

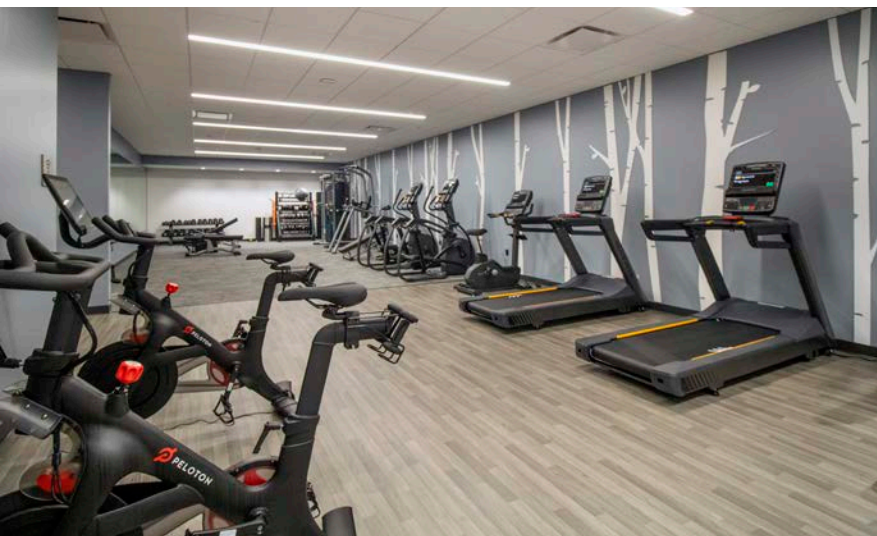
INNOVATION ONE



2024
SITES CERTIFIED

INNOVATION ONE

1401 DISCOVERY PARKWAY | WAUWATOSA, WISCONSIN



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INNOVATION ONE is a Class A, 70,784 RSF commercial office building prominently located at Innovation Campus in Wauwatosa. At the forefront of sustainable design and development, Innovation One is LEED-Silver Certified and achieved SITES certification in 2024, the first SITES certified project in Wisconsin. Offering desirable amenities and ample parking, Innovation One is ideal for occupants seeking modern and efficient space in a serene setting that prioritizes sustainable building and land development.

LOCATION HIGHLIGHTS

SURROUNDINGS

Innovation Campus is uniquely located on one of the few remaining development sites in the geographic epicenter of Milwaukee County. The Milwaukee Regional Medical Center and Milwaukee County Research Park are in the immediate vicinity and abundant retail, hospitality, dining, recreation and other amenities are located nearby.

ACCESS

Innovation One is approximately a half mile from the Watertown Plank Road/Interstate 41 on-ramp offering convenient access to the regional freeway system including Interstates 94 and 43.

