



# MILWAUKEE COUNTY RESEARCH PARK

MILWAUKEE, WISCONSIN



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



**MILWAUKEE COUNTY RESEARCH PARK** is currently over 1.4 million square feet of Class A office and flex properties developed by Irgens at a cost of approximately \$248 million. Irgens has worked closely with Milwaukee County, the City of Wauwatosa and the Milwaukee County Research Park Corporation since 1995 to complete 10 of the 14 office projects in the 175-acre park, effectively shaping it into a campus-like environment that is home to over 80 successful companies.

#### LOCATION HIGHLIGHTS

##### **SURROUNDINGS**

Major commercial developments include the Milwaukee Regional Medical Center Campus, Innovation Park, GE Healthcare and surrounded by restaurants, hotels and other amenities

##### **ACCESS**

Minutes from Highway 45 and Interstate 94

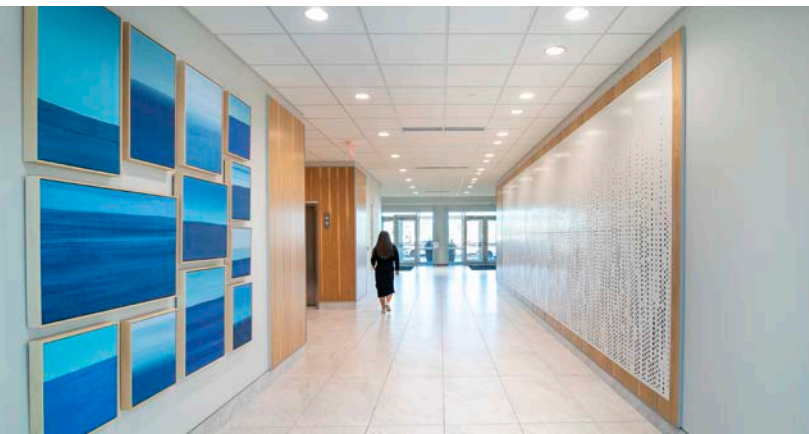
##### **DRIVABLE AMENITIES**

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

#### MILWAUKEE COUNTY RESEARCH PARK HIGHLIGHTS

- › Abundant surface parking and executive underground parking
- › On-building signage opportunities
- › Geographic center of metro-Milwaukee
- › Walkable restaurants/bars
- › Food trucks along Research Drive
- › Walking trails
- › Two Class A hotels
- › Access to Bublr Bikes

## MILWAUKEE COUNTY RESEARCH PARK | HIGHLIGHTS



## NEARBY AMENITIES



MAYFAIR

SPRINGHILL SUITES<sup>®</sup>  
MARRIOTT

CROWNE PLAZA<sup>®</sup>



FedEx  
Office

QDOBA  
MEXICAN EATS

mo's  
irish pub.

