



RE: Prime Space For Lease in West Allis

Dear Sir or madam:

Enclosed is information on a location we are promoting for lease. If you are considering expanding or adding to your brand, relocating or if your lease is up for renewal please consider our offering. The space offers great street level exposure and is located at the corner of Six Points Crossing (66th Street) and W. Greenfield Avenue in West Allis. Our corner space (6529 W. Greenfield) has 1463 sq. ft. and the adjacent space at (6525 W. Greenfield) has 1056 sq. ft. They can also easily be combined into one 2519 sq. ft. space. Both Six Points Crossing and Greenfield Avenue offer street parking on both sides of the street. They are conveniently located and take advantage of the Greenfield Avenue traffic (14,100 vehicles per day). The space also has room for outside signage and outside tables if that suites your operation. They are described as follows:

6525 W. Greenfield Avenue 1056 Sq. Ft.

6529 W. Greenfield Avenue 1463 Sq. Ft. (corner space)

When combined 2519 Sq. Ft. (corner Space)

These are Street level commercial spaces on the ground floor of a 178 unit newer quality apartment complex located in the heart of the exciting Six Points neighborhood of West Allis. The complex is known as Six Points Apartments and is currently over 98% leased to professionals and individuals with strong spending power.

I am the owner of the complex and am not seeking a commission but obviously would like to lease the space. Therefore if you have interest, you would be dealing directly with me, the owner of the property. I would very much like to show you the space at your convenience.

I would be interested in making the rent very attractive for your company to help insure the success of your operation. I would not charge any additional CAM charges. Therefore you would not pay additional for Real Estate Taxes, Insurance or grounds maintenance.

I am prepared to offer flexible terms and am willing to negotiate a lease rate that suits your business operation. The tenant would pay the gas, electric and trash directly. Nothing additional for Real Estate Taxes, Insurance or Maintenance absolutely Nothing else. Some of the space is finished and the rest of the space is ripe for a build-out. The property is very attractive and is only 5 years old. I'd be happy to lock in the rent with no increases for an extended period as we would like to see the business we put in this space be successful and be able to service the tenants and the neighborhood for years to come. The space is great and faces Greenfield Avenue, the rent is right and for the right tenant, I would be willing to assist in financing any possible build-out you might require. This is a walking community and the National Avenue side of the property is directly across the street from the very popular West Allis Local Farmer's Market which also draws people to the area on a regular basis. The farmer's Market offers fresh organic produce in season 3 times a week on Tuesday, Thursday and Saturday. Super convenient if your business is food related.

I invite you to call me at 414-332-5500 x 101 or on my cell at 414-235-1113. Understanding you may not have any expansion plans at the moment, I would at least like to show you the space for future consideration.

Thank you for your consideration and I look forward to hearing from you,

A handwritten signature in black ink, appearing to read "Michael Askotzky", written in a cursive style.

Michael Askotzky, Owner & General Manager
Trike Property Management
Phone: 414-332-5500 x 101
Email: maskotzky@trikepm.com

RETAIL SPACE FOR LEASE

West Allis - Six Points Neighborhood

**Ground Floor Retail or Office Space
Compliments Six Points Crossing
178 Unit Apartment Complex**

6525 W. Greenfield Avenue - 1056 SF
6529 W. Greenfield Avenue - 1463 SF
Total Combined Space - 2519 SF

SPACE FOR LEASE

Gross Lease

NO CAM CHARGES AT ALL

- NO Charge for Real Estate Taxes
- NO Charge for Insurance
- NO Charge for Common Area Maintenance

All You Pay Are The Utilities
Electric - Gas - Trash

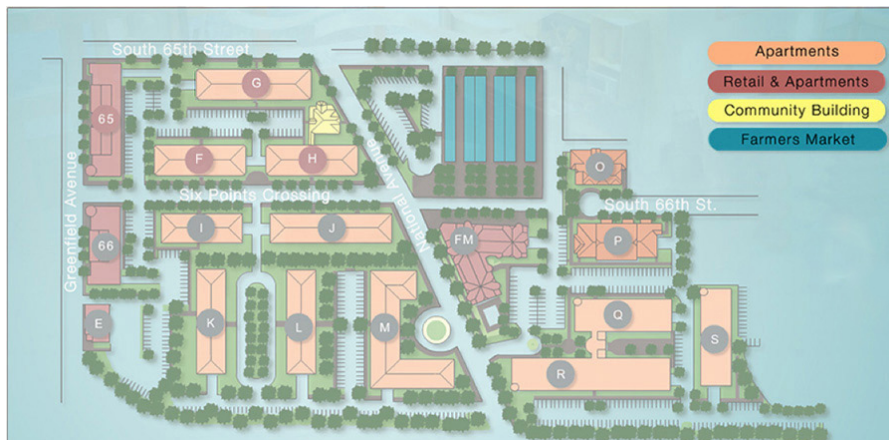
414-332-5500

Ask For Mike



**Visibility and population density is outstanding 14,100 cars per day
Ample Street Parking Available - Build-out Negotiable**

Demographics	Population	Median HH Income
1 Mile	22,098	\$40,226
3 Mile	185,440	\$41,485
5 Mile	463,771	\$39,429



Also Great Location For:

**Tanning Salon
Nail & Hair Salon
Dry Cleaner
Dentist Office
Doctor's Office
Optical Store
Coffee House
Pizza Parlor
Sandwich Shop
& More!**

Landlord w/Street Level Corner Commercial Space

Looking for Business Owner

With Proven Track Record

Exciting Densely Populated

Six Points Neighborhood

Built-In Demand & Customer Base with

178 Upscale Apartments Above

Adjacent to Newer Condos, Apartments & Homes

On The Corner at 6525-29 W. Greenfield - West Allis

Visibility and Population Density is Outstanding

14,100 Vehicles Per Day

Ample Street Parking Available

Build-out Negotiable

Attractive Lease Rates & No CAM Fees

3 Size Spaces (1)1056SF (2) 1463SF (3) 2519SF

CALL Mike 414-332-5500 or Email maskotzky@trikepm.com