

NOW AVAILABLE



RESEARCH ONE

10701 RESEARCH DRIVE | WAUWATOSA, WISCONSIN



 **IRGENS**[®]

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RESEARCH ONE is designed to set a new standard for the suburban workplace experience. The best-in-market amenities, vibrant business setting and highly walkable location are reminiscent of an urban setting. Convenient access, surface parking and large floor-plates offer the modern conveniences of the suburbs. Research One is the home for progressive-minded companies seeking to curate the office of the future in a new, healthy and sustainable environment.

BUILDING HIGHLIGHTS

- › Large flexible 26,000 SF floor plates
- › Up to 130,000 SF of contiguous space

BUILDING AMENITIES

- › Large common area training room
- › Tenant lounge
- › Fitness center with locker rooms and showers
- › Outdoor patio
- › Signage opportunity on Mayfair Road

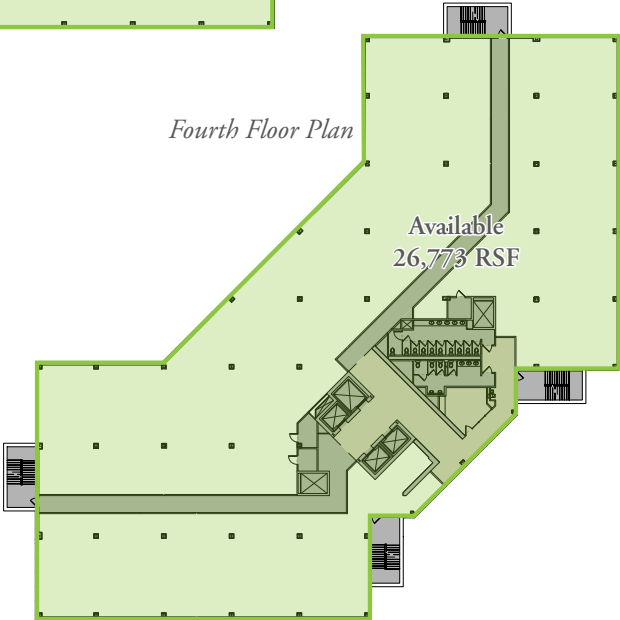
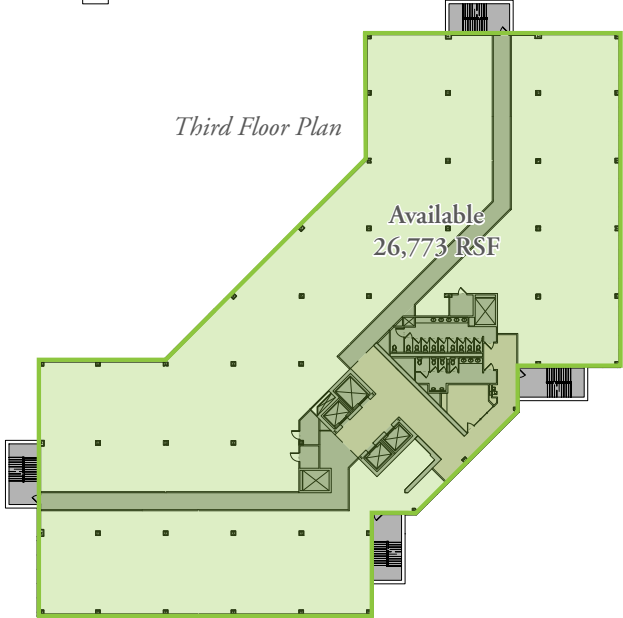
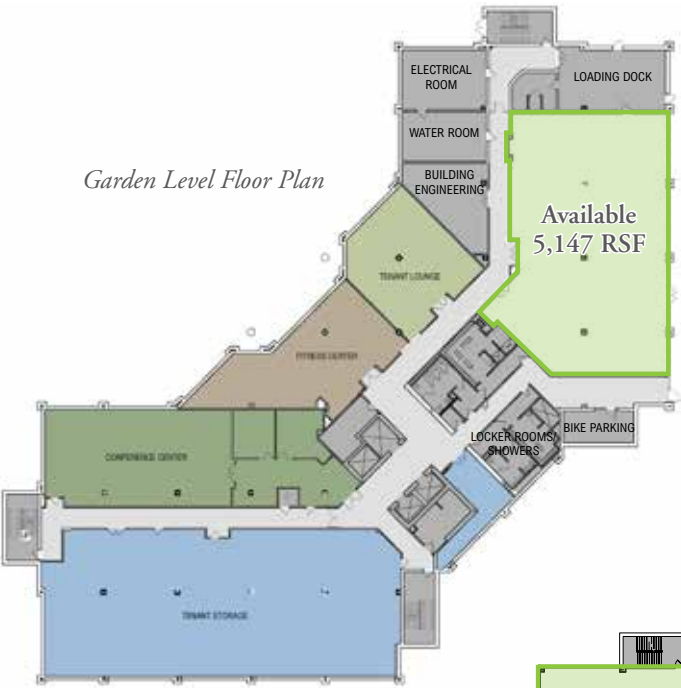
RESEARCH PARK AMENITIES

- › Daily food trucks along Innovation Drive (seasonal)
- › Highly attractive daytime and population demographics
- › Walking trails in a park-like setting
- › Professional on-location property management

