



UNDER CONSTRUCTION!
Opening Summer 2024



MAYFAIR MEDICAL COMMONS

800 N. MAYFAIR ROAD | WAUWATOSA, WISCONSIN



IRGENS[®]
866.443.0701 | irgens.com

MAYFAIR MEDICAL COMMONS is a two-story, 45,823 SF new outpatient healthcare facility that offers a highly visible location and convenient access. Located on Mayfair Road in the geographic center of the metro-Milwaukee area and southeastern Wisconsin, the site provides unmatched accessibility with adjacent access to two major north/south and east/west expressways, Interstate 94 and Interstate 41.

LOCATION HIGHLIGHTS

SURROUNDINGS

Highly visible location in the Mayfair Road corridor, surrounded by restaurants, hotels and other amenities.

ACCESS

- › Easily accessible from both I-94 and I-43
- › Signalized intersection at Mayfair Road and Research Drive

DRIVABLE AMENITIES

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

BUILDING HIGHLIGHTS

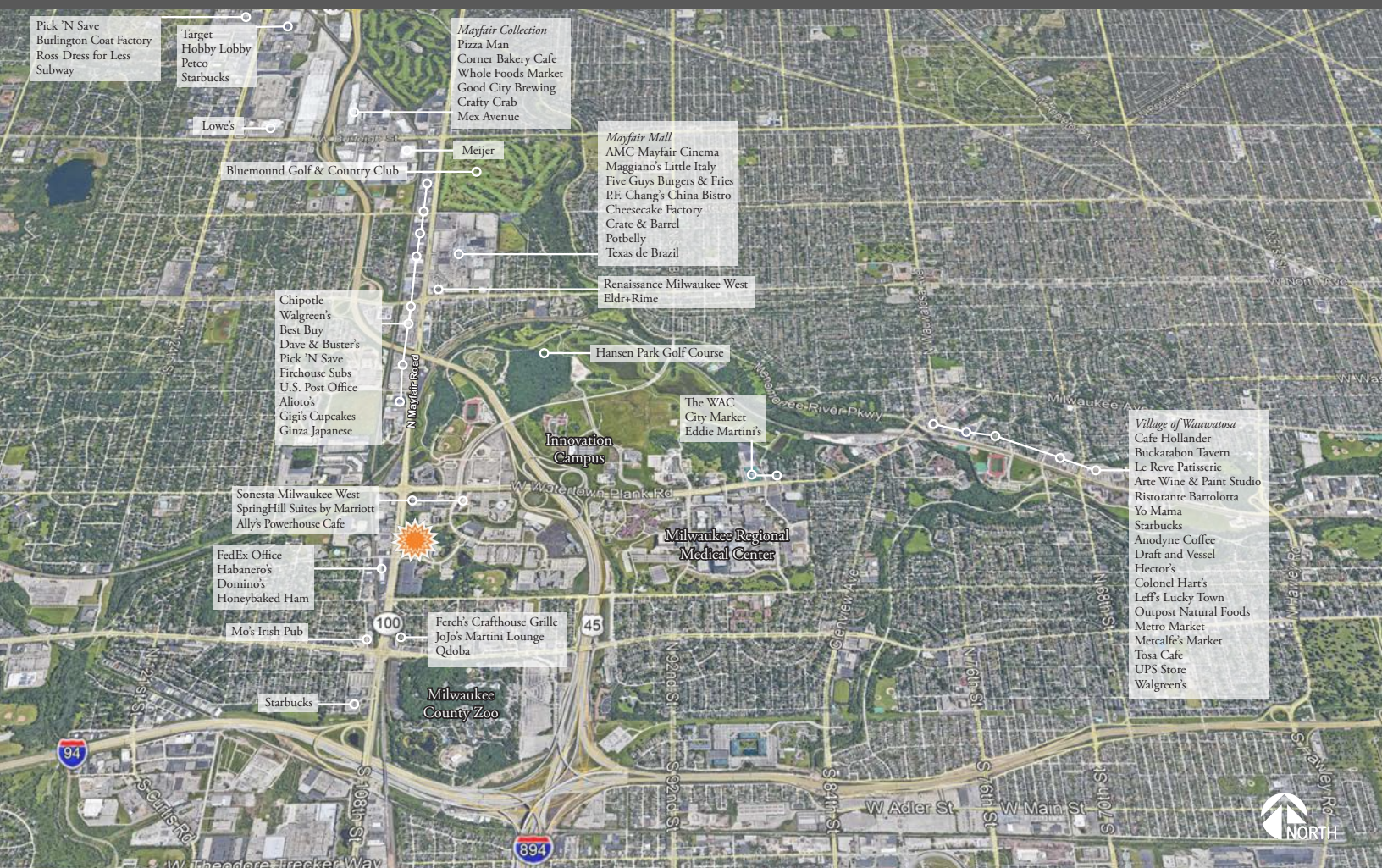
- › New construction
- › Customized and efficient floor plans
- › Modern lobby and common area design
- › Signage opportunity on Mayfair Road
- › Convenient surface parking
- › Easy access and identification for patients with covered drop-off
- › Highly attractive daytime and population demographics
- › No use restrictions on ancillary services and in-suite procedures

