

OCCUPANCY AVAILABLE WITHIN 12 MONTHS OF LEASE EXECUTION!



  
**MEQUON**  
MEDICAL COMMONS

# MEQUON MEDICAL COMMONS

12100 N. CORPORATE PARKWAY | MEQUON, WISCONSIN



 **IRGENS®**  
866.443.0701 | [irgens.com](http://irgens.com)

**MEQUON MEDICAL COMMONS** is an exciting Class A medical office building planned for East Mequon Corporate Centre on a highly visible and development-ready site. The building will feature high-quality construction, tremendous I-43 signage opportunities and convenient access.

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#### LOCATION HIGHLIGHTS

##### **SURROUNDINGS**

In the heart of the eastern Mequon commercial district, near restaurants, banks and other amenities

##### **ACCESS**

Minutes from Interstate 43 interchanges at Mequon Road and Highland Road

##### **DRIVABLE AMENITIES**

- › 3 minutes to Ascension Columbia St. Mary's Hospital - Ozaukee & Froedtert Community Hospital-Mequon
- › 5 minutes to nearby shopping
- › 14 minutes to Bayshore Town Center

#### BUILDING HIGHLIGHTS

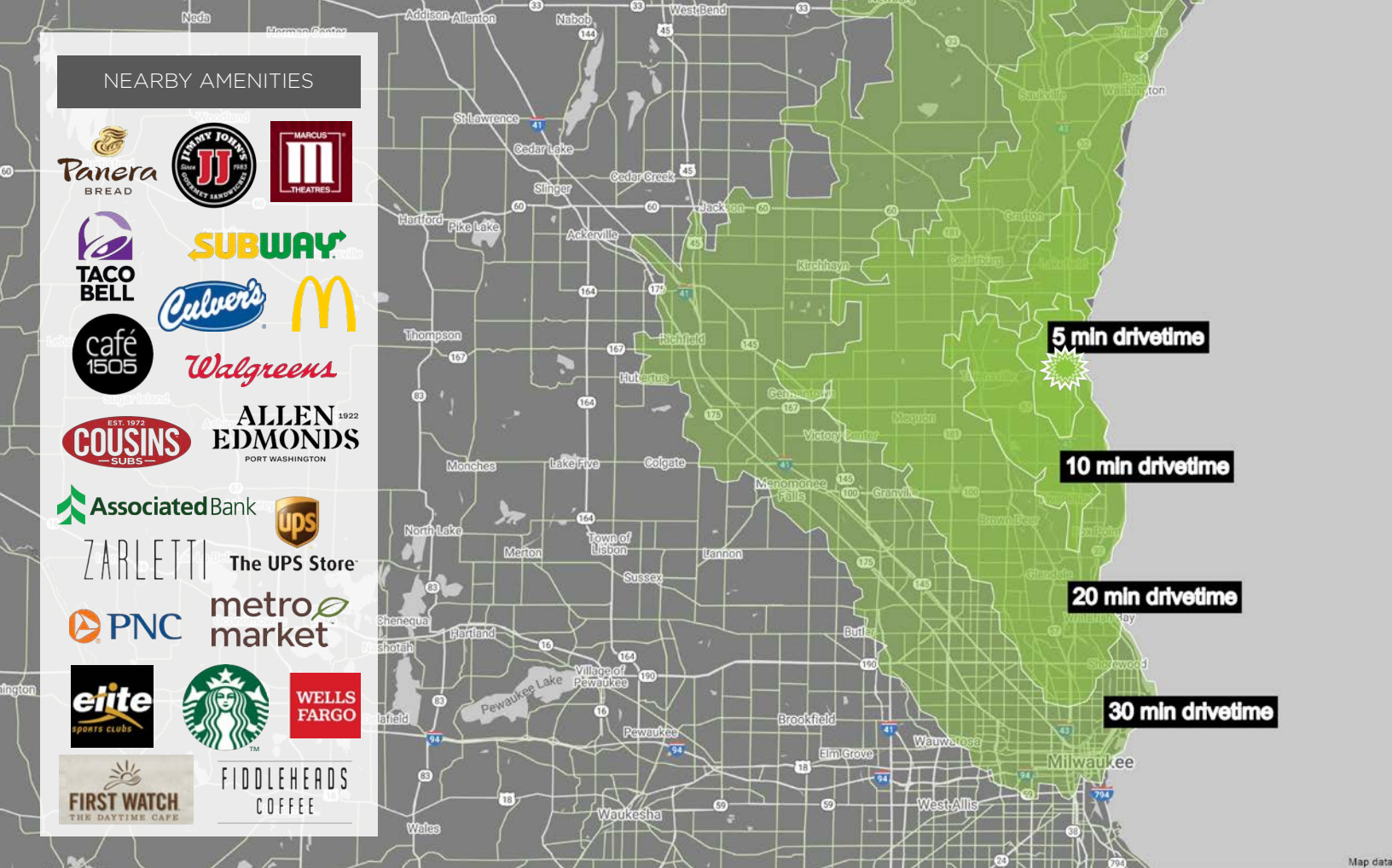
- › New construction
- › Prominent building signage along I-43
- › Large, flexible floor plates
- › Floor-to-ceiling glass
- › 9'6" finished ceilings
- › High parking ratio – 5/1,000 SF
- › Outdoor patio/plaza
- › Double-height glass lobby
- › Monument sign at site entrance
- › 5,000+ SF tenants receive on-building signage

