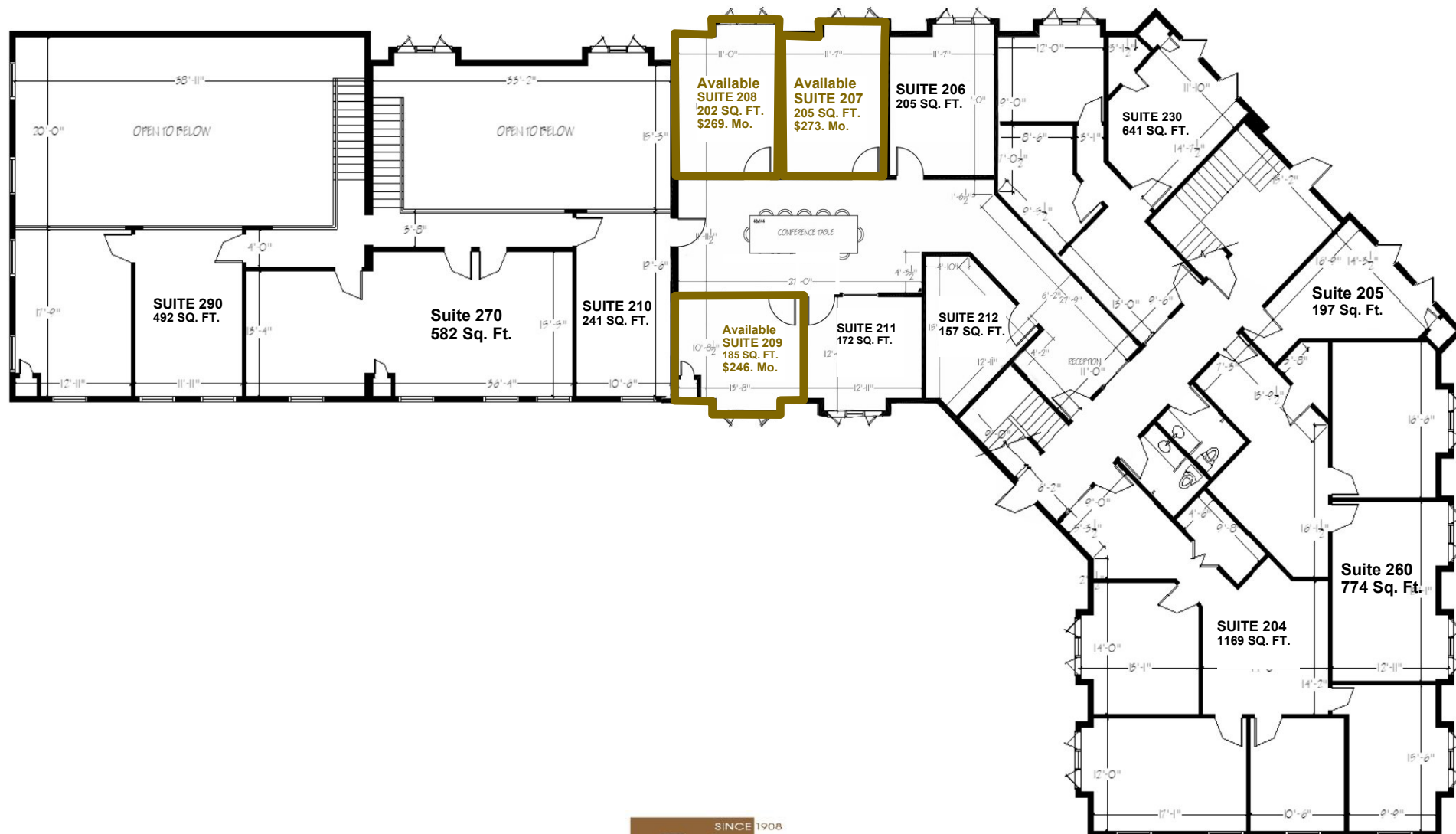
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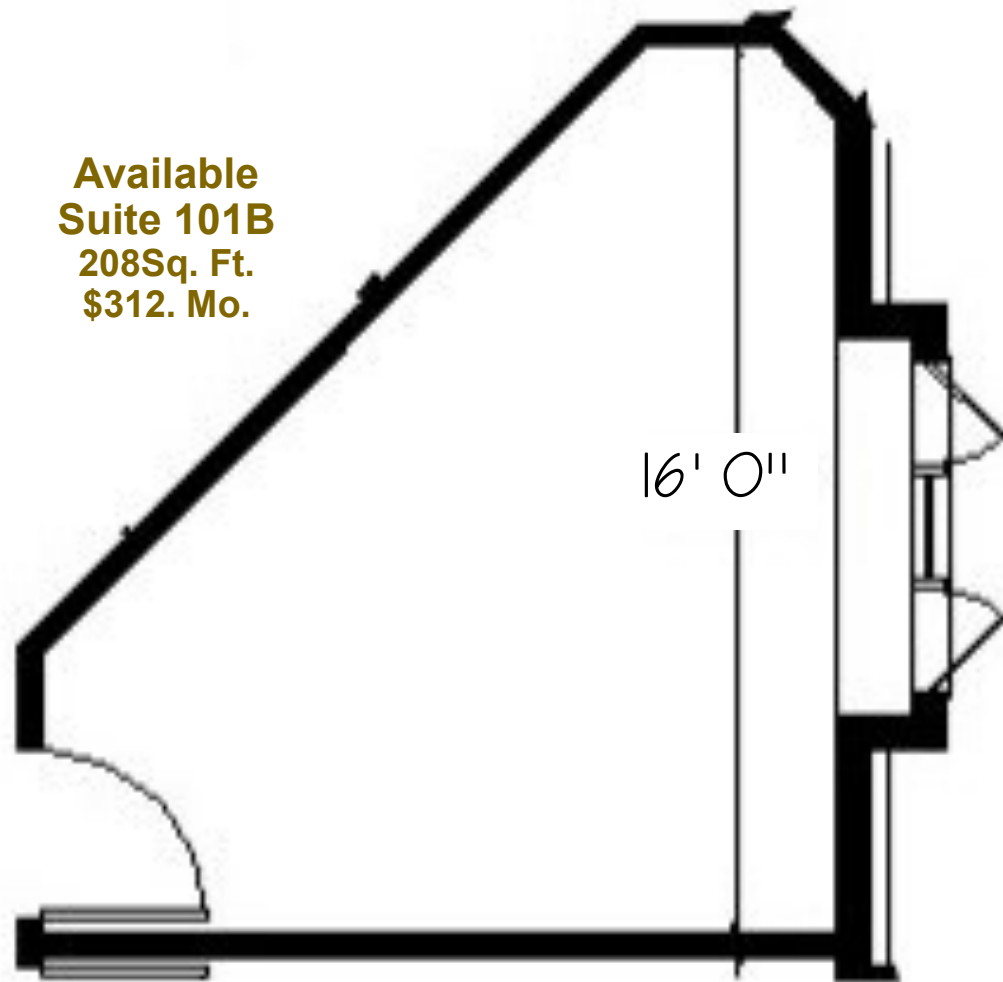