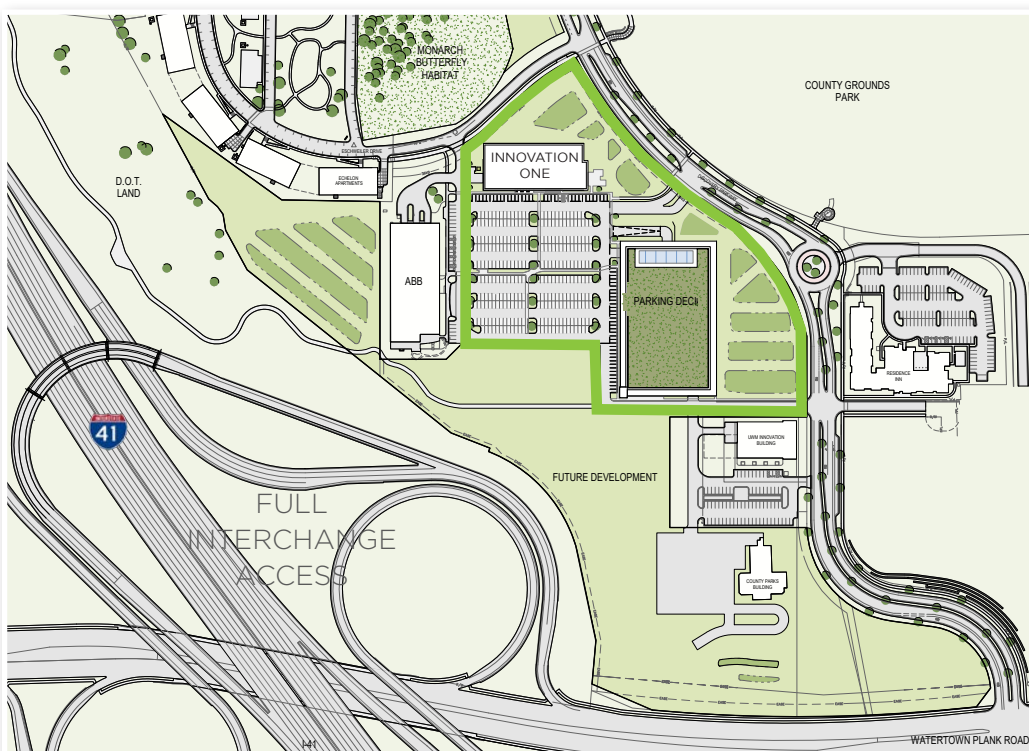
DRIVABLE AMENITIES

- › 20 minutes to General Mitchell International Airport
- › 15 minutes to downtown Milwaukee
- › 5 minutes to Mayfair Mall

BUILDING HIGHLIGHTS

- › Two-stories plus garden level
- › Private, underground executive parking in addition to generous, exterior surface and covered parking. The project's adjacent parking structure features rooftop solar panels and is recognized as the largest green roof in the state.
- › Functional and efficient floor plans
- › Monumental staircase in contemporary lobby
- › Thoughtful design to promote a healthy and productive work environment
- › High-end interior finishes
- › Floor-to-ceiling glass for natural daylighting
- › Prominent on-building and monument signage
- › Common area amenities including tenant lounge, fitness center and outdoor patio
- › LEED-Silver certified
- › First SITES-certified development in Wisconsin
- › Professional, proactive property management