FIREHOUSE  
SUBS

Pick 'n Save



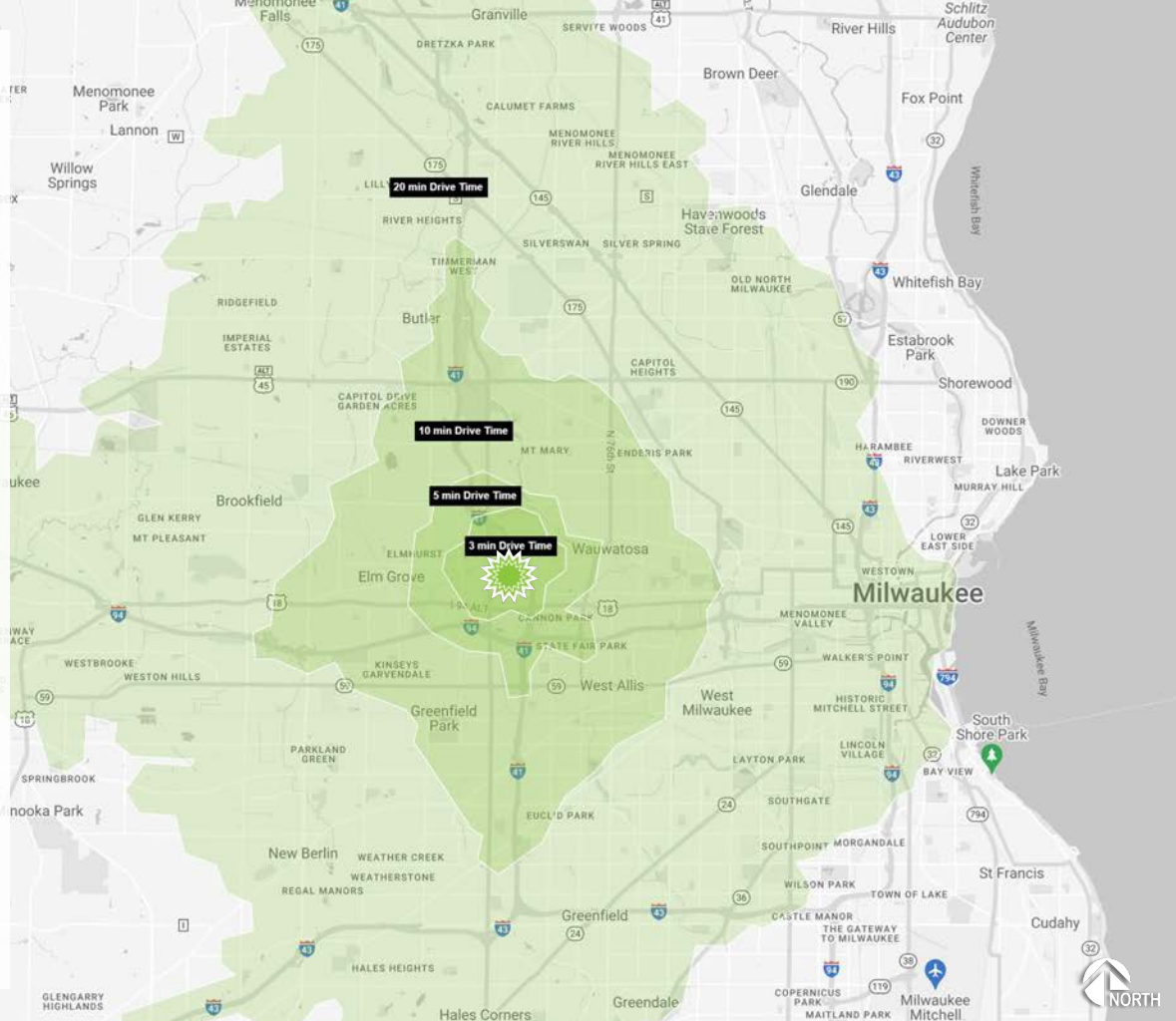
Radisson  
HOTELS & RESORTS

Walgreens



The Cheesecake  
Factory

TRADER JOE'S



# MILWAUKEE COUNTY RESEARCH PARK | BY THE NUMBERS



WAUWATOSA  
POPULATION 2024

46,670



AVG. HOUSEHOLD EARNING

\$105,298



MEDIAN AGE  
MALE FEMALE

36.9 41.1



3-MIN DRIVE

622

TOTAL BUSINESSES

5-MIN

2,052

10-MIN

7,721