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**Available  
Suite 101B  
208Sq. Ft.  
\$312. Mo.**



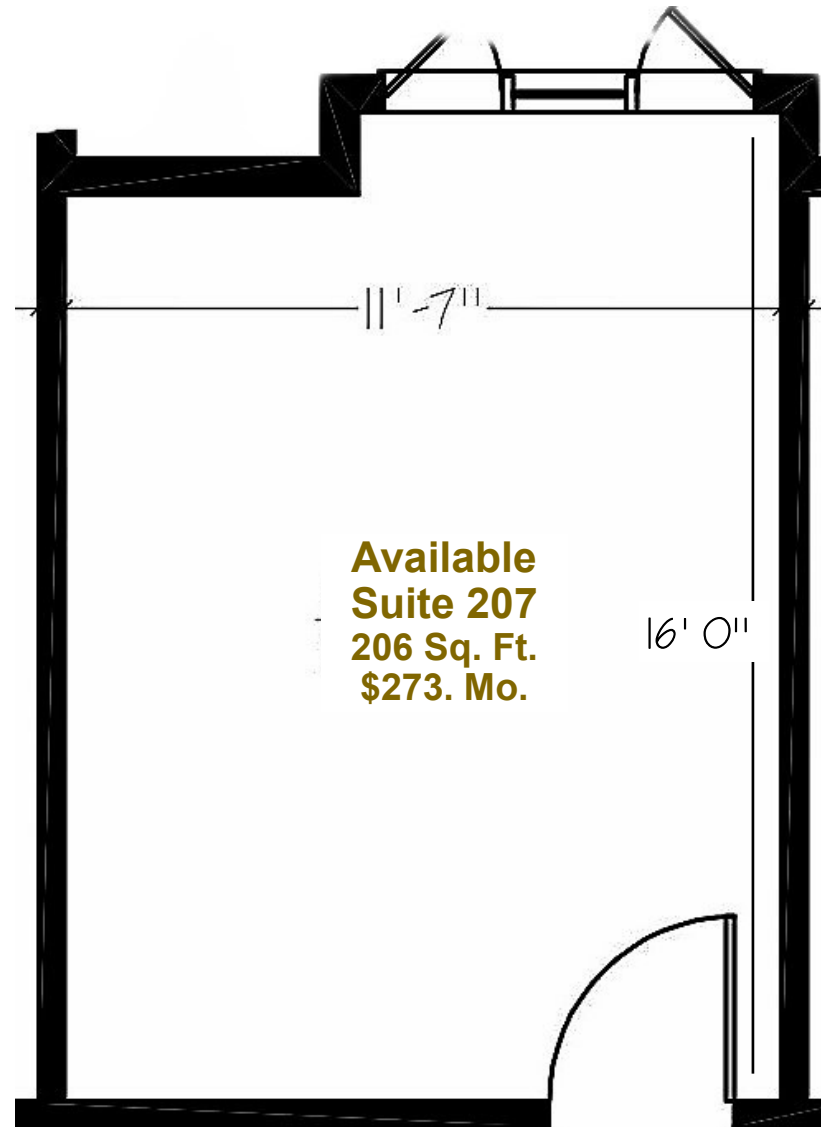