## MEQUON MEDICAL COMMONS | HIGHLIGHTS



*View from I-43*





## MEQUON MEDICAL COMMONS | BY THE NUMBERS



MEQUON  
POPULATION 2023

**25,745**



AVG. HOUSEHOLD EARNING

**\$182,630**



MEDIAN AGE  
MALE FEMALE

**46.2 47.2**



| 5-MIN DRIVE | 10-MIN       | 20-MIN       | 30-MIN        |
|-------------|--------------|--------------|---------------|
| <b>865</b>  | <b>1,866</b> | <b>8,858</b> | <b>23,870</b> |

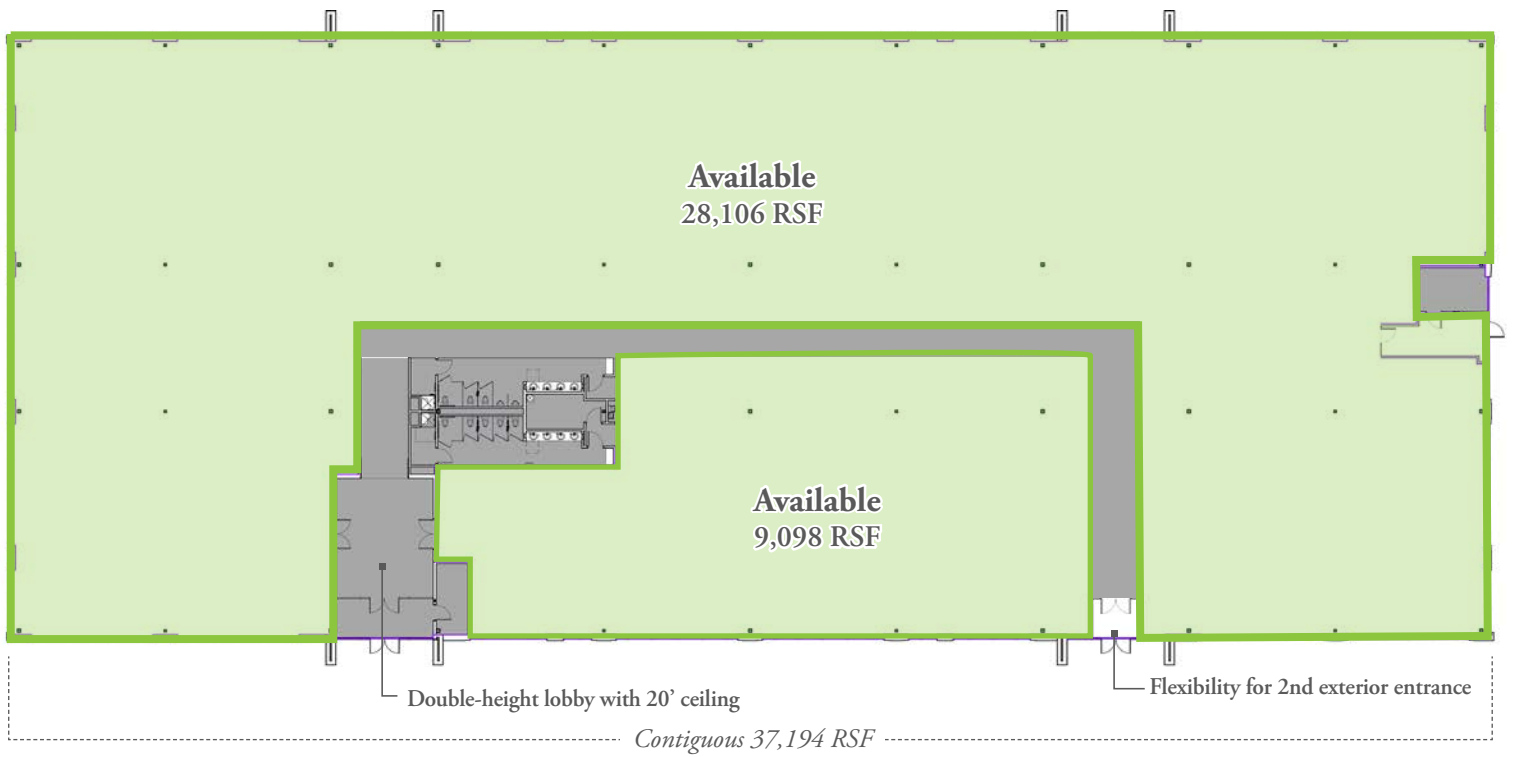
THERE ARE **47** BUSINESSES IN THE EAST MEQUON CORPORATE CENTRE



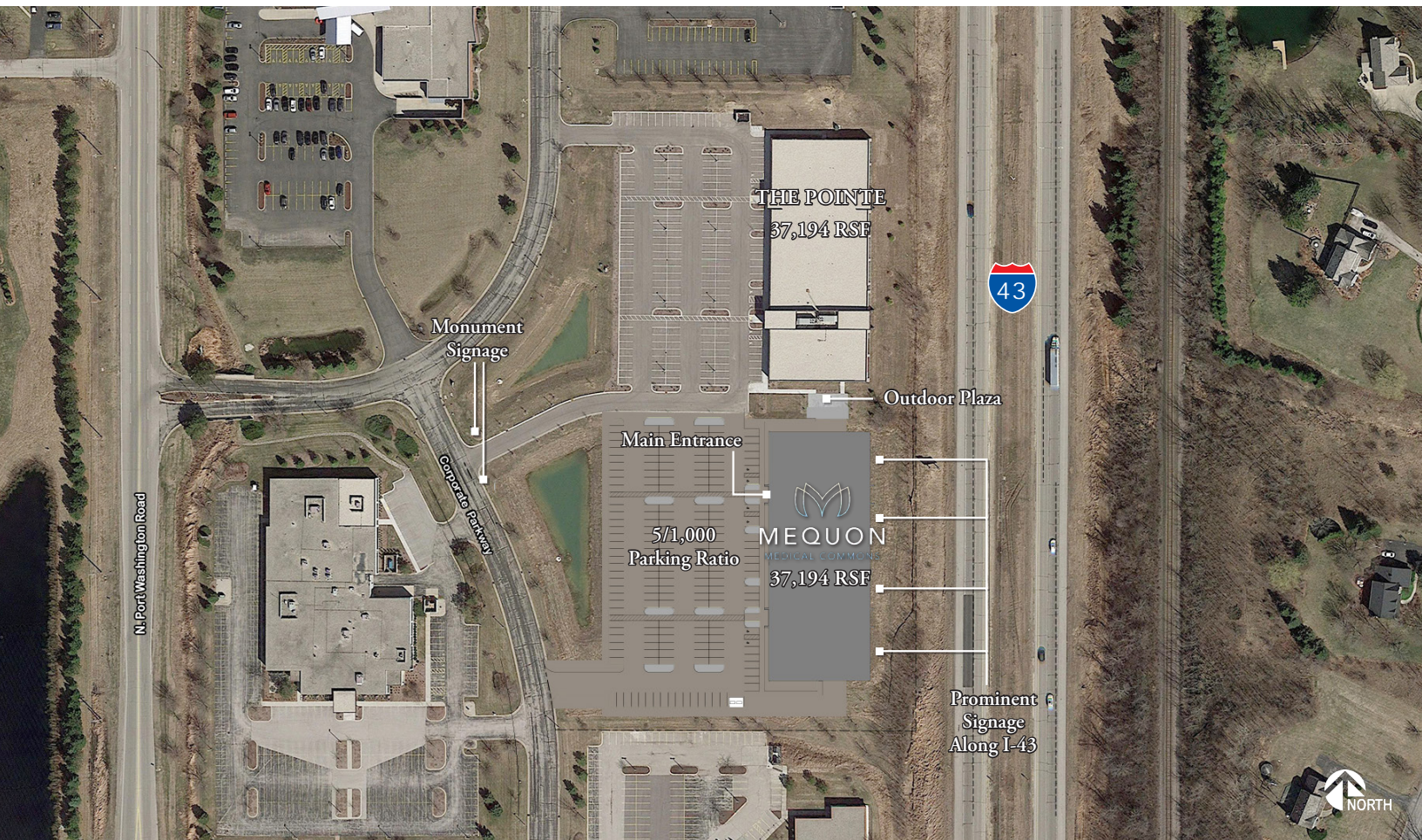
| 5-MIN DRIVE  | 10-MIN        | 20-MIN         | 30-MIN         |
|--------------|---------------|----------------|----------------|
| <b>7,110</b> | <b>18,634</b> | <b>121,368</b> | <b>342,228</b> |

THERE ARE **489** EMPLOYEES IN THE EAST MEQUON CORPORATE CENTRE





# MEQUON MEDICAL COMMONS | AVAILABLE SPACE







## MEQUON MEDICAL COMMONS | CONTACT



ROB OLDENBURG  
 roldenburg@irgens.com  
 414.443.2526



1401 Discovery Parkway, Suite 100 | Milwaukee, WI 53226 | tele 414.443.0700 | fax 414.443.1400 | [irgens.com](http://irgens.com)



**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

Irgens Partners, LLC, 1401 Discovery Parkway, Suite 100, Milwaukee, WI 53226

Phone: (414) 443-0700

Fax: (414) 443-1400

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