20-MIN

28,743

THERE ARE **72** BUSINESSES IN THE MILWAUKEE COUNTY RESEARCH PARK



3-MIN DRIVE

14,716

TOTAL EMPLOYEES

5-MIN

34,820

10-MIN

112,999

20-MIN

429,902

THERE ARE **2,370** EMPLOYEES IN THE MILWAUKEE COUNTY RESEARCH PARK



# 10000 INNOVATION DRIVE





# 10000 INNOVATION DRIVE | AVAILABLE SPACE

LOWER LEVEL



FIRST FLOOR



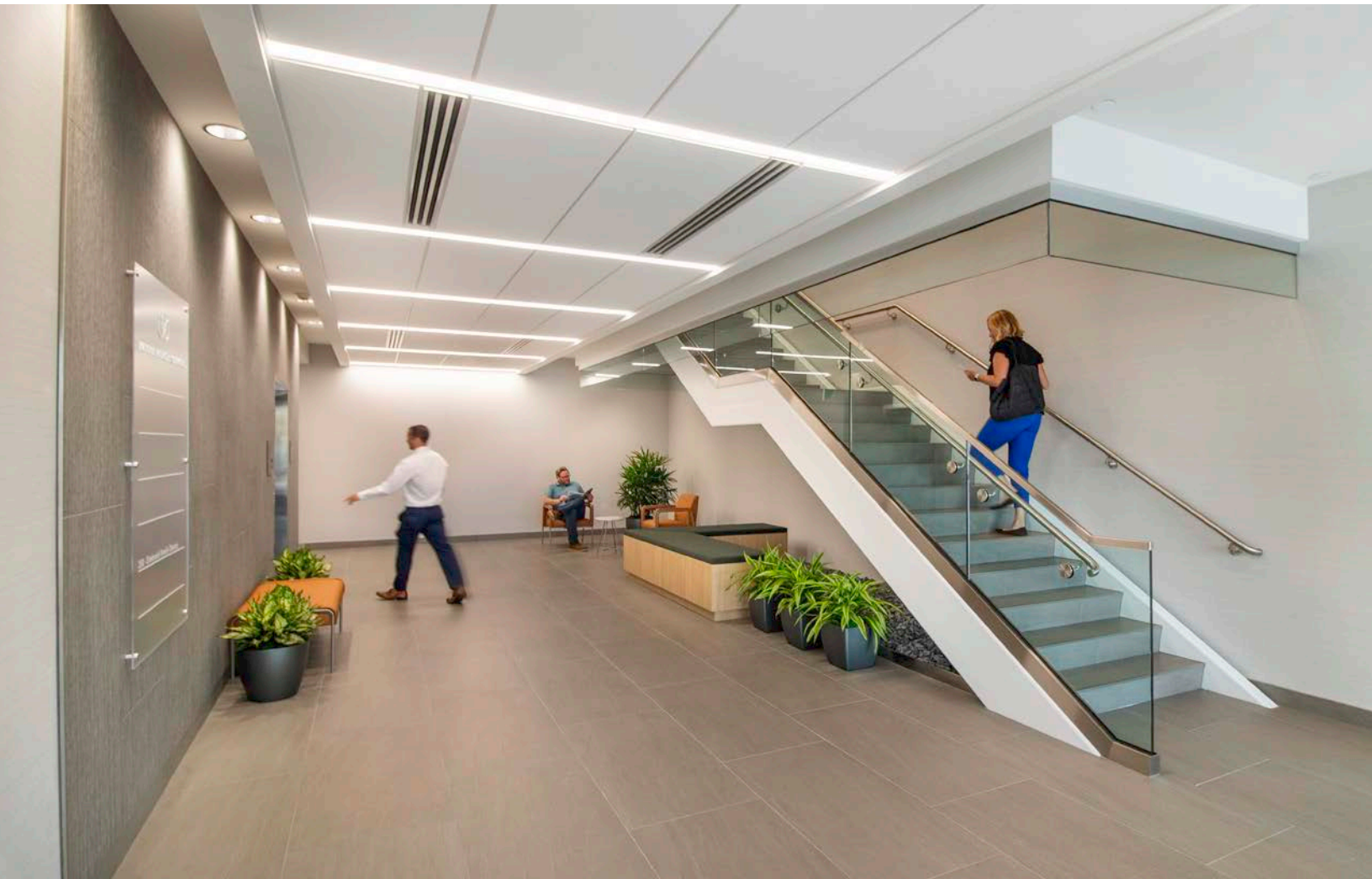
