

# THE GRAIN

## Office Space

COMING LATE 2023 • 705 GENESEE STREET • DELAFIELD, WI



# West Building

525 MAIN STREET

- Available for Lease
- Occupied/Unavailable

# East Building

705 GENESEE STREET

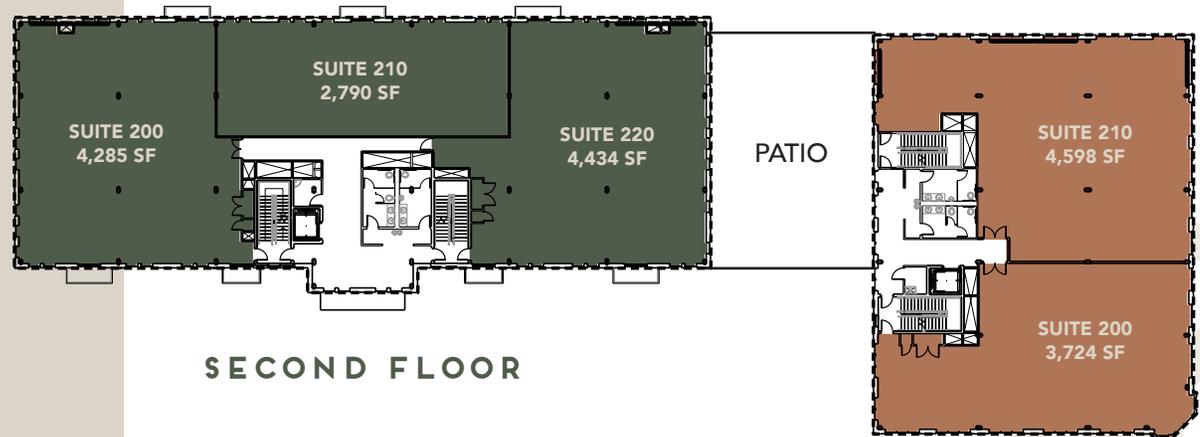
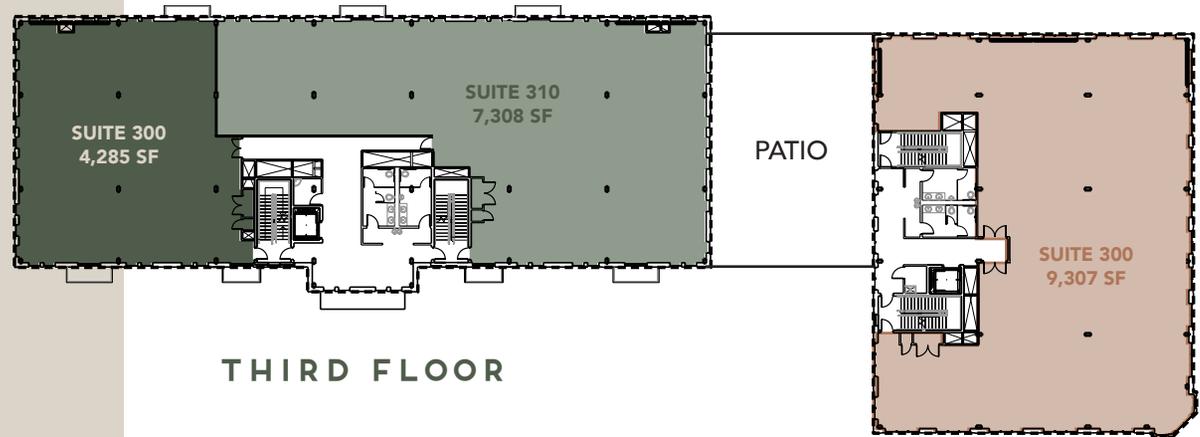
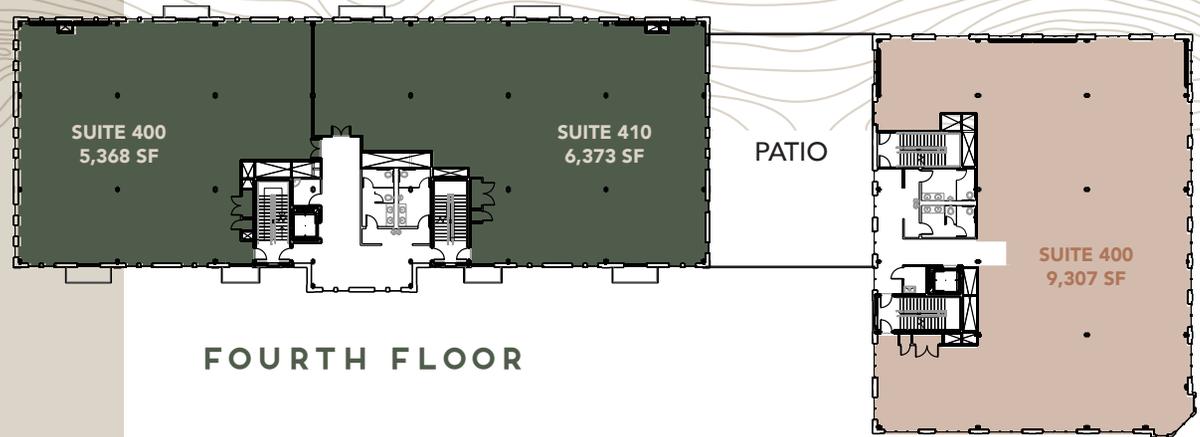
- Available for Lease
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## PARKING

Lower Level Stalls: 86  
 Exterior Stalls: 32

## DRIVE TIME

Delafield to Milwaukee: 27 miles, 28 min  
 Delafield to Madison: 54 miles, 53 min





The Grain debuts as Hendricks Commercial Properties first mass timber project, located in the heart of Delafield, Wisconsin. The Grain will feature two buildings with 60,000 square feet of office space, 18,000 square feet of retail and restaurant space and 125 parking spots including underground parking options, completely transforming the one-acre vacant lot.

**The Grain will be Delafield's first mass timber construction project which will fill a void within the city making it a prime destination to work and play.**

#### **WHAT IS MASS TIMBER?**

Mass timber is a state-of-the-art construction method that combines solid wood panels and beams to create a structure that's exceptionally stable and versatile. It's an environmentally friendly, low-carbon alternative to concrete and steel.

The Grain's exterior brick façade will differentiate itself from other mass timber projects in the US, giving it a timeless design that represents how buildings used to be made. However, the interior finishes will represent the future of modern-day construction. Exposed columns and ceilings create an open, refined space for tenants, providing a more desirable and appealing office or retail space.





# Contact Us

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# CBRE

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