RESEARCH ONE | HIGHLIGHTS

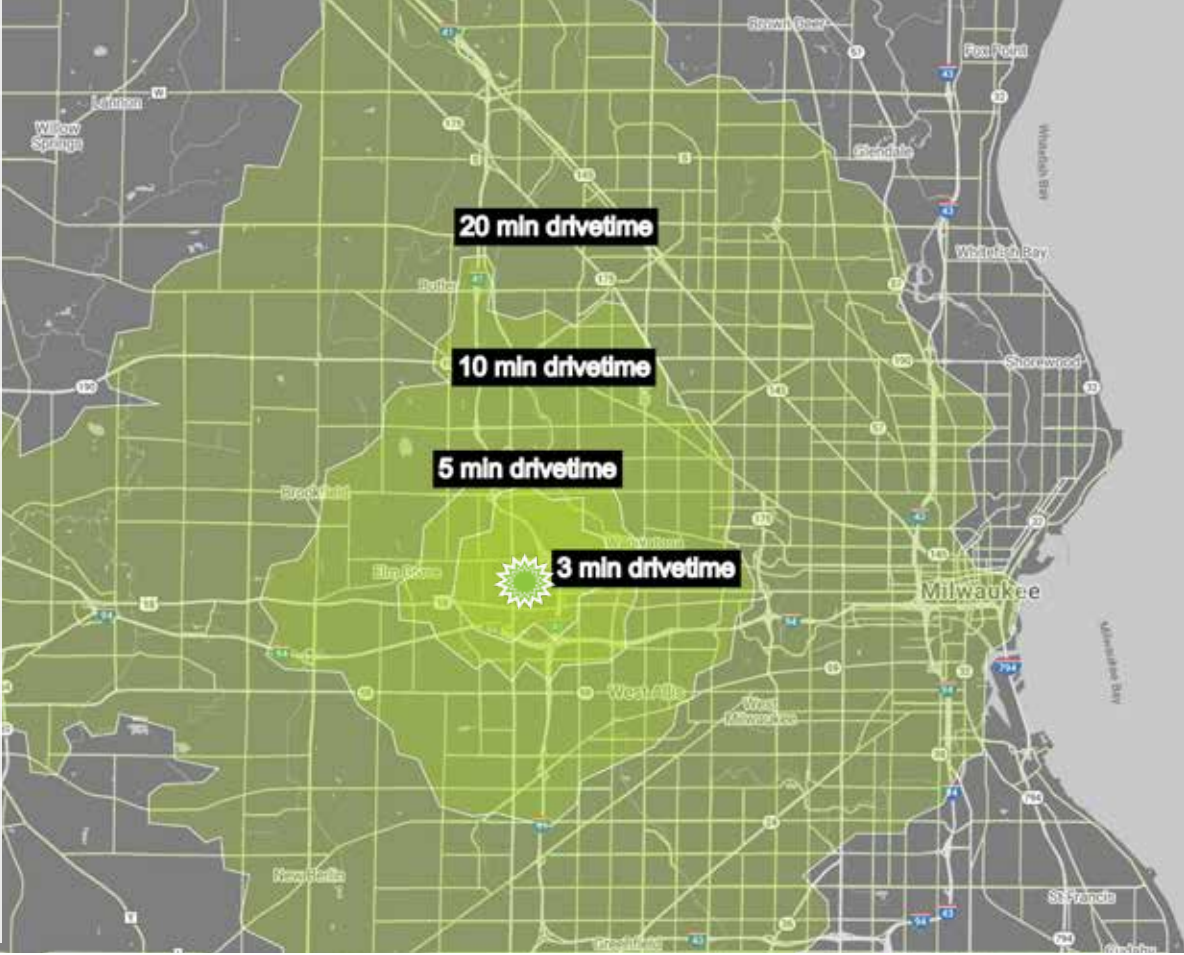


RESEARCH ONE | AVAILABLE SPACE



NEARBY AMENITIES

THE MAYFAIR COLLECTION MAYFAIR
SPRINGHILL SUITES MARRIOTT **CROWNE PLAZA**
HABANERO'S **FedEx Office**
QDOBA MEXICAN EATS **mo's irish pub.**
FIREHOUSE SUBS **Pick n Save**
DAVE & BUSTERS **Radisson** HOTELS & RESORTS
Walgreens **UNITED STATES POSTAL SERVICE**
The Cheesecake Factory **TARGET**
TRADER JOE'S **STARBUCKS COFFEE**



RESEARCH ONE | LOCATION HIGHLIGHTS

SURROUNDINGS

In the heart of the Milwaukee County Research Park, surrounded by restaurants, hotels and other amenities.

ACCESS

Easily accessible to and from Highway 41/45 and I-94

DRIVABLE AMENITIES

- › 20 minutes to Gen. Mitchell International Airport
- › 15 minutes to Downtown Milwaukee
- › 8 minutes to Mayfair Collection
- › 5 minutes to Mayfair Mall



POPULATION 2020

48,376



AVG. HOUSEHOLD EARNING

\$54,099



3-MIN DRIVE

2,224

TOTAL BUSINESSES

5-MIN

3,767

10-MIN

9,759

20-MIN

32,804

THERE ARE **200** BUSINESSES IN THE MILWAUKEE COUNTY RESEARCH PARK



3-MIN DRIVE

32,637

TOTAL EMPLOYEES

5-MIN

48,973

10-MIN

115,838

20-MIN

460,629

THERE ARE **3,200** EMPLOYEES IN THE MILWAUKEE COUNTY RESEARCH PARK



MEDIAN AGE

MALE FEMALE

36.9

39.8



RESEARCH ONE | CONTACT



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction of a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public> or by phone at 877-234-0085.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupancy of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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