SECOND FLOOR



THIRD FLOOR



# MAYFAIR MEDICAL COMMONS





# MAYFAIR MEDICAL COMMONS | AVAILABLE SPACE



First Floor



Second Floor

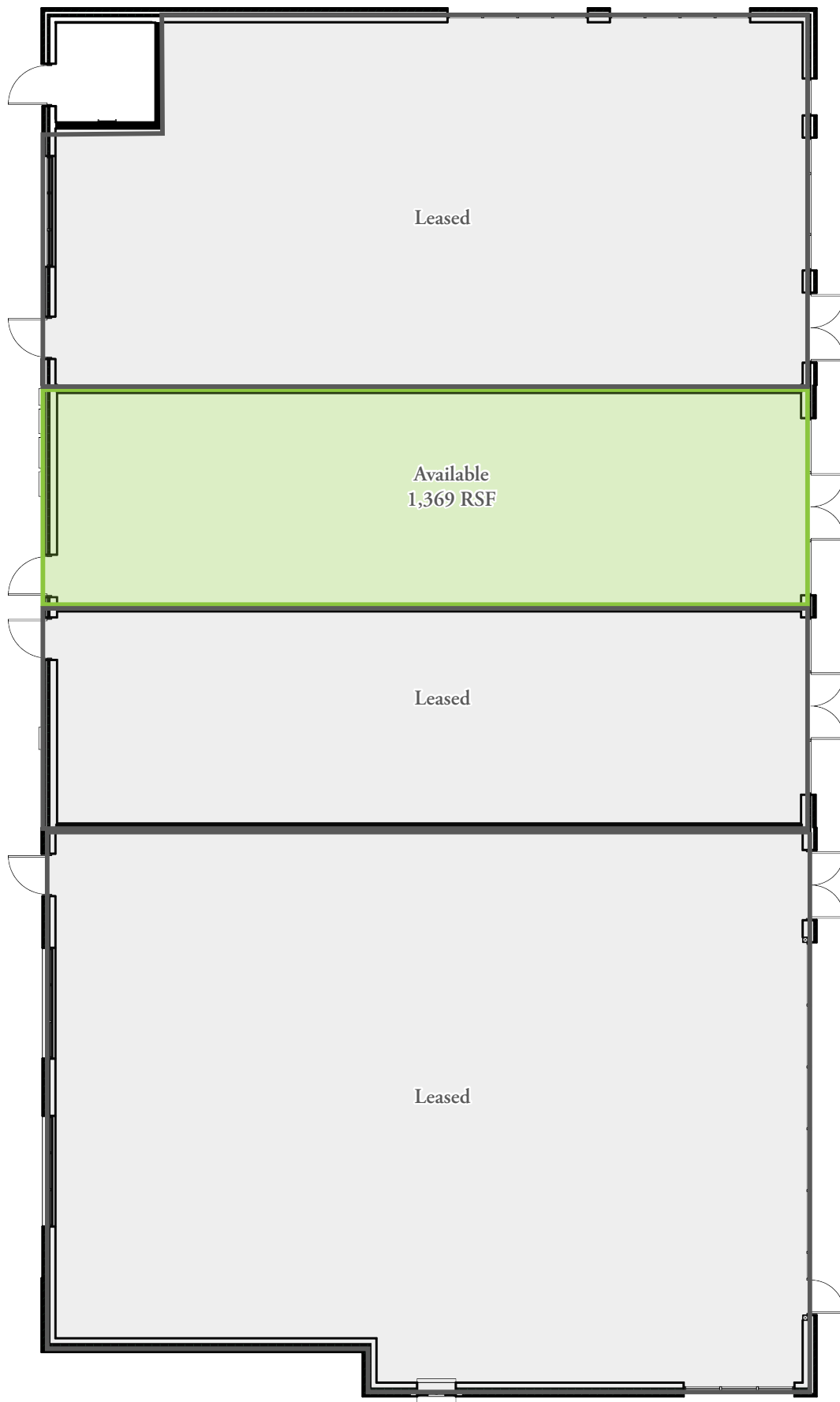


# MAYFAIR RETAIL





# MAYFAIR RETAIL | AVAILABLE SPACE





# MAYFAIR WOODS





# MAYFAIR WOODS | AVAILABLE SPACE

Available  
3,190 RSF  
Suite 4

Available  
18,658 RSF  
Suite 1

Available  
5,230 RSF  