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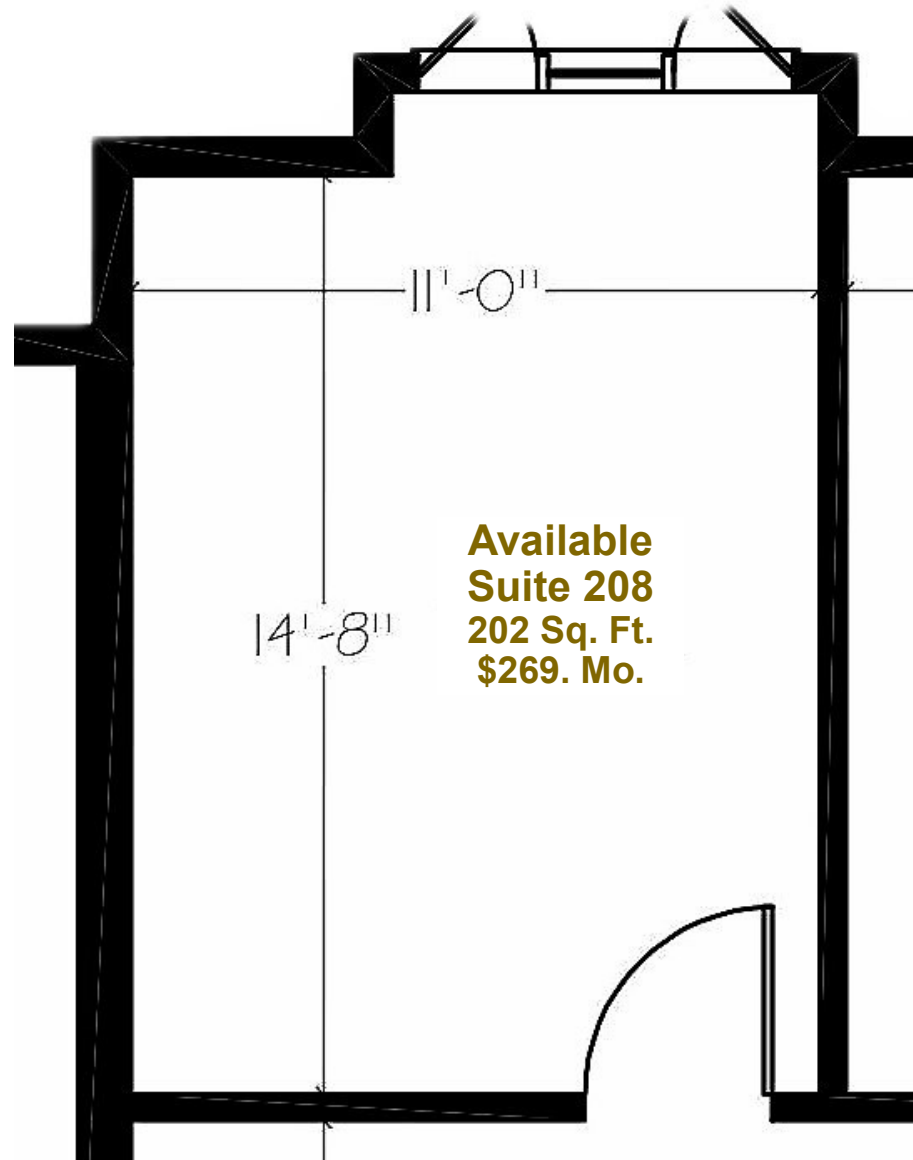
**Available  
Suite 140  
397Sq. Ft.  