MAYFAIR MEDICAL COMMONS | HIGHLIGHTS





MAYFAIR MEDICAL COMMONS | AERIAL OVERVIEW



Pick 'N Save
Burlington Coat Factory
Ross Dress for Less
Subway

Target
Hobby Lobby
Perco
Starbucks

Mayfair Collection
Pizza Man
Corner Bakery Cafe
Whole Foods Market
Good City Brewing
Crafty Crab
Mex Avenue

Lowe's

Bluemound Golf & Country Club

Meijer

Mayfair Mall
AMC Mayfair Cinema
Maggiano's Little Italy
Five Guys Burgers & Fries
P.F. Chang's China Bistro
Chesecake Factory
Crate & Barrel
Potbelly
Texas de Brazil

Renaissance Milwaukee West
Eldr+Rime

Hansen Park Golf Course

Chipotle
Walgreen's
Best Buy
Dave & Buster's
Pick 'N Save
Firehouse Subs
U.S. Post Office
Alioro's
Gigi's Cupcakes
Ginza Japanese

The WAC
City Market
Eddie Martin's

Sonesta Milwaukee West
SpringHill Suites by Marriott
Ally's Powerhouse Cafe

FedEx Office
Habano's
Domino's
Honeybaked Ham

Mo's Irish Pub

Ferch's Crafthouse Grille
JoJo's Martini Lounge
Qdoba

Milwaukee
County Zoo

Innovation
Campus

Milwaukee
Regional
Medical Center

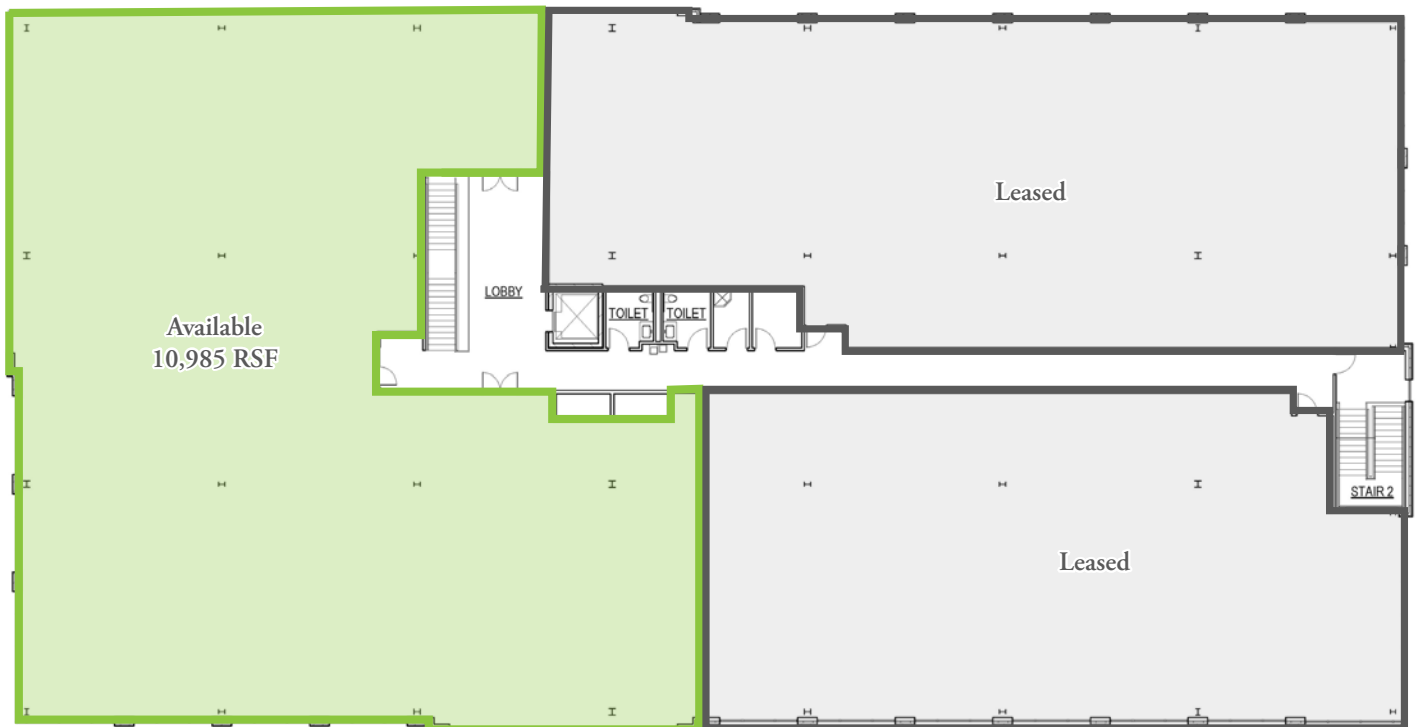
Village of Wauwatosa
Cafe Hollander
Buckatamb Tavern
Le Reve Patisserie
Arte Wine & Paint Studio
Ristorante Bartolotta
Yo Mama
Starbucks
Anodyne Coffee
Draft and Vessel
Hector's
Colonel Hart's
Leff's Lucky Town
Outpost Natural Foods
Metro Market
Metcalfe's Market
Tosa Cafe
UPS Store
Walgreen's



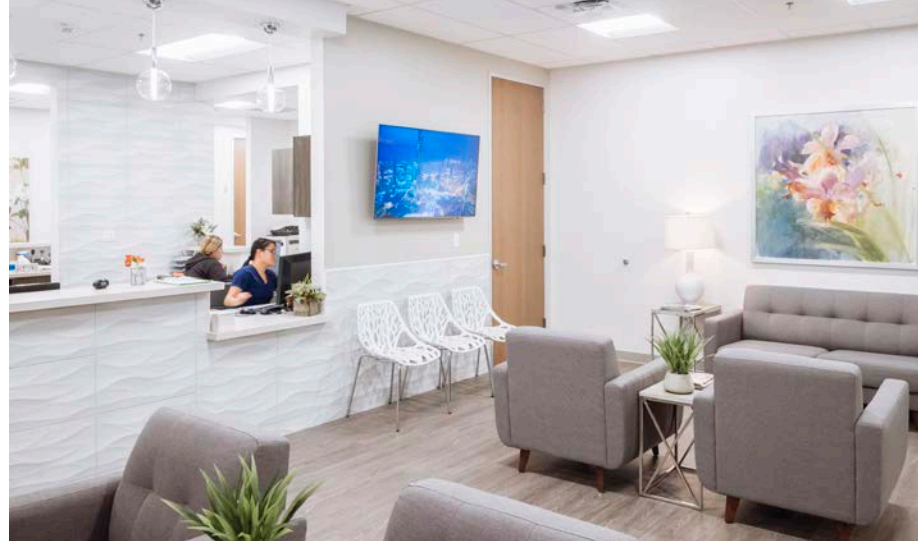
MAYFAIR MEDICAL COMMONS | AVAILABLE SPACE



First Floor



Second Floor



MAYFAIR MEDICAL COMMONS | 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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