Suite 155



Available  
2,486 RSF  
Suite 180



Available  
9,914 RSF  
Suite 325

Available  
7,255 RSF  
Suite 450





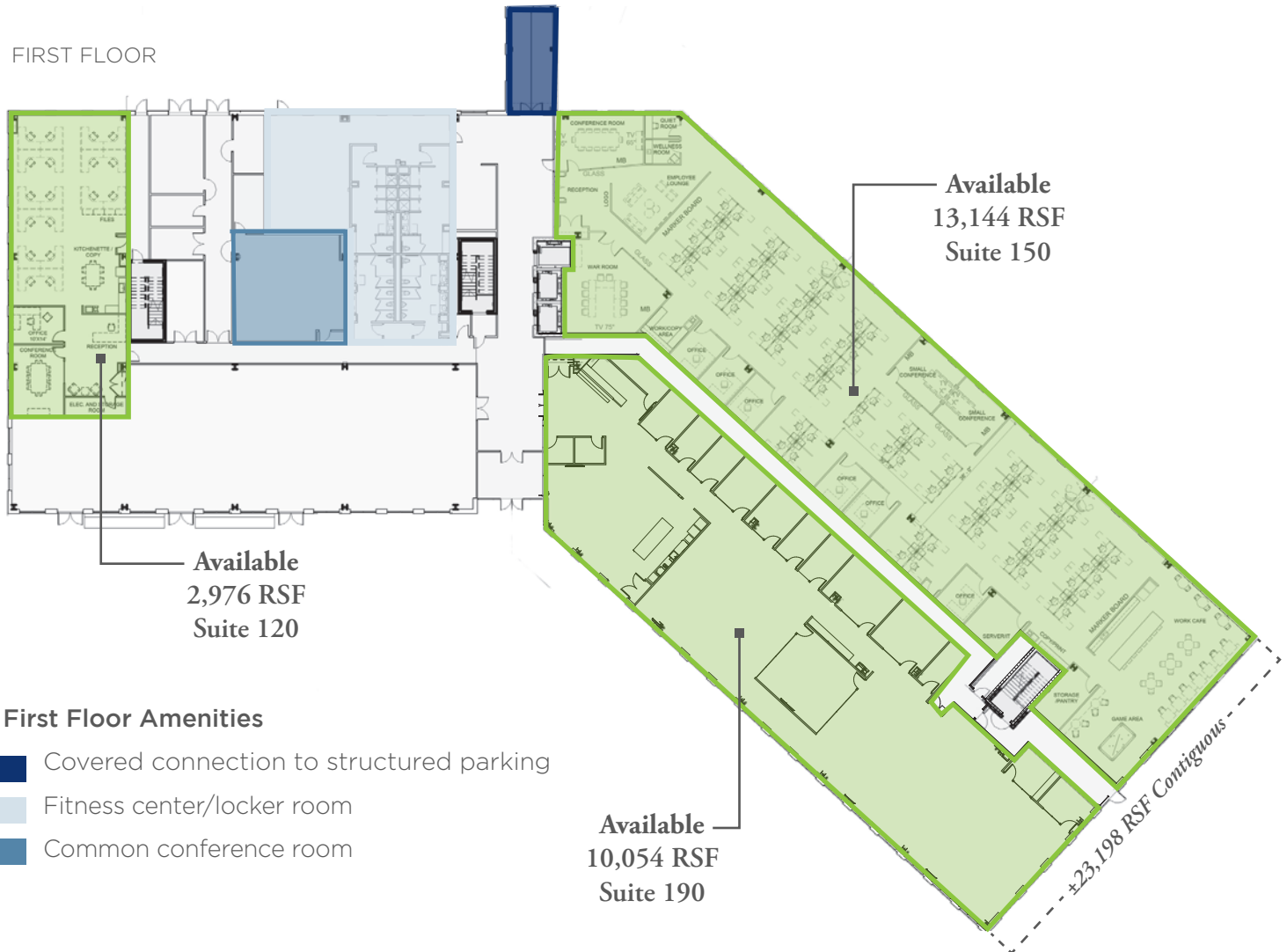
# MEADOWLAND



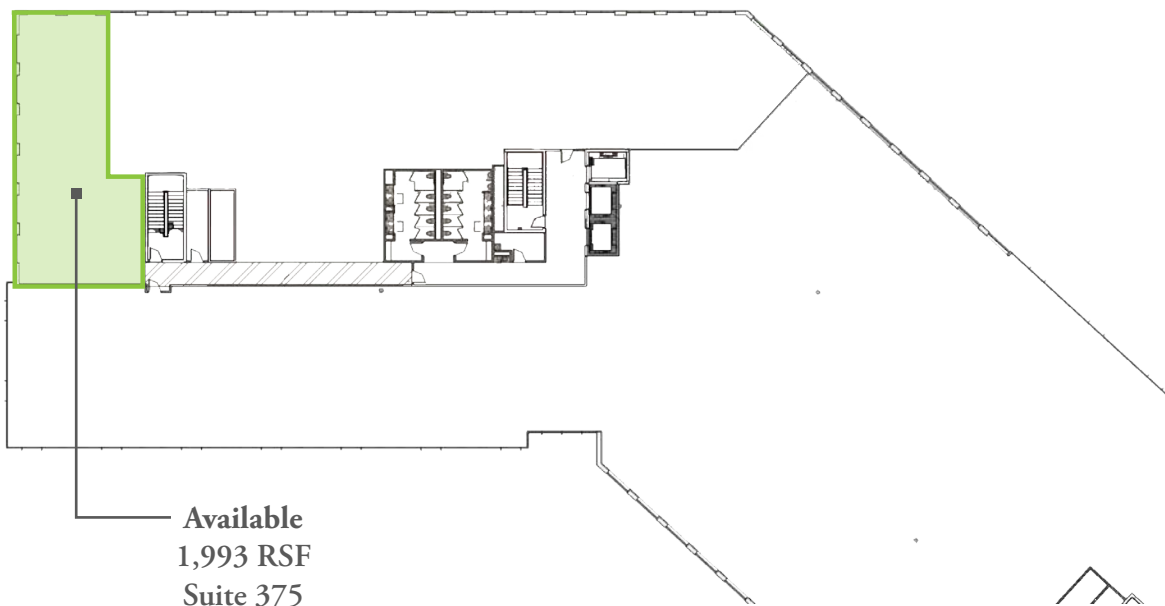


# MEADOWLAND | AVAILABLE SPACE

## FIRST FLOOR

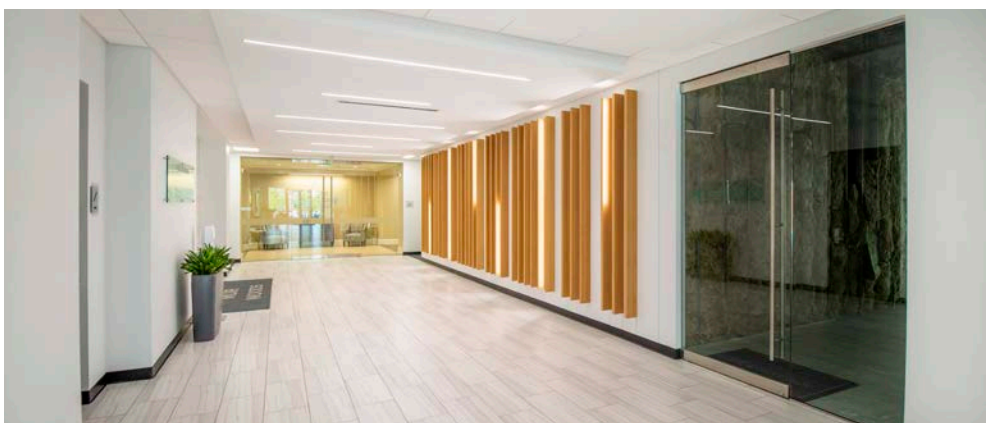
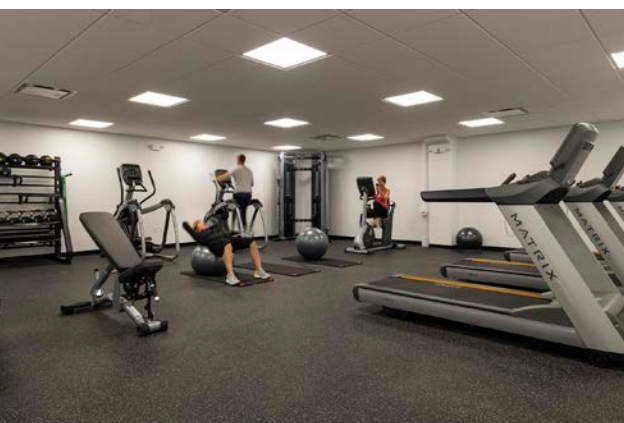
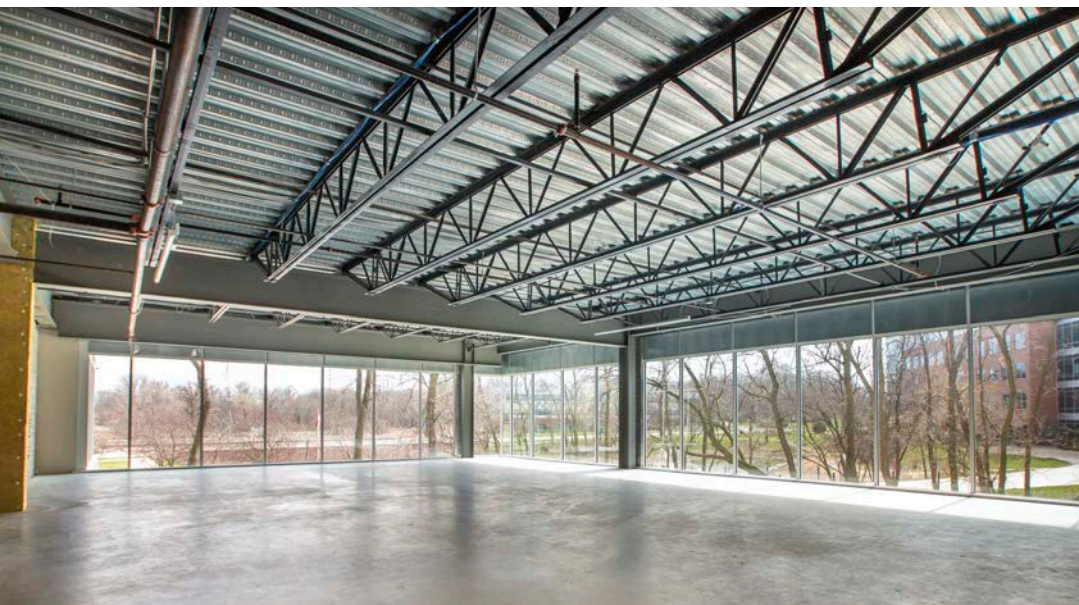


