

**Mequon Research Center**  
10650 N Baehr Road | Mequon, WI 53092  
Suites A-B



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VIRTUAL TOUR**

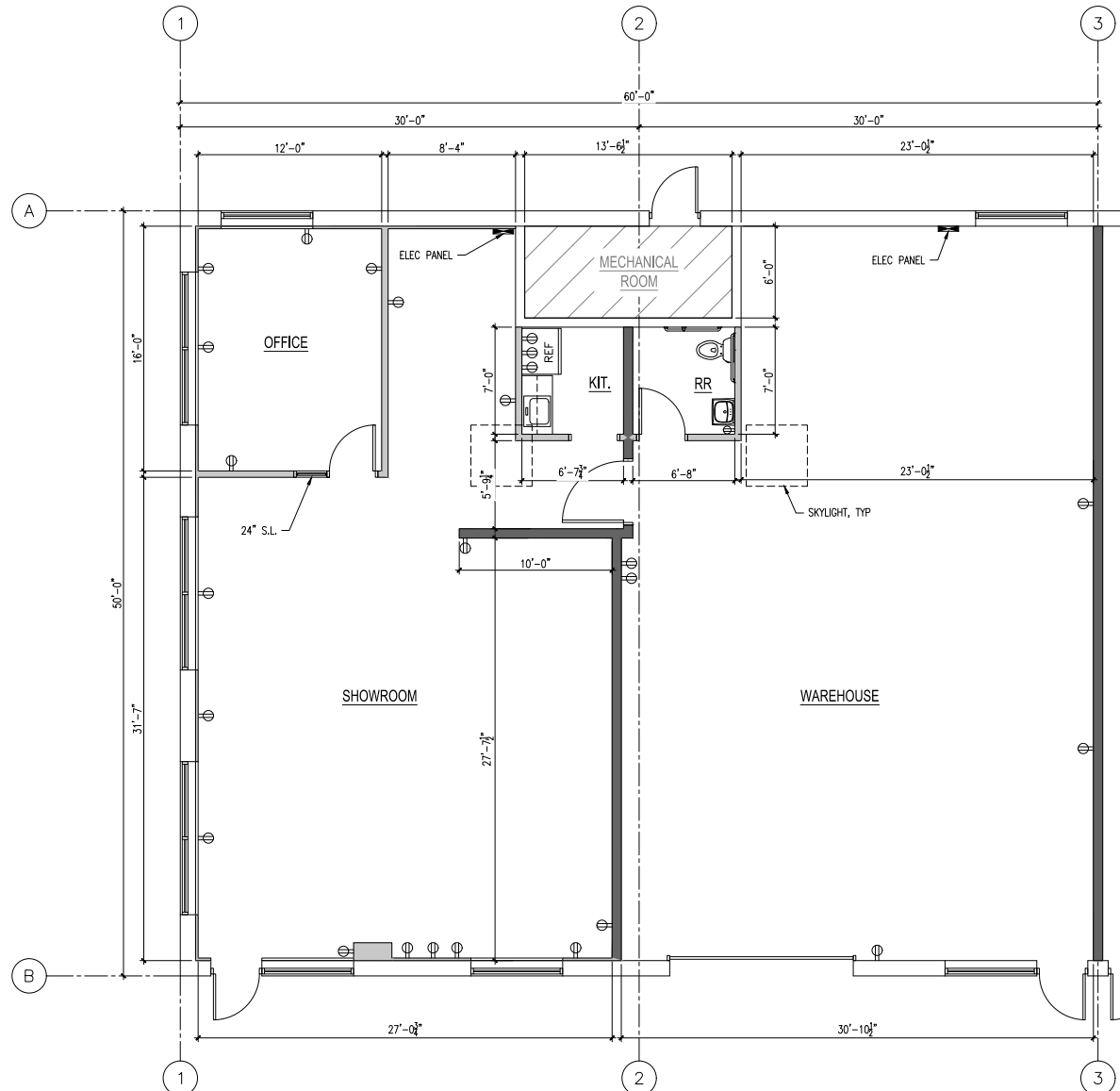
**Total SF Available:**  
**3,000 SF**

*1,445 sq. ft. office space with  
showroom; 1,555 sq. ft.  
warehouse with loading*

**FINISH NOTES:**

1. CEILINGS
  - 1.1. OFFICE/SHOWROOM: ACOUSTIC TILE AT 9'-10"
  - 1.2. RR/KIT: VINYL COATED GYPSUM TILE AT 9'-0"
  - 1.3. WAREHOUSE: OPEN TO DECK
2. FLOORS:
  - 2.1. OFFICE AREAS: 24" CARPET TILES
  - 2.2. RR: LUXURY VINYL PLANK
  - 2.3. WAREHOUSE: SEALED CONCRETE
3. WALLS:
  - 3.1. OFFICE AREAS/WAREHOUSE: 1 COAT, FLAT
  - 3.2. RR: 1 COAT, SEMI-GLOSS

**Note:** This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.





# Flex/R&D/Office

Direct-entry flexible space

St. John Properties has perfected the design and construction of flex/research and development (R&D) buildings by combining expansive windows and attractive landscaping in the front with loading capabilities in the rear.

Most flex/R&D buildings offer 30-foot-wide spaces and 16-foot clear ceiling heights for maximum flexibility.

For more information on Mequon Research Center, visit: [sjpi.com/mequon](http://sjpi.com/mequon)

Flex/R&D/Office Buildings	
6000 W Executive Drive	30,300 SF
6040 W Executive Drive	30,300 SF
6100 W Executive Drive	30,300 SF
6140 W Executive Drive	30,300 SF
10520 N Baehr Road	48,400 SF
10650 N Baehr Road	21,000 SF
Flex/R&D/Office Specifications	
Suite Sizes	1,500 up to 48,400 SF
Ceiling Height	16 ft. clear minimum
Parking	
W Executive Drive	2 spaces per 1,000 SF
N Baehr Road	4.5-5 spaces per 1,000 SF
Heat	Natural Gas
Construction	Brick on Block/Masonry
Zoning	B-5







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## Contact Us

For additional leasing information or to schedule a tour, contact:

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### About St. John Properties

St. John Properties Wisconsin owns and is developing more than 1.7 million square feet of commercial space across 16 business communities in Wisconsin.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

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