INNOVATION ONE | HIGHLIGHTS

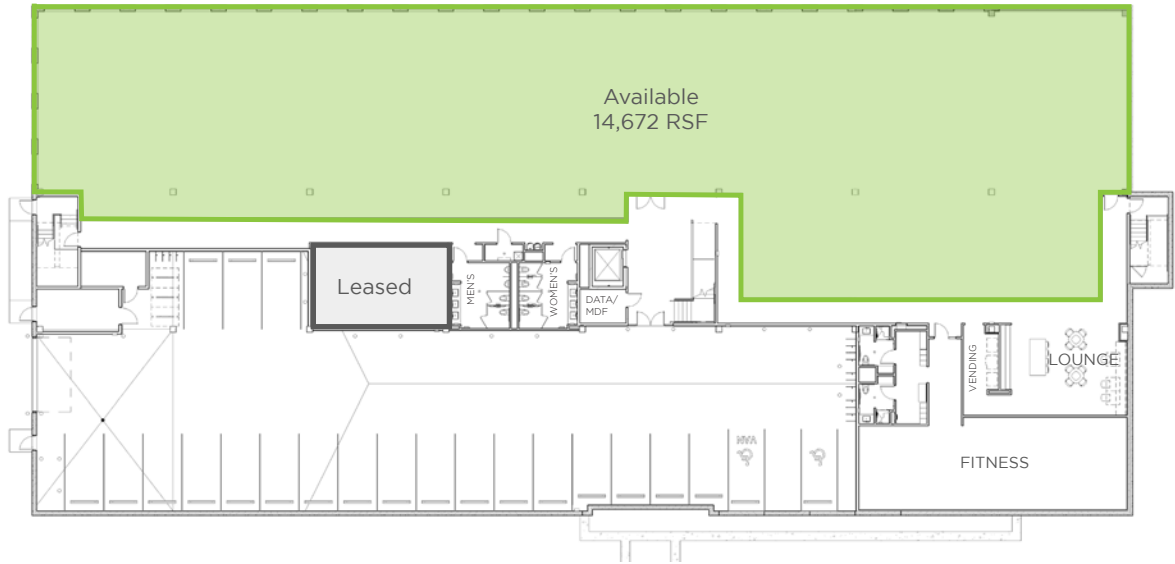


25 acres
of land adjacent to
Interstate 41

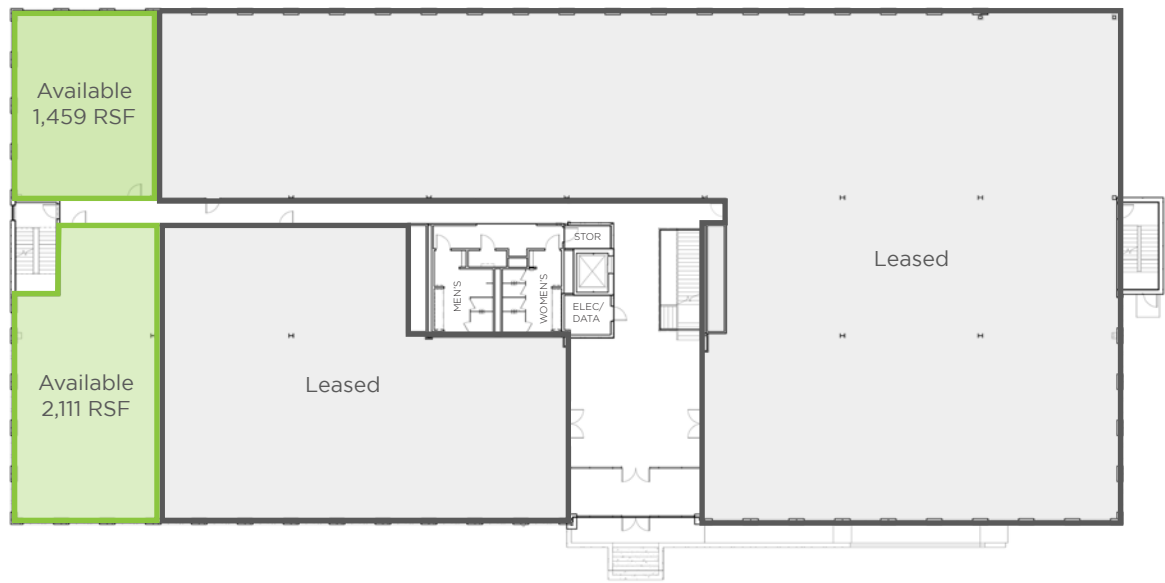
Innovation Campus was designed to leverage some of the region's best assets to create a world-class destination that fosters innovation and spurs creativity.

INNOVATION ONE | AVAILABLE SPACE

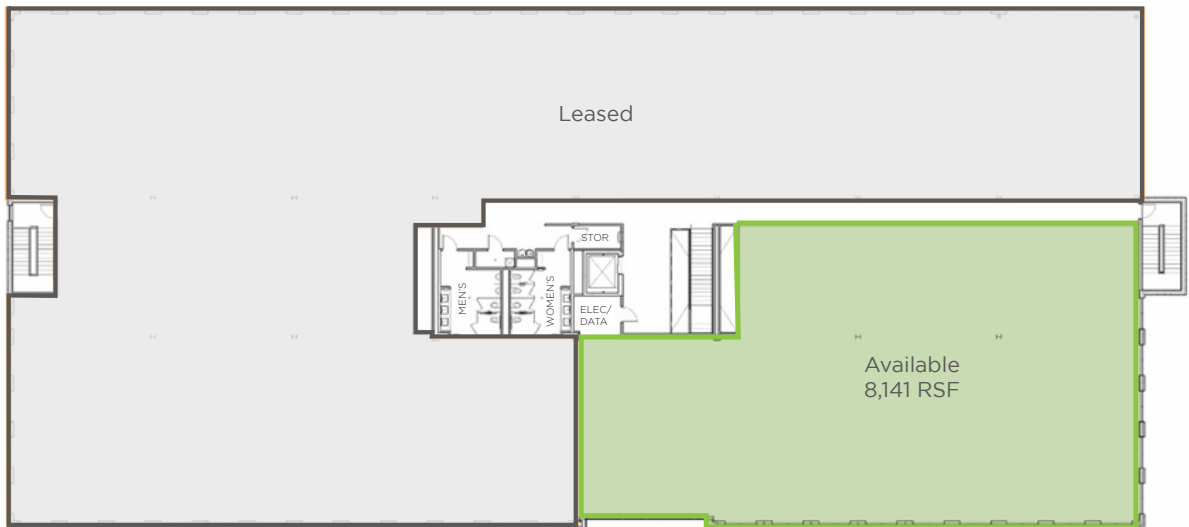
Garden Level



First Floor



Second Floor





CONVENIENTLY
located at the epicenter
of metro MKE

Recently enhanced interchange adjacent to the site provides quick and easy access to the busiest freeway interchange in Wisconsin. From here you are just minutes from downtown MKE, the airport and less than 90 miles from Madison and Chicago.



Pristine beauty that
will be **PRESERVED &**
ENHANCED

Environmental responsibility and good business practices go hand in hand. This development will protect and enhance the existing green spaces in the area and create shared spaces that will benefit building occupants and the greater community.



CONNECTED to the
region's top innovators
& major employers

Milwaukee Regional Medical Center, the Milwaukee County Research Park, corporate HQs and more. This high-tech, high-profile location is an ideal place to locate and grow your business.

INNOVATION 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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Drafted by Attorney Richard J. Staff