## THIRD FLOOR





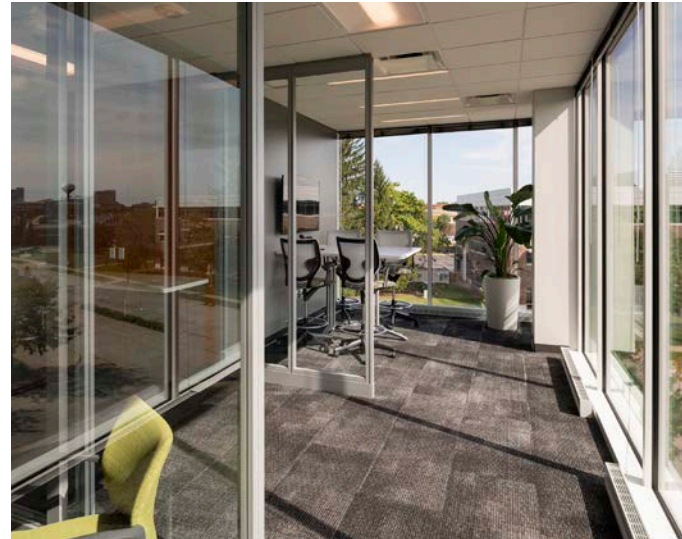
# MUIR WOODS





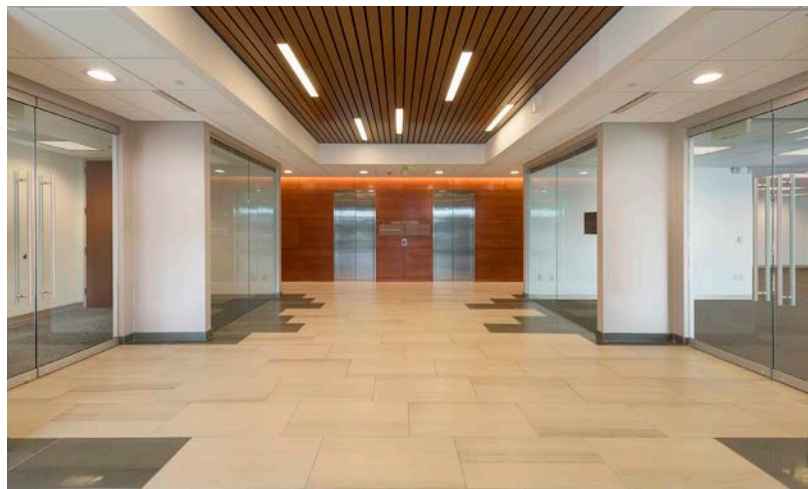
# MUIR WOODS | AVAILABLE SPACE

FIRST FLOOR



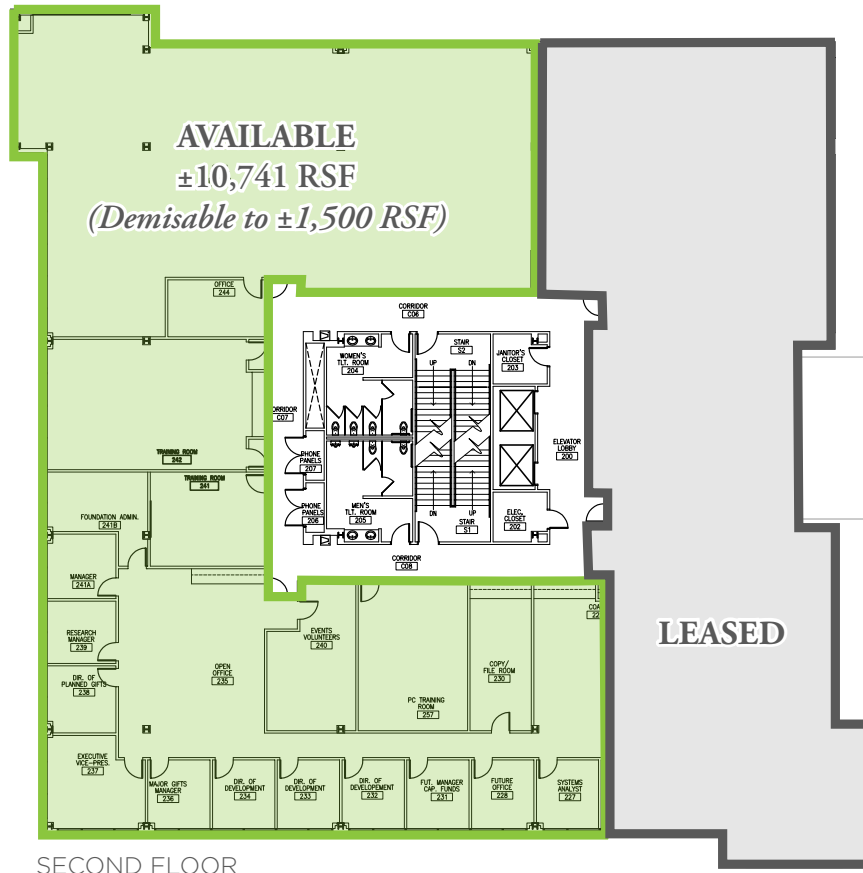


# OAKWOOD

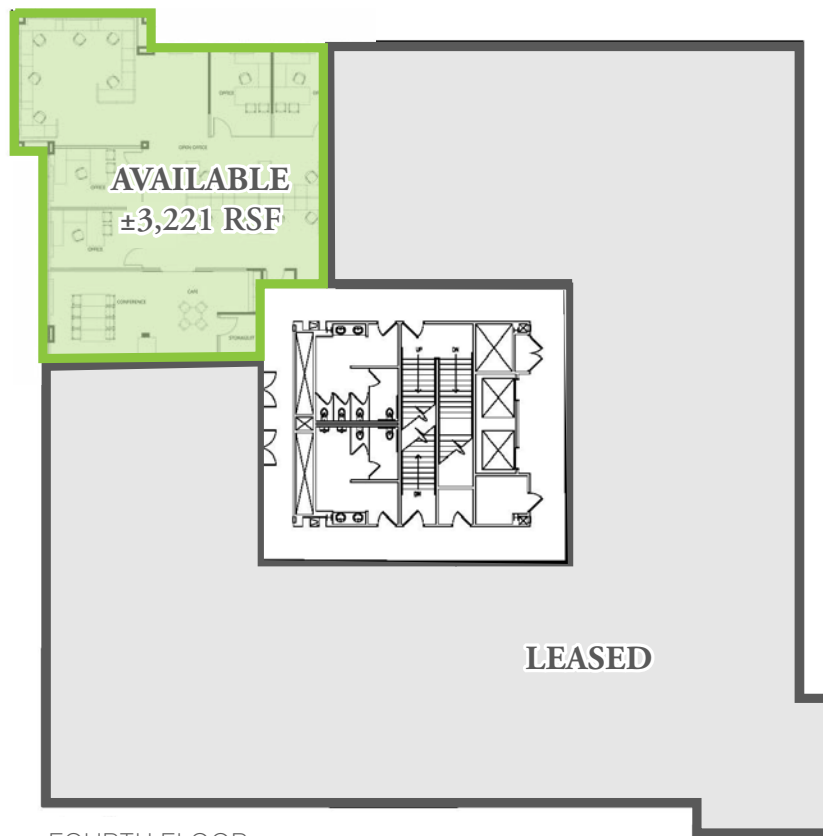




# OAKWOOD | AVAILABLE SPACE



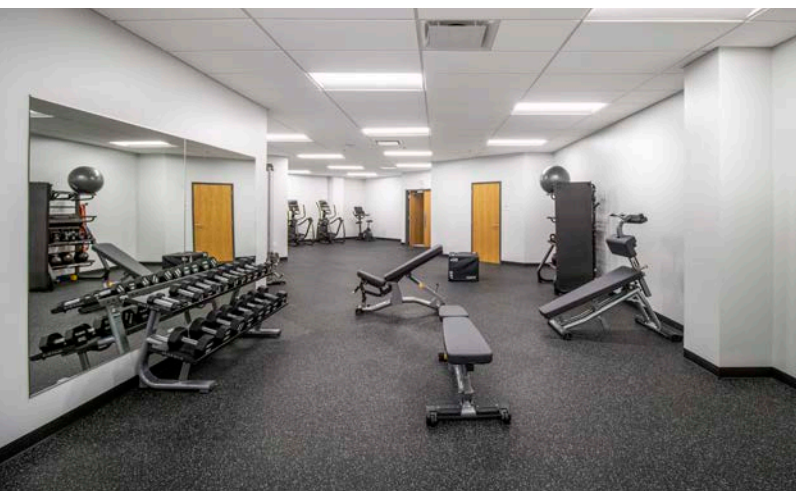
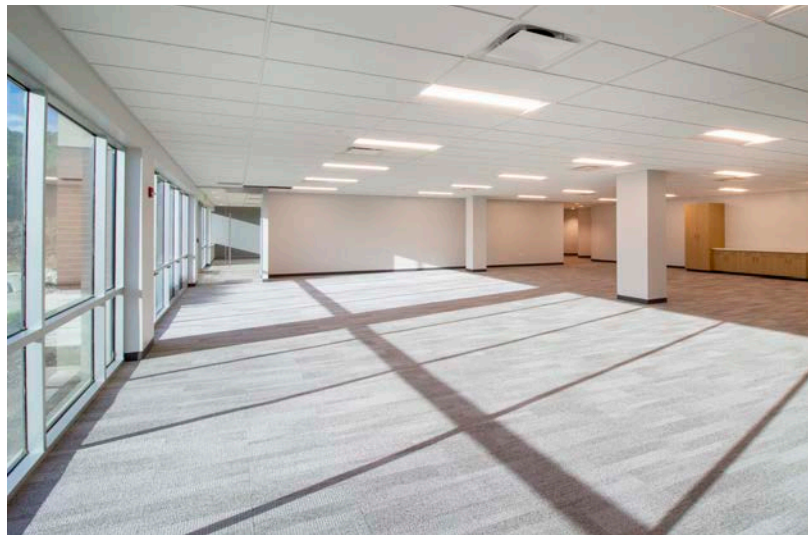
SECOND FLOOR