\$595. Mo.**



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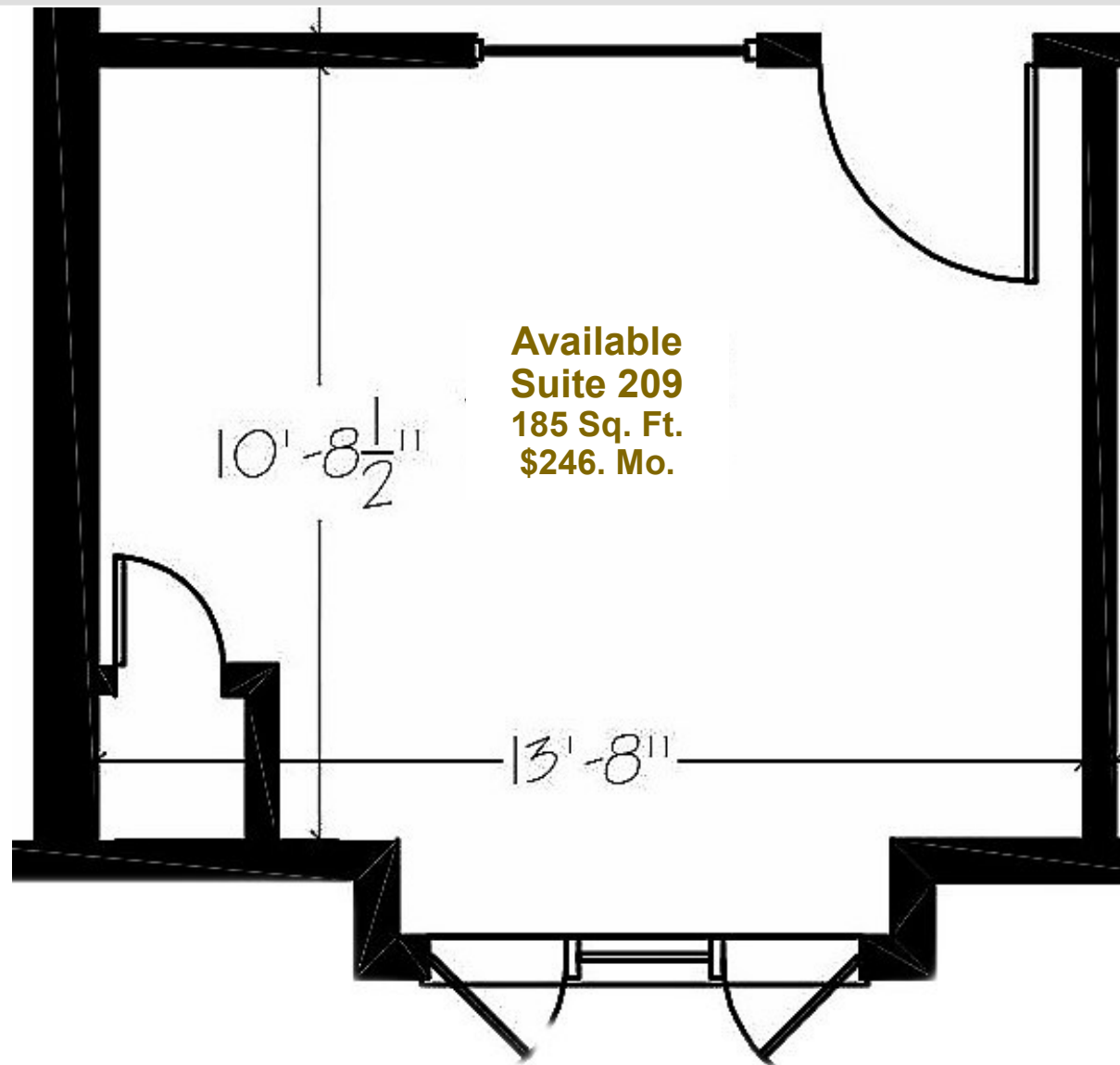


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**Available  
Suite 209  
185 Sq. Ft.  
\$246. Mo.**



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