FOURTH FLOOR



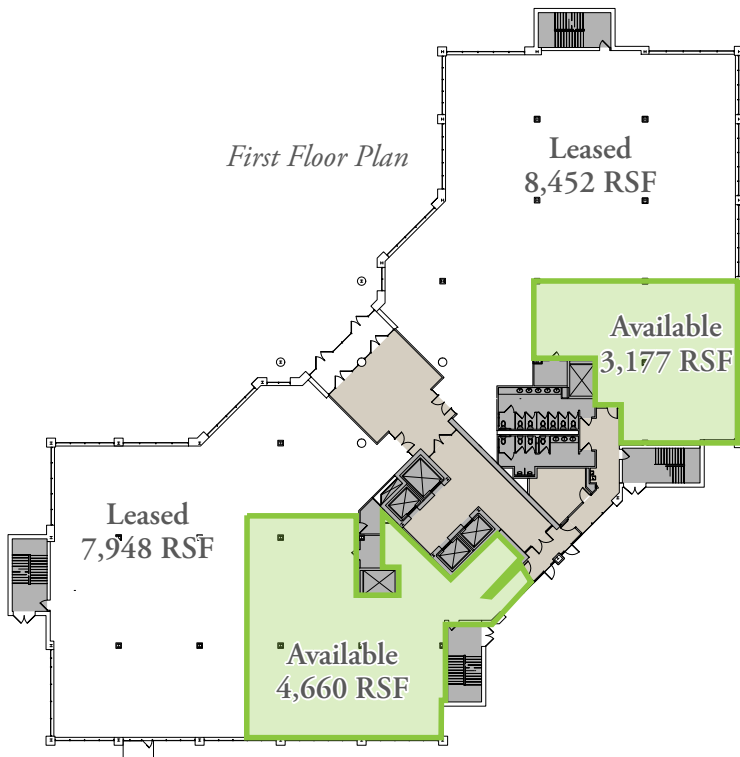
# RESEARCH ONE



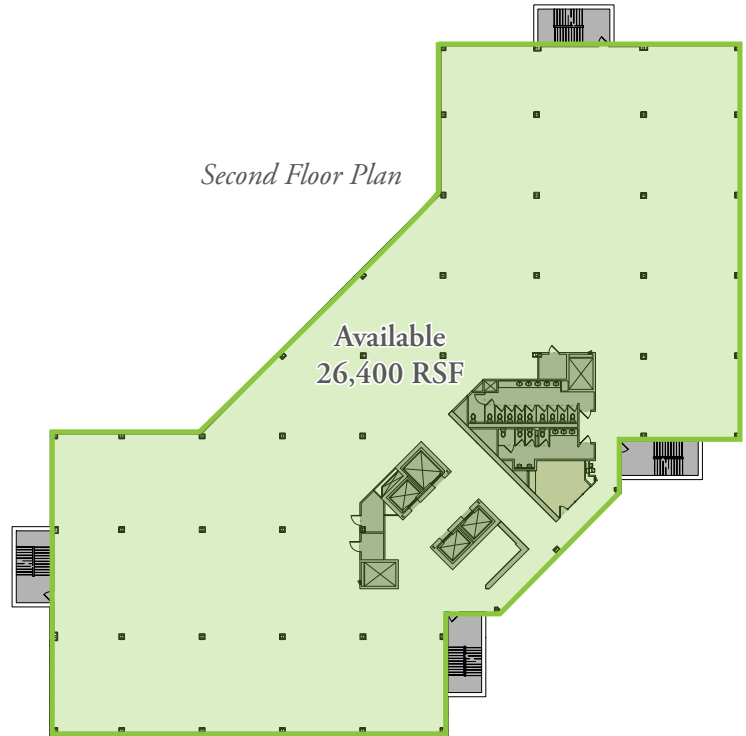


# RESEARCH ONE | AVAILABLE SPACE

*First Floor Plan*



*Second Floor Plan*



*Third Floor Plan/  
Potential Demising Options*



*Fourth Floor Plan*



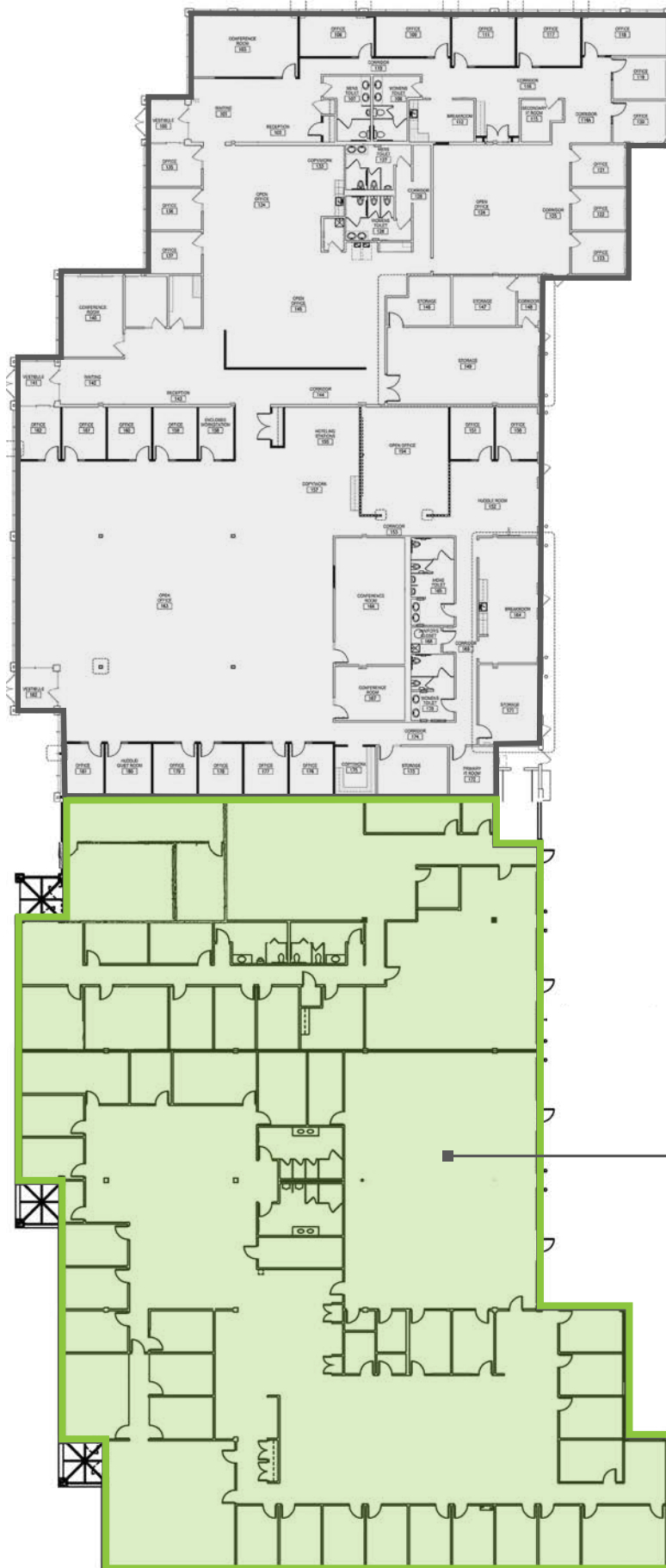


# WOOD LAKE I





# WOOD LAKE I | AVAILABLE SPACE



Available  
22,453 RSF  
Suite 600

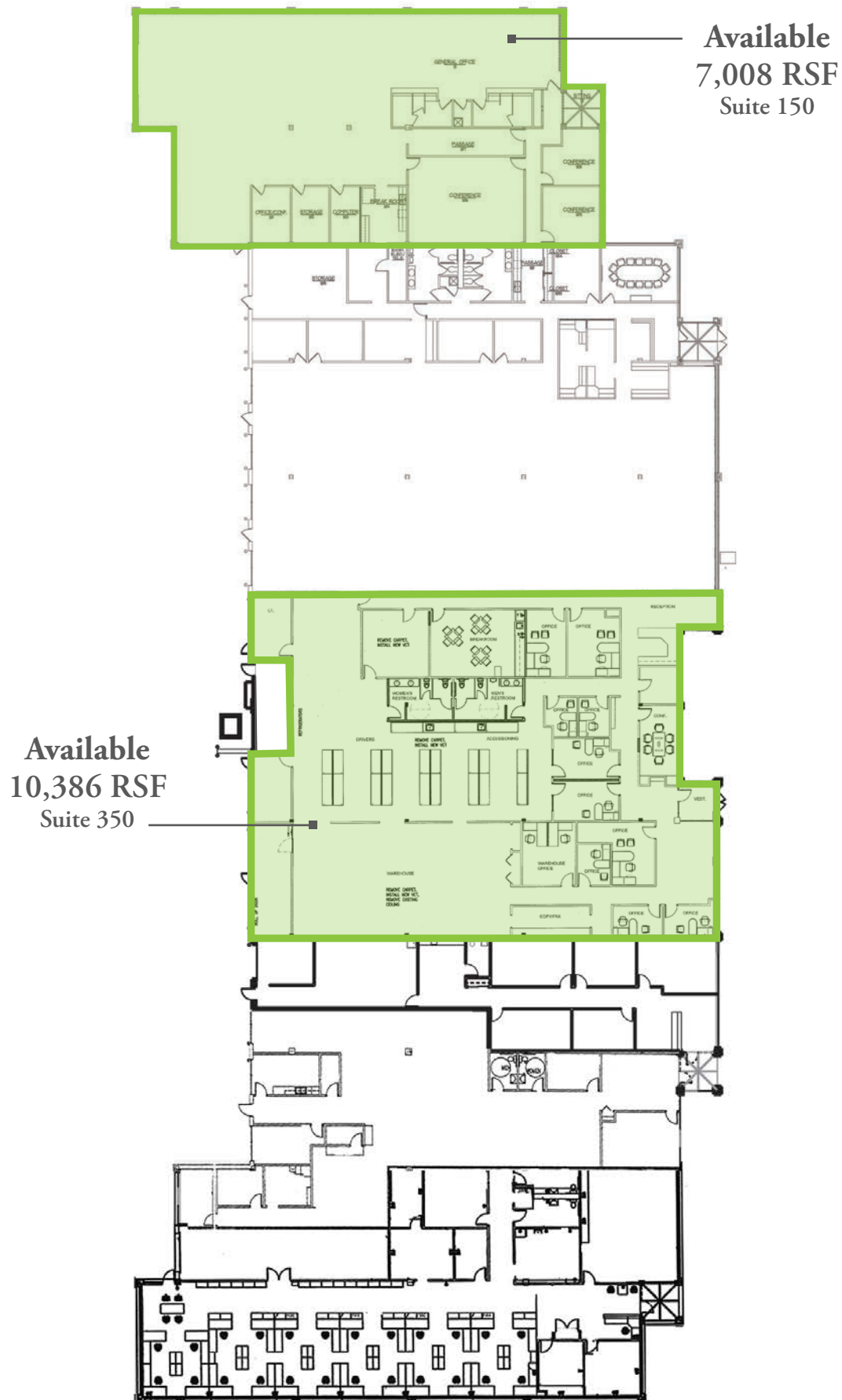


# WOOD LAKE II



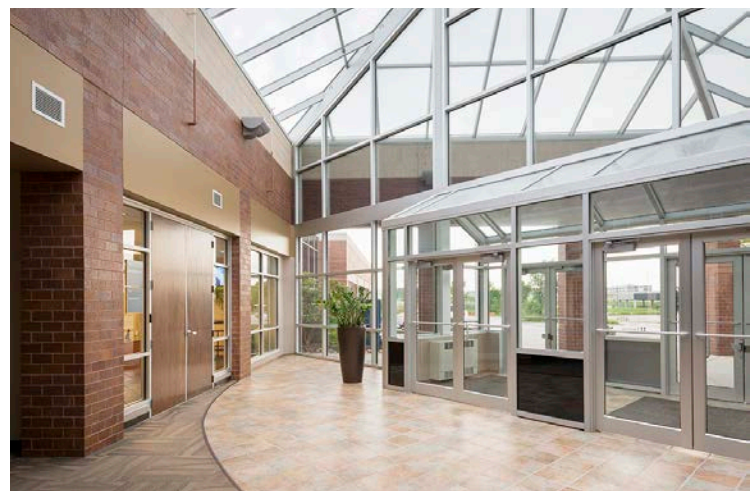


# WOOD LAKE II | AVAILABLE SPACE



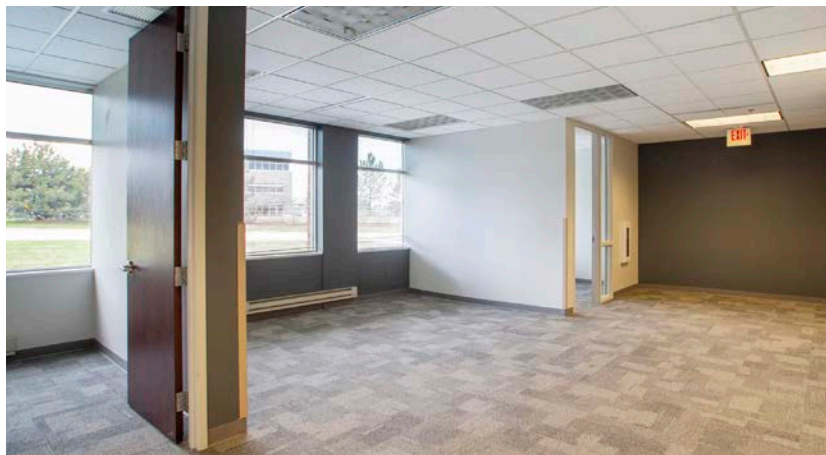
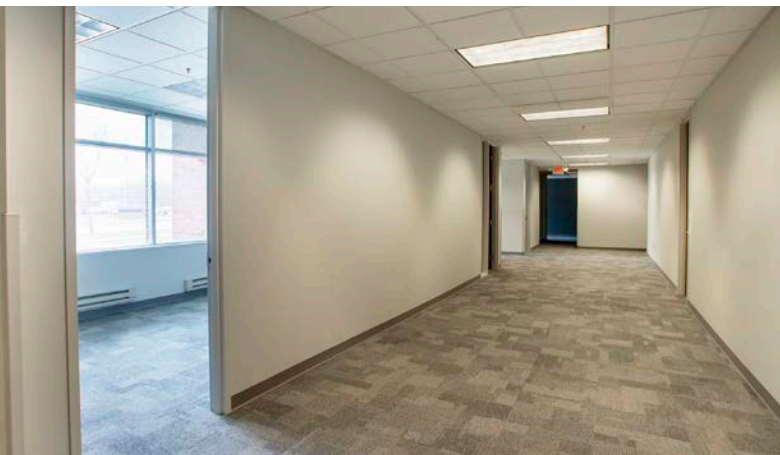


# WOOD LAKE III





# WOOD LAKE III | AVAILABLE SPACE







## MILWAUKEE COUNTY RESEARCH PARK | CONTACT



ALYSSA GEISLER  
ageisler@irgens.com  
414.443.2580



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



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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